

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, March 20, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

7 Leela Nagar, Hyderabad

Telangana, India

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/84076935575?pwd=ampvSkxoaFI1cWt4V3FGT1RTV0tPUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782, or +1 305 224 1968

Webinar ID: 840 7693 5575

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 2:00 p.m. on Monday, March 20, 2023. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 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, March 20, 2023, at 2:00 p.m.

AMENDED AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

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

Jeff Koons with River City Christian will give the invocation.

5. PRESENTATIONS

None.

6. PUBLIC COMMENT

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

If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 6, 2023.

Recommendation: Adopt the minutes.

9.2. **Subject:** Treasurer's Report - December 31, 2022.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2022 Treasurer's Report.

9.3. **Subject:** 2022 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

Recommendation: No formal action will be taken. Staff is providing the 2022 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Construction Contract No. 2023-23 in an Amount not to Exceed \$3,703,509.36 with Granite Construction Company for the Mather Field Road Rehabilitation Project.

Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Construction Contract No. 2023-37 in an Amount not to Exceed \$1,807,580.00 with Tim Paxin's Pacific Excavation, Inc. for the Sunrise/Folsom Boulevard Safety Improvements Project.

Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Declaring the Results of a Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee for the Rancho Cordova Storage Project in the City of Rancho Cordova.

Recommendation: Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the Annual Stormwater Utility Fee for the Rancho Cordova Storage project.

9.7. **Subject:** A Resolution Authorizing the City Manager to Execute General Services Contract No. 2020-175-3 in an Amount not to Exceed \$164,000 with Ethan Fleener Construction, for funding the Residential Beautification Program.

Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Authorizing the City Manager to Approve the Third Amendment to a Contract with BPR Consulting Group, LLC. to Increase the On-Call Contract Amount from \$750,000 to \$2,250,000.

Recommendation: Adopt the Resolution.

9.9. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 44-2018-3 to an Amount not to Exceed \$3,115,534 with Tyler Technologies EnerGov through March 31, 2026.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** A Resolution Approving the 2022 Community Development Block Grant Consolidated Annual Performance Evaluation Report for Submittal to the U.S. Department of Housing and Urban Development.

Recommendation: Adopt the Resolution.

- 10.2. **Subject:** Sunridge Lot J Village 4 Design Review Amendment (CEQA Exempt Pursuant to Section 15182, C Residential Projects Implementing Specific Plans)- Project No. PLND-0223-0062.

Recommendation: Adopt the Resolution approving Sunridge Lot J Village 4 Design Review Amendment.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** An Ordinance Amending Title 4 Business Regulation, Chapter 4.07 Tobacco Retailer License and Chapter 4.50 Other Businesses; Title 8 Animals, Chapter 8.03 General Provisions and Chapter 8.09 Procedures; Title 16 Buildings and Construction, Chapter 16.05 Historical Building Code, Chapter 16.10 Existing Building Code, Chapter 16.20 Housing Code and Chapter 16.26 Energy Code; Title 22 Land Development, Chapter 22.40 Park and Recreation Dedication and Fees and Chapter 22.170 Local Parks and Recreational Facilities; Title 23 Zoning Code, Chapter 23.310 Residential Zoning Districts and the Folsom Boulevard Specific Plan table 2-2 Use Table for Mixed Use Classifications (CEQA Exempt Section 15061(b)(3), 15301 and 15324).

Recommendation: Waive the reading and introduce the Ordinances.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Mobile Home Park Draft Space Rent Stabilization Memorandum of Understanding Discussion.

Recommendation: Receive presentation, provide feedback and direction to return to the City Council for approval of the draft memorandum of understanding.

- 12.2. **Subject:** Naming of a Room Located at the Rancho Cordova Youth Center.

Recommendation: The Naming Committee recommends that the City Council approve the re-naming of the Recreation/Game Room at the Rancho Cordova Youth Center to honor both retired City Manager Cyrus Abhar and Bishop Lovelace, Jr.

- 12.3. **Subject:** Mine Shaft Digital Freeway Signs Discussion.

Recommendation: No formal action will be taken. Staff is seeking input on proposed digital freeway signs on the Mine Shaft property.

- 12.4. **Subject:** Discussion Regarding Expanding the 2023 Council Member Appointments to Regional Boards, Commissions, and Committees to Include Two Appointments to the Cordova Recreation and Park District Ad-hoc Committee.

Recommendation: Discuss and confirm an appointment to the Cordova Recreation and Park District Ad-hoc Committee.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Budge will adjourn the meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

16. CLOSED SESSION

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

- 16.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (Two cases, one relating to Notice and Alleged Default Under Development Agreement and 60-Day Period to Cure; Logisticenter Project at Corner of N. Mather Blvd. and Bear Hollow Drive from Arthur Coon, January 25, 2023, and a second relating to an oral threat of litigation from representatives of Elliott Homes that the potential City action on the Logisticenter Project will result in litigation by Elliott Homes against the City relating to certain of its Stone Creek properties).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Unless the Council adopts a motion to extend the meeting, any item that is not initiated before 11:00 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.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

April 3, 2023	4:00 PM Special Meeting/Regular Meeting
April 11, 2023	5:30 PM Special Meeting/Work Session
April 17, 2023	5:30 PM Regular Meeting
May 1, 2023	4:00 PM Special Meeting/Regular Meeting
May 15, 2023	5:30 PM Regular Meeting
May 23, 2023	5:30 PM Special Meeting/Work Session
June 5, 2023	4:00 PM Special Meeting/Regular Meeting

June 19, 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 March 20, 2023, Regular Meeting of the Rancho Cordova City Council was posted and available for review on March 16, 2023, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed March 16, 2023, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

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

Monday, March 6, 2023

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the Special meeting to order in the David B. Roberts Council Chambers at 4:06 p.m.

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

Council Members Absent: None

Staff Members Present: Haley Arata, Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

2. PUBLIC COMMENT

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

3. ADJOURN TO CLOSED SESSION

Mayor Budge adjourned the meeting to closed session at 4:09 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called closed session to order at 4:09 p.m.

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

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Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, March 6, 2023

Council Members Absent: None

Staff Members Present: Adam Lindgren and Micah Runner

5. **CLOSED SESSION**

Council will meet 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, relating to Notice and Alleged Default Under Development Agreement and 60-Day Period to Cure; Logistcenter Project at Corner of N. Mather Blvd. and Bear Hollow Drive from Arthur Coon, January 25, 2023).

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 Budge adjourned closed session to the Regular meeting at 5:33 p.m.

8. **REGULAR MEETING - CALL TO ORDER/ROLL CALL**

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

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

Council Members Absent: None

Staff Members Present: Haley Arata, Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

9. **METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedule.

10. **PLEDGE OF ALLEGIANCE**

Gregg Fishman led the pledge.

11. **INVOCATION**

Jennifer Laret with The Church of Jesus Christ of Latter-day Saints gave the invocation.

12. **PRESENTATIONS**

- 12.1. Presentation of Proclamation in Recognition of Women's History Month.

13. **PUBLIC COMMENT**

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

1. Mark Berry
2. Jeremy Krone
3. Gregg Fishman
4. Shata Rashi

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Rancho Cordova City Council - DRAFT MINUTES
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5. Brenda Gustin
6. Fayzah Mughal
7. Jeannie Boulden
8. Brenda Gustin

Mayor Budge closed the public comment period.

14. COUNCIL REPORTS

Council reported on events since the last meeting.

15. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 16.1 through 16.4 by Terry second by Gatewood;
Motion passed with a 5:0 vote.

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of February 21, 2023 and the Special Meeting of February 28, 2023.

Recommendation: Adopt the Minutes.

- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Construction Contract Amendment No. 2022-182-1 with B&M Builders, Inc. to Increase the Contract Amount from \$268,685.00 to an Amount not to Exceed \$492,240.71 for the Construction of the Kilgore and International Drainage Repair Project.

Recommendation: Adopt the Resolution.

- 16.3. **Subject:** A Resolution Authorizing the City Manager to Award Construction Contract No. 2023-31 in an Amount not to Exceed \$1,994,006.00 with Central Valley Engineering for the White Rock Road - Sunrise Boulevard to Fitzgerald Road Project.

Recommendation: Adopt the Resolution.

- 16.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2022-116-02 with California Inn and Suites to Increase the Contract Amount from \$100,000 to an Amount not to Exceed \$150,000 and to Extend the Contract Term from June 30, 2023, to June 30, 2024, for Housing Services.

Recommendation: Adopt the Resolution.

17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

18. PUBLIC HEARING ITEMS

- 18.1. **Subject:** Logisticenter at Rancho Cordova Major Design Review (CEQA Exempt Pursuant to Section 15183) - Project No. PLND-1021-0015.

Recommendation: There is no staff recommendation at this time.

Staff will be seeking additional direction from Council for this project. Staff requests that Council receive additional testimony, potentially close the public hearing, ask any questions, deliberate and provide staff sufficiently detailed direction to prepare documents for final action at the March 20, 2023, Council Meeting based upon Council

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Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, March 6, 2023

direction.

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

1. Ivory Rubin
2. Eric Winegar
3. James Garcia
4. Jennifer Garcia
5. Greg Muilenberg
6. Marilyn Metzger
7. Diego Hernandez
8. Daniel Garcia
9. Robert Collins
10. Salina Wong
11. Ali Jafari
12. Valerie Knippschild
13. Troy Fennel
14. Brenda Gustin
15. Mitch Schwenk
16. Benny Glover
17. Sergio Diaz
18. Helen Whelan-Bashaw
19. Cal Giordano
20. Amir Mohammadiad
21. Jenna Contreras
22. George Condon
23. Val Astle
24. Arthur Coon
25. Lucy Maciel
26. Maria Martin
27. Fayzah Mughal
28. Erin Hansen
29. Pam Fuller
30. Angelica
31. Davis
32. Barbara Kropacek
33. Elisha Abbott
34. Ken Cooley
35. Kate Carroll
36. Tera Kolvenbach
37. Steven A. Picco
38. Lisa Phenix
39. Erin Simonitch
40. Raksha Tiwari
41. Eileen Sedilko
42. Greg Muilenburg
43. Pablo Cotillo
44. Pamela Fuller
45. Jim Garcia
46. Alan Vosper
47. Angel Ball
48. Brent Hanson

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Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, March 6, 2023

- 49. Jennifer Garcia
- 50. Cherrie Wheeler
- 51. Donald B. Mooney
- 52. Valerie Knippschild
- 53. James Garcia
- 54. Eric Winegar
- 55. Pixie Moyo
- 56. Sara Malone
- 59. Marilyn Metzger
- 60. Dawn S. Davison
- 62. Frank Hall

Mayor Budge closed the public comment period.

ACTION: Motion to prepare findings and a resolution of approval and conditions of approval on the Logistcenter at Cordova Major Design Review by Budge; Motion died for lack of a second.

ACTION: Motion to provide findings and a resolution for denial by Gatewood second by Pulipati;
Motion passed with a 3:2 vote.

AYES: Gatewood, Pulipati, and Sander

NOES: Terry and Budge

ABSENT: None

ABSTAIN: None

ACTION: Motion to have staff work with the applicant to find an additional site under which terms that the alternate site could be used for this purpose by Sander second by Budge;
Motion passed with a 5:0 vote.

19. REGULAR CALENDAR ITEMS

None.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:03 p.m..

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.2.



DATE: March 20, 2023

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Administrative Services Director

SUBJECT: TREASURER'S REPORT – DECEMBER 31, 2022

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the December 31, 2022 Treasurer's Report.

RESULT OF RECOMMENDED ACTION

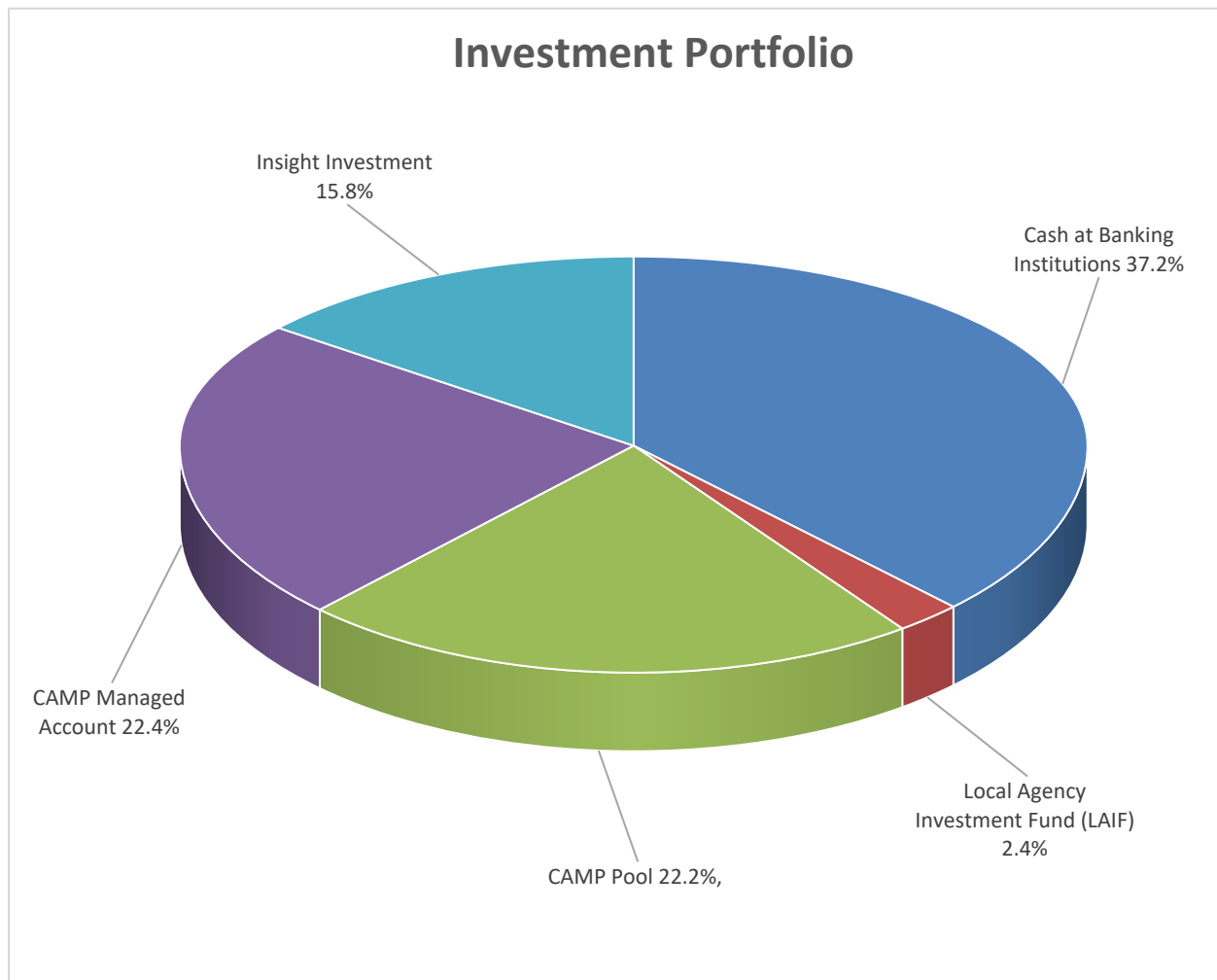
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the City's cash balances and investments and highlight material changes from one period to another. The scope of this report covers the fourth quarter of the 2022 calendar year ending December 31, 2022 and is in compliance with the State's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's Report for the period ending December 31, 2022. Treasurer's Reports are provided to the City Council on a quarterly basis.

At September 30, 2022, the value of the City's total portfolio was \$263.7 million. Since that time, the City's cash balances increased by \$0.6 million with an ending balance of \$264.3 million as of December 31, 2022. The funds are held as follows:

Investment Distribution	Book Value	Market Value
Cash at Banking Institutions	98,379,250	98,379,250
Local Agency Investment Fund (LAIF)	6,237,276	6,237,276
CAMP Pool	58,772,731	58,772,731
CAMP Managed Account	62,671,327	59,258,910
Insight Investment	42,976,287	41,649,475
Total	269,036,871	264,297,642



Rising interest rates remained center stage in the fourth quarter of 2022 as the Fed continued its historic pace of rate increases with a 50 basis point jump at its December meeting. The fourth quarter also showed growing signs of an economic slowdown including a steeply inverted yield curve, continued deterioration of the housing market, weakening in both the manufacturing and service sectors, and declining personal savings rates. However, employment remained strong and inflation began to moderate, positive signs that the economy may be able to avoid a recession.

The City's cash balance as of December 31, 2022 was allocated by fund type/purpose as follows:

Unrestricted Funds

- General Fund: \$39.7 million
- Community Enhancement & Investment Fund (Measure H & R): \$14.2 million

Restricted Funds

- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): \$55.7 million
- Transportation Funds: \$73.9 million
- Storm Drain Fund: \$24.7 million

- Capital Projects/Grant/Special Revenue Funds: \$55.8 million

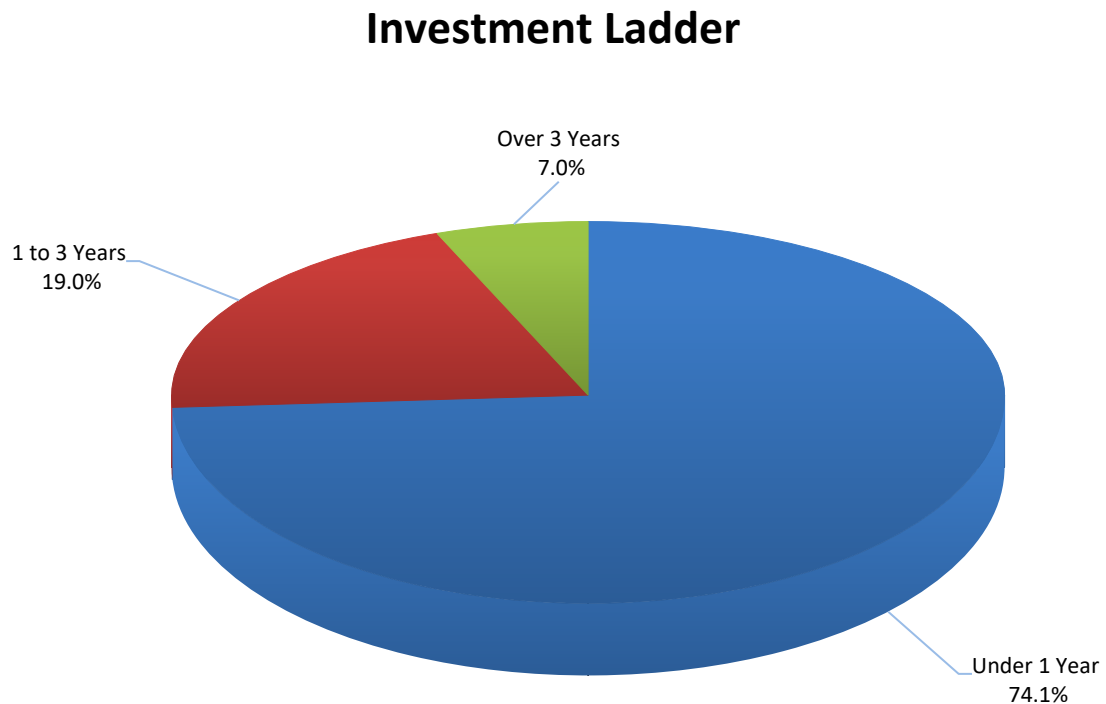
Funds Held on Behalf of Other Agencies:

- Agency Funds: \$5.0 million

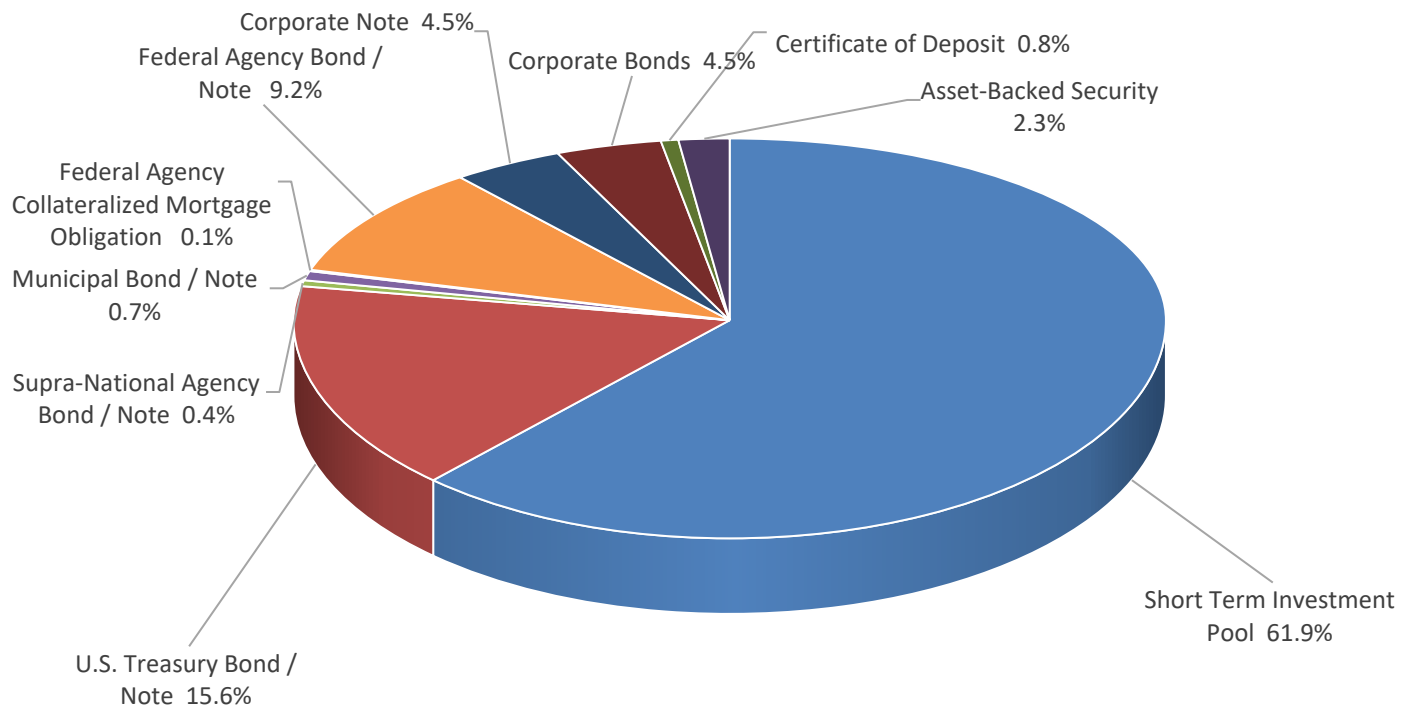
The overall portfolio is well diversified with \$105.6 million invested in marketable securities, \$65.0 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another \$98.4 million is on deposit with our banks, which includes \$11.6 million on 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:



Allocation By Security Type



ATTACHMENT(S)

1. City of Rancho Cordova Treasurer's Report for the quarter ended December 31, 2022

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED December 31, 2022**

Security Held	Book Value	Market Value
Wells Fargo Bank	86,773,938	86,773,938
5 Star Bank	5,327,270	5,327,270
American River Bank	5,278,027	5,278,027
Tri Counties Bank	1,000,015	1,000,015
Local Agency Investment Fund (LAIF)	6,237,276	6,237,276
CAMP Pool	58,772,731	58,772,731
CAMP Managed Account	62,671,327	59,258,910
Insight Investment	42,976,287	41,649,475
Total	269,036,871	264,297,642



Managed Account Detail of Securities Held

For the Month Ending December 31, 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 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	785.71	549,554.50	543,382.84
US TREASURY NOTES DTD 10/31/2016 1.625% 10/31/2023	912828T91	100,000.00	AA+	Aaa	10/02/19	10/04/19	100,574.22	1.48	278.31	100,116.93	97,500.00
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	233.52	3,995,405.75	3,831,250.00
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	280.22	4,789,705.00	4,597,500.00
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	24.86	454,156.00	432,562.50
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	40.05	737,227.16	696,906.25
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	900,000.00	AA+	Aaa	12/02/19	12/05/19	913,500.00	1.66	49.72	904,416.42	865,125.00
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	55.25	1,004,914.85	961,250.00
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	204.42	3,791,901.71	3,556,625.00
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	220.99	4,091,102.94	3,845,000.00
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	22.96	489,851.37	450,804.69
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	38.68	823,271.81	759,250.00
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	0.69	99,186.41	90,562.50
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	2.94	420,150.93	384,890.63



Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - GENERAL FUND -

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 12/31/2020 0.375% 12/31/2025	91282CBC4	525,000.00	AA+	Aaa	05/04/21	05/06/21	516,120.12	0.75	5.44	519,280.31	468,890.63
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	128.45	96,264.30	89,375.00
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	850.03	298,931.77	287,066.39
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	2,157.78	763,551.17	728,706.99
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	2,157.78	766,257.33	728,706.99
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	2,484.71	876,319.26	839,117.14
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	3,400.14	1,194,981.28	1,148,265.56
US TREASURY NOTES DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,150,000.00	AA+	Aaa	10/05/22	10/11/22	1,059,886.72	4.10	2,986.19	1,064,826.08	1,062,851.62
US TREASURY NOTES DTD 11/15/2016 2.000% 11/15/2026	912828U24	3,200,000.00	AA+	Aaa	12/05/22	12/07/22	2,977,625.00	3.92	8,309.39	2,981,488.36	2,957,500.16
Security Type Sub-Total		31,225,000.00					31,012,028.33	1.32	24,718.23	30,812,861.64	29,423,089.89
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	167.01	649,582.66	624,657.15
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	796.25	584,750.77	545,117.63
Security Type Sub-Total		1,235,000.00					1,233,169.60	0.42	963.26	1,234,333.43	1,169,774.78
Municipal Bond / Note											





Managed Account Detail of Securities Held

For the Month Ending December 31, 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	AA-	Aa3	05/29/20 ²	06/11/20	75,000.00	2.00	749.25	75,000.00	72,115.50
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	875.42	100,000.00	96,103.00
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	585.00	200,000.00	187,884.00
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	1,088.71	425,000.00	390,247.75
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	112.83	100,000.00	90,305.00
CT ST TXBL GO BONDS DTD 06/04/2021 0.923% 06/01/2025	20772KNW5	275,000.00	AA-	Aa3	05/20/21	06/04/21	275,000.00	0.92	211.52	275,000.00	252,186.00
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	471.75	75,276.49	68,548.50
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	629.00	100,345.72	91,398.00
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	1,258.00	200,000.00	182,796.00
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	341.25	130,000.00	117,530.40
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	563.65	175,000.00	158,810.75
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	251.42	175,000.00	156,231.25
Security Type Sub-Total		2,030,000.00					2,031,193.25	1.00	7,137.80	2,030,622.21	1,864,156.15
Federal Agency Commercial Mortgage-Backed Security											
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	280,569.37	266,417.57



Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Federal Agency Commercial Mortgage-Backed Security											
Security Type Sub-Total		275,000.00					288,621.09	1.95	701.71	280,569.37	266,417.57
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	233.33	399,980.94	394,130.40
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	1,058.33	1,199,738.03	1,165,297.20
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	286.42	365,015.16	353,791.58
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	380.59	484,963.59	470,106.62
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	108.07	414,592.87	399,830.51
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	171.88	449,885.82	432,834.30
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	94.44	399,862.83	383,674.00
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAF2	400,000.00	AA+	Aaa	12/02/20	12/04/20	399,604.00	0.28	75.00	399,878.13	383,329.60
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	534.72	498,866.05	457,744.00
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	598.96	499,524.53	458,706.00
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	833.33	498,727.70	452,435.00
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	590.63	448,883.50	405,798.30





Managed Account Detail of Securities Held

For the Month Ending December 31, 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											
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	243.75	199,677.74	180,273.20
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	459.38	449,260.37	404,465.40
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	337.50	449,079.05	404,330.85
Security Type Sub-Total		7,165,000.00					7,149,038.15	0.39	6,006.33	7,157,936.31	6,746,746.96
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	5,760.42	375,536.41	369,547.88
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	289.69	134,972.78	128,493.81
MORGAN STANLEY CORP NOTES DTD 04/28/2014 3.875% 04/29/2024	61746BDQ6	375,000.00	A-	A1	07/19/19	07/23/19	396,483.75	2.59	2,502.60	380,969.08	368,508.38
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	217.44	354,764.97	334,900.26
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	100.00	374,441.69	360,944.25
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	6,938.02	379,666.74	368,479.88
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	3,906.25	375,190.02	360,185.63
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	463.47	234,932.15	218,836.23

ITEM 9.2.

ATTACHMENT 1



Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - GENERAL FUND -

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											
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	241.71	100,000.00	93,838.00
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	2,205.73	374,489.72	357,430.50
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	346.88	179,934.03	167,844.06
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	270.00	149,884.31	140,092.20
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	975.00	129,997.27	121,826.25
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	345.00	50,219.31	47,091.00
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	345.00	50,312.47	47,091.00
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	1,380.00	200,877.26	188,364.00
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	1,885.00	289,649.55	279,765.90
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	256.50	44,940.97	43,054.47





Managed Account Detail of Securities Held

For the Month Ending December 31, 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											
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	607.97	325,000.00	303,361.18
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	1,760.00	316,443.96	289,717.50
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	747.50	129,977.75	125,872.37
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	625.00	400,372.42	368,441.60
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	2,133.33	521,061.72	482,844.50
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	398.27	580,000.00	540,901.62
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	1,005.28	470,000.00	455,217.56
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	107.33	69,985.12	67,366.74
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	7,700.00	450,000.00	442,678.05
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	185.75	90,000.00	82,869.21
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	697.99	474,442.04	425,268.45



Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - [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											
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	495.00	450,375.80	400,982.40
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	34.53	84,862.84	75,234.10
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	263.80	601,741.81	539,952.00
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	1,175.63	449,468.93	398,036.25
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	426.71	341,970.65	308,101.15
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	3,676.25	448,168.02	406,026.45
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	719.33	79,889.60	72,564.24
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	7,943.75	898,372.24	807,990.30
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	6,095.00	885,800.41	829,302.30
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	954.56	396,820.46	383,227.60
Security Type Sub-Total		12,625,000.00					12,696,376.60	1.99	66,181.69	12,645,532.50	11,802,249.27





Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - [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
Certificate of Deposit											
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	350,000.00	A-2	P-2	03/19/21	03/23/21	350,000.00	0.59	1,663.47	350,000.00	346,621.10
TORONTO DOMINION BANK NY CERT DEPOS DTD 10/31/2022 5.600% 10/27/2025	89115B6K1	850,000.00	A	A1	10/27/22	10/31/22	850,000.00	5.58	8,197.78	850,000.00	849,624.13
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 11/03/2022 5.530% 11/03/2025	65558UYF3	850,000.00	AA-	Aa3	11/02/22	11/03/22	850,000.00	5.53	7,573.03	850,000.00	840,579.45
Security Type Sub-Total		2,050,000.00					2,050,000.00	4.71	17,434.28	2,050,000.00	2,036,824.68
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	104,998.07	102,496.59
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	87,776.41	AAA	NR	09/22/20	09/29/20	87,763.51	0.37	11.73	87,770.69	85,843.63
GMALT 2020-3 A4 DTD 09/29/2020 0.510% 10/21/2024	362569AD7	45,555.62	AAA	Aaa	09/22/20	09/29/20	45,549.25	0.51	7.10	45,552.79	45,428.22
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	279,988.29	272,108.40
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	539,987.44	514,910.25
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	114,990.69	112,977.89
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	64,996.73	62,596.94
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	144,996.60	137,078.32
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	264,969.80	260,387.62



Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - [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											
HAROT 2021-2 A3 DTD 05/26/2021 0.330% 08/15/2025	43811JAC1	216,630.30	AAA	Aaa	05/18/21	05/26/21	216,621.86	0.33	31.77	216,625.06	209,002.44
GMCAR 2020-4 A3 DTD 10/14/2020 0.380% 08/18/2025	36260KAC8	81,142.94	AAA	NR	10/06/20	10/14/20	81,125.60	0.38	12.85	81,133.53	79,009.20
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	88,767.89	AAA	NR	04/20/21	04/28/21	88,758.56	0.38	14.99	88,762.13	85,853.31
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	589,993.56	565,066.31
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	649,954.50	624,199.42
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	51,944.61	AAA	NR	01/20/21	01/27/21	51,934.35	0.34	7.85	51,938.40	50,135.49
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	404,939.21	387,074.58
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	184,971.35	175,573.31
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	139,669.47	AAA	NR	04/13/21	04/21/21	139,639.37	0.52	32.28	139,649.96	134,434.81
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	144,975.73	136,636.23
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	399,953.46	380,424.00
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	249,989.11	238,467.58
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	599,982.75	562,051.50
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	184,997.35	174,031.35





Managed Account Detail of Securities Held

For the Month Ending December 31, 2022

Rancho Cordova - [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											
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	154,997.01	145,941.54
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	419,991.04	407,922.06
Security Type Sub-Total		6,211,487.24					6,210,900.30	0.70	1,757.56	6,211,105.25	5,949,650.99
Managed Account Sub-Total		62,816,487.24					62,671,327.32	1.38	124,900.86	62,422,960.71	59,258,910.29
Joint Powers Authority											
CAMP Pool		58,772,730.50	AAAm	NR			58,772,730.50		0.00	58,772,730.50	58,772,730.50
Liquid Sub-Total		58,772,730.50					58,772,730.50		0.00	58,772,730.50	58,772,730.50
Securities Sub-Total		\$121,589,217.74					\$121,444,057.82	1.38%	\$124,900.86	\$121,195,691.21	\$118,031,640.79
Accrued Interest											\$124,900.86
Total Investments											\$118,156,541.65

ITEM 9.2 SECURITIES HELD

As of December 31, 2022

ATTACHMENT 1
FRANCISCO CORDOVA

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Cash and Cash Equivalents										
	Cash and Cash Equivalents	0.000		194,734.10	194,734.10	194,734.10	194,734.10	0.00	0.00	0.45
Total Cash and Cash Equivalents				194,734.10	194,734.10	194,734.10	194,734.10	0.00	0.00	0.45
Corporate Bonds										
02665WDH1	AMERICAN HONDA FINANCE 1.95% 10MAY2023	1.950	05/10/2023	600,000.00	609,648.00	602,575.44	592,990.07	(9,585.37)	1,657.50	1.40
90331HNV1	US BANK NA CINCINNATI 3.4% 24JUL2023 (CALLABLE 23JUN23)	3.400	07/24/2023 06/24/2023	650,000.00	682,090.50	654,154.57	644,046.07	(10,108.50)	9,638.06	1.57
69349LAM0	PNC BANK NA 3.8% 25JUL2023 (CALLABLE 25JUN23)	3.800	07/25/2023 06/25/2023	750,000.00	775,057.50	758,717.82	744,841.67	(13,876.15)	12,350.00	1.78
89236THA6	TOYOTA MOTOR CREDIT CORP 1.35% 25AUG2023	1.350	08/25/2023	1,000,000.00	1,006,650.00	1,002,653.23	977,622.09	(25,031.14)	4,725.00	2.32
02665WCT6	AMERICAN HONDA FINANCE 3.55% 12JAN2024	3.550	01/12/2024	600,000.00	654,468.00	618,657.55	591,938.77	(26,718.78)	9,999.17	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	1,030,063.70	986,166.58	(43,897.12)	16,019.44	2.48
459200HU8	IBM CORP 3.625% 12FEB2024	3.625	02/12/2024	600,000.00	652,356.00	619,987.76	591,216.52	(28,771.24)	8,397.92	1.50
037833CU2	APPLE INC 2.85% 11MAY2024 (CALLABLE 11MAR24)	2.850	05/11/2024 03/11/2024	400,000.00	413,260.00	403,654.13	389,574.06	(14,080.07)	1,583.33	0.95
14913R2L0	CATERPILLAR FINL SERVICE 0.45% 17MAY2024	0.450	05/17/2024	1,000,000.00	998,760.00	999,365.31	941,325.80	(58,039.51)	550.00	2.30
06051GHL6	BANK OF AMERICA CORP 3.864% 23JUL2024 (CALLABLE 23JUL23)	3.864	07/23/2024 07/23/2023	800,000.00	856,216.00	814,427.12	792,758.14	(21,668.98)	13,566.93	1.97

ITEM 9.2 SECURITIES HELD

As of December 31, 2022

ATTACHMENT 1
FRANCISCO CORDOVA

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										
931142DV2	WALMART INC 2.65% 15DEC2024 (CALLABLE 15OCT24)	2.650	12/15/2024 10/15/2024	950,000.00	1,009,812.00	984,755.62	913,582.27	(71,173.35)	1,118.89	2.32
166764BW9	CHEVRON CORP 1.554% 11MAY2025 (CALLABLE 11APR25)	1.554	05/11/2025 04/11/2025	1,600,000.00	1,525,696.00	1,541,613.39	1,489,796.85	(51,816.54)	3,453.33	3.51
24422ETC3	JOHN DEERE CAPITAL CORP 3.4% 11SEP2025	3.400	09/11/2025	600,000.00	593,280.00	594,018.46	581,112.98	(12,905.48)	6,233.33	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	953,508.91	945,306.16	(8,202.75)	1,422.22	2.19
037833DB3	APPLE INC 2.9% 12SEP2027 (CALLABLE 12JUN27)	2.900	09/12/2027 06/12/2027	900,000.00	850,563.00	850,997.42	840,221.74	(10,775.68)	7,902.50	1.96
Total Corporate Bonds				12,450,000.00	12,654,377.00	12,429,150.43	12,022,499.77	(406,650.66)	98,617.62	29.13
Government Agencies										
3135G0T94	FANNIE MAE 2.375% 19JAN2023	2.375	01/19/2023	980,000.00	998,228.00	980,270.78	979,168.65	(1,102.13)	10,473.75	2.30
3133EKKT2	FEDERAL FARM CREDIT BANK 2.25% 08FEB2023	2.250	02/08/2023	840,000.00	853,524.00	840,394.10	838,228.70	(2,165.40)	7,507.50	1.96
3130AJ7E3	FEDERAL HOME LOAN BANK 1.375% 17FEB2023	1.375	02/17/2023	1,200,000.00	1,201,698.09	1,200,236.12	1,195,621.55	(4,614.57)	6,141.67	2.77
3130ADRG9	FEDERAL HOME LOAN BANK 2.75% 10MAR2023 #0000	2.750	03/10/2023	1,000,000.00	1,014,967.70	1,000,743.08	997,163.71	(3,579.37)	8,479.17	2.34
3133EKGC4	FEDERAL FARM CREDIT BANK 2.25% 05APR2023	2.250	04/05/2023	1,000,000.00	996,160.00	999,746.14	994,723.12	(5,023.02)	5,375.00	2.29
3137EAEN5	FREDDIE MAC 2.75% 19JUN2023	2.750	06/19/2023	1,000,000.00	1,015,570.00	1,001,743.76	991,561.68	(10,182.08)	916.67	2.34

SECURITIES HELD

As of December 31, 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										
3135G0U43	FANNIE MAE 2.875% 12SEP2023	2.875	09/12/2023	985,000.00	1,022,617.15	991,302.87	972,340.13	(18,962.74)	8,574.29	2.35
3133EKKU9	FEDERAL FARM CREDIT BANK 2.3% 08NOV2023	2.300	11/08/2023	1,100,000.00	1,122,682.00	1,104,424.35	1,077,798.61	(26,625.74)	3,724.72	2.58
3133EJ2B4	FEDERAL FARM CREDIT BANK 3% 06DEC2023	3.000	12/06/2023	1,250,000.00	1,339,837.50	1,281,308.42	1,229,038.29	(52,270.13)	2,604.17	3.08
3134GVP51	FREDDIE MAC 0.5% 15DEC2023 CALLABLE	0.500	12/15/2023	1,000,000.00	1,000,000.00	1,000,000.00	959,561.09	(40,438.91)	222.22	2.30
3133EKMx1	FEDERAL FARM CREDIT BANK 2.23% 23FEB2024	2.230	02/23/2024	2,100,000.00	2,129,174.84	2,107,346.95	2,041,062.09	(66,284.86)	16,650.67	4.90
3130AMQQ8	FEDERAL HOME LOAN BANK 0.35% 23APR2024 (CALLABLE 23MAR23)	0.350	04/23/2024 03/23/2023	1,000,000.00	999,000.00	999,539.44	941,505.15	(58,034.29)	77.78	2.30
3130A1XJ2	FEDERAL HOME LOAN BANK 2.875% 14JUN2024	2.875	06/14/2024	835,000.00	881,814.28	849,610.29	815,959.83	(33,650.46)	1,133.63	2.03
3135GAC90	FANNIE MAE 0.25% 15JUL2024 (CALLABLE 15APR23)	0.250	07/15/2024 01/15/2023	500,000.00	500,000.00	500,000.00	465,139.31	(34,860.69)	576.39	1.15
3130AL2A1	FEDERAL HOME LOAN BANK 0.5% 10FEB2025 (CALLABLE 10FEB23)	0.500	02/10/2025 02/10/2023	1,000,000.00	1,002,860.00	1,000,000.00	915,839.53	(84,160.47)	1,958.33	2.31
3133ENP95	FEDERAL FARM CREDIT BANK 4.25% 30SEP2025	4.250	09/30/2025	1,150,000.00	1,151,759.50	1,151,617.37	1,148,918.94	(2,698.43)	12,218.75	2.65
3133ENV72	FEDERAL FARM CREDIT BANK 4.5% 27JUL2026	4.500	07/27/2026	1,000,000.00	998,761.20	998,816.38	1,008,559.75	9,743.37	8,000.00	2.30
Total Government Agencies				17,940,000.00	18,228,654.26	18,007,100.05	17,572,190.13	(434,909.92)	94,634.71	41.97

ITEM 9.2
SECURITIES HELD

As of December 31, 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										
912828VB3	USA TREASURY 1.75% 15MAY2023	1.750	05/15/2023	850,000.00	854,548.83	850,464.17	841,101.56	(9,362.61)	1,890.19	1.97
91282CCN9	USA TREASURY 0.125% 31JUL2023	0.125	07/31/2023	750,000.00	742,795.48	747,301.49	730,253.91	(17,047.58)	389.78	1.71
9128282D1	USA TREASURY 1.375% 31AUG2023	1.375	08/31/2023	1,000,000.00	987,734.38	997,858.80	977,617.19	(20,241.61)	4,633.98	2.27
912828T26	USA TREASURY 1.375% 30SEP2023	1.375	09/30/2023	1,000,000.00	985,940.85	997,536.49	975,625.00	(21,911.49)	3,475.28	2.27
912828T91	USA TREASURY 1.625% 31OCT2023	1.625	10/31/2023	500,000.00	512,638.39	505,136.46	487,597.66	(17,538.80)	1,369.13	1.18
91282CDM0	USA TREASURY 0.5% 30NOV2023	0.500	11/30/2023	1,200,000.00	1,191,894.65	1,196,087.88	1,154,531.26	(41,556.62)	510.99	2.74
912828W71	USA TREASURY 2.125% 31MAR2024	2.125	03/31/2024	1,000,000.00	1,019,143.98	1,005,402.01	969,062.50	(36,339.51)	5,370.88	2.35
91282CCG4	USA TREASURY 0.25% 15JUN2024	0.250	06/15/2024	900,000.00	894,413.17	897,268.20	845,015.63	(52,252.57)	98.90	2.06
912828YE4	USA TREASURY 1.25% 31AUG2024	1.250	08/31/2024	1,150,000.00	1,180,999.95	1,166,811.19	1,089,265.63	(77,545.56)	4,844.61	2.72
912828YH7	USA TREASURY 1.5% 30SEP2024	1.500	09/30/2024	900,000.00	929,077.23	916,604.42	855,070.31	(61,534.11)	3,412.09	2.14
912828YY0	USA TREASURY 1.75% 31DEC2024	1.750	12/31/2024	1,000,000.00	1,041,253.35	1,025,025.89	949,765.62	(75,260.27)	8,750.00	2.40
91282CAJ0	USA TREASURY 0.25% 31AUG2025	0.250	08/31/2025	1,400,000.00	1,279,250.00	1,299,046.78	1,260,164.07	(38,882.71)	1,179.56	2.95

SECURITIES HELD

As of December 31, 2022

ATTACHMENT 1

GERARDO CORDOVA

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										
9128285J5	USA TREASURY 3% 31OCT2025	3.000	10/31/2025	750,000.00	739,660.72	740,758.93	724,980.47	(15,778.46)	3,791.44	1.70
Total Government Bonds				12,400,000.00	12,359,350.98	12,345,302.71	11,860,050.81	(485,251.90)	39,716.83	28.45
Grand total				42,984,734.10	43,437,116.34	42,976,287.29	41,649,474.81	(1,326,812.48)	232,969.16	100.00

MEMORANDUM



ITEM 9.3.

DATE: March 20, 2023

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **2022 GENERAL PLAN ANNUAL REPORT TO INCLUDE THE HOUSING ELEMENT AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN ANNUAL REPORT**

RECOMMENDATION

No formal action will be taken. Staff is providing the 2022 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. By receiving this report, the City Council is satisfying its obligation under State law. The purpose of the report is to provide an annual accounting of implementation of the City's General Plan.

BACKGROUND

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

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the progress towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation (related to areas zoned to allow for affordable housing); and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

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

The 2022 annual report covers the calendar year (Planning Year) 2022 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments

of the City in 2022 related to General Plan implementation. The annual report also includes information on the status of residential construction compared to the City's obligation under the current Regional Housing Needs Allocation. The tables used to collect and report this data are required by HCD.

The Multi-Jurisdictional Hazard Mitigation Plan (HMP) assesses natural hazards of concern to Sacramento County and cities within; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses, and increase community resilience. Included in this report is an annual review of the HMP describing the City's progress on the Hazard Mitigation Plan Action Items.

SUMMARY

General Plan

City staff is currently reviewing the feasibility of a comprehensive update to the Rancho Cordova General Plan to ensure it remains a current and useful document that sets the citywide blueprint and policy direction for the City.

Topics addressed in the comprehensive update may include, but are not limited to:

- Updated citywide land uses;
- Updated citywide goals and policies on transportation, conservation, open space, economic development, etc.;
- Identification of new City priorities;
- Profile of existing conditions and challenges; and
- Updated implementation actions to achieve the City's vision.

Status of General Plan Implementation is provided in Attachment 2.

Housing Element

The City of Rancho Cordova completed the 6th Cycle update to the Housing Element for the period of 2021-2029 and received HCD certification on September 27, 2021.

Staff will continue implementation of existing programs and actions and will begin implementation of any new programs and actions identified in the Housing Element. Detailed status of Housing Element implementation is provided in Attachment 3 and Attachment 4. Staff will also continue to monitor the production of housing units at the income levels required by the Regional Housing Needs Allocation (RHNA). The number of units produced during the 2022 calendar year are listed in **Table 1: RHNA Allocation and Production for Housing Element Cycle 2021-2029**, below. Affordable housing projects continue to face a challenging competitive environment for available affordable housing grant funding. However, additional State funding for affordable housing is anticipated to be available over the next several years and staff expect to proceed with planning for one or more new projects in the next few years.

Table 1: RHNA Allocation and Production for Housing Element Cycle 2021-2029

Income Level	RHNA Allocation by Income Level	2021 Production	2022 Production	Total Remaining RHNA by Income Level 2021-2029
Very Low	2,115	0	0	2,115
Low	1,274	0	0	1,274
Moderate	1,684	125	15	1,544
Above Moderate	3,994	168	606	3,220
Total Units	9,067	293	621	8,153

Multi-Jurisdictional Hazard Mitigation Plan

The annual review of the Action Plan has been updated to show the 2022 status in [Attachment 5](#). The Multi-Jurisdictional Hazard Mitigation Plan update process was completed in October 2021 with the City adopting the updated HMP on March 7, 2022.

Notable 2022 Projects

Opening of Rancho Cordova Youth Center (RCYC)



Completion of White Rock Road Extension



Funding for Zinfandel Drive Bicycle and Pedestrian Overcrossing

Zinfandel Drive Bicycle and Pedestrian Overcrossing



1

Solidigm R&D and Global Headquarters



Sprouts Farmers Market



Rancho Cordova Fiber City



TownPlace Suites by Marriott



ATTACHMENTS

1. 2022 General Plan and Housing Element Annual Report
2. 2022 General Plan Implementation Action Table
3. 2022 Housing Element Status Action Table
4. 2022 Housing Element Annual Progress Report
5. City of Rancho Cordova (HMP) Action Plan 2022 Status

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CITY OF RANCHO CORDOVA 2022 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2023

CITY COUNCIL

Linda Budge, Mayor

David Sander, Vice-Mayor

Donald Terry, Council Member

Garrett Gatewood, Council Member

Sirisha Pulipati, Council Member

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INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

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

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

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

State law requires that the General Plan Annual Report be completed and submitted to the State by April 1st of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2022 planning period.

RECOMMENDATIONS

City staff is currently reviewing the feasibility of a comprehensive update to the Rancho Cordova General Plan to ensure it remains a current and useful document that sets the citywide blueprint and policy direction for the City.

Topics addressed in the comprehensive update may include, but are not limited to:

- Updated citywide land uses,
- Updated citywide goals and policies on transportation, conservation, open space, economic development, etc.,
- Identification of new City priorities,
- Profile of existing conditions and challenges; and
- Updated implementation actions to achieve the City’s vision.

A copy of the current Implementation Program table has been included with this report to indicate the status of all General Plan policies. This includes the implementation plan for the 2021-2029 Housing Element Update.

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ADMINISTRATION AND STATUS OF THE GENERAL PLAN

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

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

DEPARTMENTAL RESPONSIBILITIES

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

- City Manager's Office
- Planning Department
- Building Department
- Public Works Department
- Finance Department
- Economic Development Department
- Redevelopment Agency; (no longer valid)
- Housing Division
- Neighborhood Services Division
- Police Department.
- Communications
- Other Agencies/Committees to be established by the Council

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City coordinates its activities with these other agencies and relies upon

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their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

Sacramento Metropolitan Fire District;
Cordova Recreation and Parks District;
Folsom-Cordova Unified School District; and
Elk Grove Unified School District.⁷
Sacramento City Unified
Sacramento County

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend any of its mandated elements of General Plan up to four times per calendar year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act. There were no General Plan amendments included in 2022. The Multi-Jurisdictional Hazard Mitigation Plan (2021-2026) was approved and adopted by the City of Rancho Cordova on March 7, 2022.

This annual report includes the General Plan and Housing Element reports as required by State law.

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GENERAL PLAN ELEMENTS AND
IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

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

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

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

Notes:

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

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

Section 1-Introduction

This section contains general history and background into the City, but does not contain action programs that require annual monitoring.

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Section 2-Land Use Element

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

Section 3-Urban Design Element

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

Section 4-Economic Development Element

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

Section 5-Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to satisfy the Regional Housing Needs Allocation requirements. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve the identified housing issues.

Section 6-Circulation Element

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

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Section 7-Open Space, Parks, and Trails Element

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

Section 8-Infrastructure, Services, and Finance Element

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

Section 9-Natural Resources Element

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

Section 10-Cultural and Historic Resources Element

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

Section 11-Safety Element

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

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Section 12-Air Quality Element

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

Section 13-Noise Element

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

Section 14-Implementation Element

This section contains a complete list of the action programs contained within each element. The implementation element was intending to assist staff in the monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2022 Implementation Program progress assessment. While some of the programs have been completed or remain incomplete, a majority of the programs within the General Plan remain active and ongoing.

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REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

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

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHAP is to ensure that every community provides an opportunity for a mix of housing to all economic segments of its population. State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2021-2029 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2021-2029 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared the Regional Housing Needs Plan (RHNP) for the 2021-2029 planning period. The 2021-2029 RHNP for the Sacramento region identified a total number of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHA for the City.

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TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2021-2029

Income Group	2021-2029 RHNA
Extremely Low	1,057 units
Very Low	1,057 units
Low	1,274 units
Moderate	1,684 units
Above Moderate	3,994 units
Total	9,067 units

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

The RHNP and RHNA requires the City to identify a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD in 2021 to reflect the 2021-2029 RHNA.

Table 3 summarizes the number of units permitted in the City in 2022 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNA planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
		Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
SF	O			15	606		0		
Total of Moderate and Above Moderate				15	606	621			
Total Extremely Low-Income Units				0					

*Building permits issued from January 1, 2022 to December 31, 2022. New permits include 617 single family detached homes.

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TABLE 4
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level		RHNA Allocation by Income Level	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	2026 Year 6	2027 Year 7	2028 Year 8	2029 Year 9	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-Deed Restricted	2,115											2,115
Low	Deed Restricted Non-Deed Restricted	1,274											1,274
Moderate	Deed Restricted Non-Deed Restricted	1,684	125	15								140	1,544
Above Moderate		3,994	168	606								744	3,220
Total RHNA by COG		9,067											
Total Units			293	621									
Remaining Need for RHNA Period													8,153

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

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

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
II – LAND USE ELEMENT					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	On-going; Key amendments to the Zoning Ordinance were completed in 2019.
LU.1.1.2	Utilize the PLACE ³ S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed, but other resources are also under consideration to determine proper land use and their impacts. The City launched a new permitting system in August 2021 and is currently assessing potential improvements to assist with project review and tracking.
LU.1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	The parcel and zoning maps have been updated, the maps within the General Plan have been relatively unchanged. City is currently determining the feasibility of a comprehensive General Plan update.
LU.1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Completed. ZC 23.155.040
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	Ongoing. City staff is currently determining the feasibility of a comprehensive General Plan update.
LU.1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Improvements have been completed to the Mather area and new projects have been approved to improve vitality in the region. A comprehensive plan has not been established that reviews the economic viability of the land uses included in the Mather SPA approved by Sacramento County. The Sacramento Council of Governments (SACOG), serving as the Airport Land Use Commission, updated the Mather Airport Land Use Compatibility Plan in August 2022.
LU.1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Ongoing, part of the annual plan. Business incentive program will be reworked and revised in 2023.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
LU.1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	Office uses are permitted within various mixed-use zones with some zones allowing residential and/or light industrial and retail uses.
LU.1.4.1	Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-use development (vertical and horizontal).	PL	2006 / 2007	GF	Completed and Ongoing.
LU.1.4.2	Create development standards and design guidelines to specifically address the compatibility of high-rise development in the Downtown Planning Area. Give special consideration to those issues unique to high-rise development, including the following: visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.	PL / FD	2007 / 2008	GF	Not completed. Planning staff will continue to work with the Fire, Public Works, and Building departments to assess existing standards as a proactive solution.
LU.1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	Ongoing. The City offers and encourages pre-application meetings between the Development Services Team and developers and business owners in order to improve communication and disclosure of potential project challenges.
LU.1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Completed.
LU.1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	Completed and implemented as part of entitlement review.
LU.1.4.6	Work with utility providers to coordinate location of transmission lines and substations during development review.	PW / PL	Ongoing	GF	On-going. The City continues to coordinate with the utility providers and informs development project applicants to coordinate with utility providers for their proposed projects.
LU.1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Completed in 2019 and on-going.
LU.1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
LU.1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Completed and ongoing as part of entitlement review.
LU.1.6.2	Create a site inventory identifying desired locations for a full service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	Not completed. Through a Zoning Code Amendment, Hospital use is allowed within the Convention Overlay District. City is determining feasibility of hospital uses in other areas.
LU.1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and provide direct, multiple linkages, especially for bicycles and pedestrians, to surrounding areas.	PL	Ongoing	GF	Ongoing. The Zoning Code permits higher densities and more intense uses within areas that are near transit. The Zoning Code also provides additional regulatory incentives such as increased densities and reduced parking requirements in areas that are near train stations.
LU.2.1.1	Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.	PL	2006 / 2007	GF	Ongoing
LU.2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Not Completed. Requires coordination with Public Works Street system to identify these areas.
LU.2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU.2.4).	PL	2006	AF	Ongoing as part of the entitlement review process.
LU.2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their compliance with established City policy, and the impact of the development on the City and service providers.	PL / F	Ongoing	AF	Phasing plans and financing plans are required for master plans and specific plans. Staff reports include a "Fiscal Impact" section that indicates the potential benefit of a project taken before the City Council.
LU.2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenience, and community-serving retail choices in a manner that does not adversely impact neighborhood character.	PL / F	Ongoing	AF	Completed and Ongoing.

ITEM 9.3.

ATTACHMENT 2

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
LU.2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	There are some policies for energy conservation (especially in UBC). There are no specific RCMC codes/regulations. Currently, the City enforces the provisions of the California Energy Code, and the Building Energy Efficiency Standards that are referenced within.
LU.2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / COMMS	2007	GF	Building & Safety website page directs developers and property owners to the State Green Code website for the requirements of the Green Building Standards (CALGreen). The City of Rancho Cordova Website was updated in 2021.
LU.2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Completed. Zoning Code Section 23.719.090 includes available parking reductions. The Zoning Code parking standards were amended in 2021 to encourage adequate parking supply for future uses but also ensure that the City would not be overparked.
LU.3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	GF	Completed a business incentive program.
LU.3.2.1	Establish specific policies, standards, and guidelines for quality design of all public and quasi-public uses.	PL	2007	GF	Contained within the Citywide Design Guidelines and Zoning Code.
LU.3.6.1	All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: - Constitute fiscally sound additions to the existing City; - Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; - Preserve neighborhood identities; - Ensure the provision of adequate municipal services; - Be consistent with General Plan and Community Plan land use policies; - Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and - Promote fiscally sound, efficient service boundaries.	CM / PL	Ongoing	GF	The City did not receive an annexation application in 2022. All proposed annexations will meet LU 3.6.1

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Completed and Ongoing.
LU.4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Completed and Ongoing.
LU.4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision making authority throughout the process.	CM	Ongoing	GF	Completed and Ongoing. (i.e., Grantline Road)
LU.4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure impact fees (e.g. roadway impact fees) for all new development that will have an impact on the City infrastructure (e.g. roads)	CM	Ongoing	GF	Completed and Ongoing.
LU.5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Established the sign and façade program to assist businesses in making façade and other onsite improvements.
LU.5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Completed in 2020, Folsom Boulevard improvements have improved the corridor and encourage new development to the area.
LU.5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 / 2009	CIP / Grants	Staff has identified the magnitude of this extensive need and is making great progress with complete streets including bike and pedestrian facilities. The City continues to address improvements: Pavement rehab projects; streets, sidewalks, notably Zinfandel and White Rock Road; Sunrise Blvd. ADA ramps and storm drainage improvements.
LU.5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF	Redevelopment Agency for the City no longer exists. New studies are being prepared to address areas that require revitalization and rehabilitation.
LU.5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Completed and Ongoing. Asset Management database for streets. Next phase is storm drainage. Completed and on-going, Stormwater Capital Improvement Program Masterplan is Complete (Assesses existing storm drainage system and

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	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					prioritizes the needed improvements). Complete and on-going, Local Road Safety Plan (provides a comprehensive safety assessment of the City's roads.
LU.5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF	Not completed as the surveys have been completed on a case-by-case basis, but not all properties to define the Downtown Planning Area vision.
LU.5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED / PL	2007	GF	Ongoing.
LU.6.1.1	For lands within the Countryside/Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas, require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Ongoing.
LU.6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Plans have been adopted with new construction. Current market demands have increased with the submittal of new plans.
LU.6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation and success of a Downtown Rancho Cordova.	PL	2006 / 2007 / 2008	GF	Not Completed. The General Plan adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed. The DTPA lacks detail and contains multiple overlays (TODt, FBSP).
LU.6.4.1	Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan as well as the Planning Area description.	PL	2006	GF	Completed.
LU.6.4.2	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Completed and Ongoing.
III – URBAN DESIGN ELEMENT					

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
UD.1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Completed per adopted Citywide Design Guidelines and Article 5 of the Zoning Code.
UD.1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Completed. The adopted Citywide Design Guidelines include standards for high density development.
UD.1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and transportation choices for residents.	PW / PL	2006	GF	Completed and Ongoing. Includes Public Works standards, master plan review, Citywide Design Guidelines, and the Zoning Code.
UD.1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Completed as part of the Citywide Design Guidelines.
UD.1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Completed. However, not applicable to all projects that may have onsite constraints that prohibit this design.
UD.1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Completed and Ongoing. The General Plan and zoning includes various density ranges.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Completed and Ongoing as part of the entitlement review process.
UD.1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Completed and Ongoing.
UD.1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Completed as part of the Citywide Design Guidelines and standards to encourage integrated developments (i.e. shopping centers, mixed-use development, etc.)
UD.1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly village and local town center designs.	PL	2006 / 2007	GF	Completed and Ongoing.
UD.2.2.1	Amend the Zoning Code text and map to implement the new mixed-use designations in this General Plan.	PL	2006 / 2007	GF	Completed and Ongoing.
UD.2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.	PL	Ongoing	AF	Completed. Uses consist of low-density housing and open space preserve.
UD.2.3.2	Establish a gateway program to create a sense of entry at key locations throughout the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City	PL / ED / PW	2007	GF / CIP	Ongoing as part of entitlement review process, building permit review, and improvement plans.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.				
UD.2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Design standards for pedestrian at-grade, above-grade, and under-crossings exist and continue to be utilized.
UD.2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles, and / or themes for a concentration of uses or open space programs.	PL / PW	Ongoing	AF	Part of the Entitlement Process through design review and application of Citywide Design Guidelines.
UD.2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF	Not Completed. The GP adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed.
UD.2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	GF	Not Completed. The Zoning Code and Citywide Design Guidelines includes standards, but nothing specifically for the DTPA.
UD.2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Completed.
UD.2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Completed. Landscaping standards are within Section 23.716 of the Zoning Code with plant and irrigation standards within Section 22.180.
UD.2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Completed per citywide Design Guidelines and Section 23.722 and 23.725 of the Zoning Code
UD.2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Completed.
UD.2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Ongoing.
UD.2.6.7	Promote the use of on street parking as an alternative to large parking lots. Establish standards for size, location, and frequency of on-street parking spaces.	PW	Ongoing	AF	Ongoing.
UD.2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Coloma Road, Sunrise Boulevard, Mather Field Road, and other roadways of community importance.	PW	2006 / 2007 / 2008	CIP / Grants	Ongoing, including Folsom Boulevard Streetscape Enhancements Phases I to V; Sunrise Boulevard Improvements; and Mather Field Road Improvements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
UD.3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed successfully.	PL	2006	GF	Completed and Ongoing.
UD.3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Completed and Ongoing.
UD.3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Completed and Ongoing.
UD.3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Completed and Ongoing. Citywide Design Guidelines and Zoning Code outlines examples.
UD.3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at road and drive aisle crossings through pavement markings, differentiation in the pavement surface, and/or signage.	PW / PL	2006	GF	Completed per the Citywide Design Guidelines, Zoning Code, and Public Works standards.
UD.3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a "form based" code in appropriate locations around the City.	PL	2006	GF	Completed and ongoing per standards in Zoning Code Section 23.722.
UD.3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	The City continues to receive grants for bicycle detection systems at traffic signals city-wide.
UD.3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Included within Specific Plans and Zoning Code, with examples in the Citywide Design Guidelines.
UD.3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building review process.
UD.3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Ongoing as part of entitlement review process.
UD.3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	The Zoning Code includes specific sign regulations along with the Citywide Design Guidelines. Developments and buildings may also choose to submit for a unified sign program.
UD.3.4.1	Develop a Citywide public art program that directs the inclusion of art in private projects and coordinates the use of art in public projects.	ED/PL	2007	GF	The Arts Strategic Plan is an action-oriented document describing programs and projects to assist in

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					achieving the vision. The Plan does the following:: • Provided local art display opportunities • Art, events, and cultural experiences in neighborhood greens • Creation of murals and decorative signs • Created artistic community gateways • Promotion and visibility of the arts • City Hall improvements include sconce wall lighting and an improved sound system • Completed the pilot Utility Box Art Wrap program with local artists and vendors • Supported community art events, festivals, concerts, and activities • Expanded events at the MACC • Installed art along the Art Block • Sponsored pop-up concert venues • Funded mobile art classes for youth • Provided grants to artists, schools, and nonprofits to expand the arts experiences in Rancho Cordova • Provided grants to create or enhance black box theatres, additional rehearsal space, more functional gallery space, and other facility improvements to build upon the art venues in Rancho Cordova
UD.4.2.1	Develop standards and guidelines that require and illustrate compatibility between new and existing development.	PL	2006	GF	Completed and ongoing per the Citywide Design Guidelines and other applicable design guidelines for Specific Plan and special planning areas.
UD.4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW/ B	Ongoing	CIP / Grants	Completed and Ongoing.

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	Action	Responsible Party	Time Frame	Funding Source	Status 2022
UD.4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Completed and Ongoing.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Completed and Ongoing.
UD.4.3.4	Review how proposed projects interface with existing development and ensure that the interface is positive and meaningful.	PL	Ongoing	AF	Completed and Ongoing. Part of the entitlement review process.
UD.4.3.5	Work with property owners of existing development on potential remodel/reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Ongoing.
UD.4.3.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Not completed.
UD.4.4.1	Promote streetscape enhancement projects, as described in UD.2.4.6, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Completed and Ongoing. Folsom Boulevard Streetscape Enhancements Phase I to V were completed in 2020.
UD.4.4.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Ongoing.
UD.4.5.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Ongoing. The Ranch SPA includes a major east west street, trails and a large preserve area. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting the neighborhood to the park system which borders Morrison Creek. The newly approved Trevor-Gilmartin tentative parcel map maintains over 60 acres of wetlands.
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	References are included in the Citywide Design Guidelines.
IV – ED ELEMENT					
ED.1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within one-quarter mile of a major transit stop.	ED / PL	2006	GF	Completed and Ongoing. An office park study project is set to commence in late 2023.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
ED.1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful	ED / PL	Ongoing	GF	Completed and Ongoing.
ED.1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCo proceedings.	CM / PL	Ongoing	GF	Completed with new land along Folsom Boulevard. Nothing has been annexed since 2012.
ED.1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF /private / CDBG	Completed and ongoing as the sign and façade program was approved in 2017.
ED.1.2.2	Work with the owners of Class B and large floor-plate office buildings to update their office space to attract new businesses.	ED	Ongoing	Private	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023. Recent Class A office tenants include UC Davis Health and Solidigm. An office park study is set to commence in late 2023.
ED.1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	CDBG / private	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	CDBG / private	Completed and Ongoing.
ED.1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials show rooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are best suited to business parks and areas of the City with heavy industrial and light industrial designations.	ED	2007 / 2008	GF /Chamber	Ongoing and included in 2016 Strategic Plan Update. Included on economic annual plan. New strategic planning process will commence in 2023.
ED.1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / Chamber	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / Grants	Determining final locations and feasibility.

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	Action	Responsible Party	Time Frame	Funding Source	Status 2022
ED.1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourist markets.	ED / CM	Ongoing	GF / BIDs	Completed and Ongoing.
ED.1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	ED / COMMS	Ongoing	GF	Completed and Ongoing. The City of Rancho Cordova Website was comprehensively updated in 2021. Additional clean-up and updates are completed on a periodic basis.
ED.1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / COMMS	2006 / 2007 / Ongoing	GF	Information on Economic Development webpage and Visit Rancho Cordova website. The City of Rancho Cordova Website was comprehensively updated in 2021. Additional clean-up and updates are completed on a periodic basis.
ED.1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Completed and ongoing for flexibility in Zoning Code. Planning will work with ED for more incentives.
ED.1.7.4	Establish a Development Review Committee or Technical Advisory Committee to provide expedited review of development applications for targeted projects.	PL / PW / ED	2006	GF / AF	Completed. Applicants can schedule preliminary project review through the Development Services Team, which can help address project comments and concerns before formal project submittal.
ED.1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF	Ongoing and included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update, programs developed. New strategic planning process will commence in 2023.
ED.1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Partner with Visit Rancho Cordova and CRPD; City staff is exploring the feasibility of conducting an indoor track study.
ED.1.9.2	Evaluate the economic return and investment by the City for a major sports center or arena.	ED	2007 / 2008 / Ongoing	GF	City staff will conduct when project arises.
ED.1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
ED.1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Responsibility of Visit Rancho Cordova
ED.2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	Completed and Ongoing.
ED.2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).	PL / CM	Ongoing	GF	Completed and Ongoing.
ED.2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF	Completed and Ongoing. Several specialty markets currently operate in the City, including KP International Plaza, Sunrise Indian Market, and Afghan Supermarket and Bakery.
ED.2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Completed per Mixed-Use zoning standards. These standards contain setbacks, FAR, and by-right allowance for most office uses.
ED.2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	Ongoing.
ED.2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Ongoing.
ED.2.5.1	Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps: - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with storeowners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. - Provide assistance to smaller merchants through merchandizing training.	ED	2006 / 2007 / Ongoing	GF	Sunridge Plaza center nearly complete. Improvements continue to be made to the Rivergate and Zinfandel Village shopping centers. Sprouts Farmers Market opened in Stone Creek Village. Anatolia Plaza/Marketplace continues to be under construction with new retail uses.

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	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	- Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper).				
ED.3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF	City Hall and other local government offices is within the General Plan Downtown Planning Area.
ED.3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF	Not Completed.
ED.3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Not completed due to lack of property owner interest.
ED.3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Not Completed. The General Plan adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed.
ED.3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number of new businesses, new infrastructure projects, etc.).	ED	Ongoing	GF	On hold until downtown location is determined.
ED.3.1.6	Offer incentives that attract targeted uses and high-quality buildings and architecture in Downtown Rancho Cordova.	ED / PL / PW	Ongoing	GF CDBG	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.3.1.7	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of the region's diverse population, as well as the needs of the growing number of visitors to the area.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	On hold until downtown location is determined.
ED.3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to: - Evaluating infill opportunities for underutilized parking lots. - Encouraging increased lot coverage, density and intensity. - Encouraging structured parking and increased lot coverage.	ED / PL	2007 / 2008	GF	On hold until downtown location is determined.

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ED.3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	GF/ CDBG	Ongoing for entitlement and building permit review. Façade grants will assist owners in making improvements.
ED.3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF	On hold until downtown location is determined.
ED.3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Ongoing. On hold until downtown location is determined.
ED.3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Ongoing. There is no DTSPA; however Public Works has completed improvements to Folsom Blvd.
ED.4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Ongoing. City will continue to work with Visit Rancho Cordova to determine feasibility.
ED.4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.	CM / ED	2007 / 2008	GF	Will be considered once a project is proposed.
ED.4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	Ongoing. Construction of TownPlace Suites by Marriot commenced in 2022.
ED.4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	Ongoing.
ED.4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Defined within the Folsom Boulevard Specific Plan Design Standards for the area.
ED.4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	In December 2019, the City Council adopted the City of Rancho Cordova Arts Strategic Plan that was developed based on direction from the City Council and input from stakeholder organizations and individuals, including students. The document is an action-oriented strategic plan describing programs and projects to assist in achieving the vision. Since the plan's adoption, staff and the arts community have worked to implement the Arts Strategic Plan.
ED.4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the	PL / ED	Ongoing	AF	Ongoing, work to be completed as project proposals submitted.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent planning efforts for those areas.				
ED.4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	Ongoing. Public Works has completed numerous improvements to Folsom Boulevard to support future development.
ED.5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	CDBG / Grants / EPA	The Rancho Cordova Redevelopment Agency no longer exists.
ED.5.1.2	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	To be utilized as needed.
ED.5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / CDBG / Grants / PW / EPA	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023. However, the Rancho Cordova Redevelopment Agency no longer exists.
ED.5.1.5	Use the Redevelopment Plan to upgrade infrastructure and the streetscape.	ED / RA	Ongoing	GF / CDBG	The Rancho Cordova Redevelopment Agency no longer exists.
ED.6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Ongoing.
ED.6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / (BID) / CDBG / Grants / PW	Ongoing. The Folsom Boulevard streetscape improvements are complete.
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	Grants / GF / (BID) / CDBG	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	The Rancho Cordova Redevelopment Agency has been dissolved and no longer exists.

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ED.6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.	PL / ED	Ongoing / Specific Plan	GF/ AF	Completed the Folsom Blvd. Specific Plan was approved in 2013.
ED.6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	GF	Outlined within the adopted Zoning Map.
ED.6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / PW	Ongoing / Specific Plan / RDA Plan	CDBG / PW / Grants	The City has completed over \$25 million of street improvements to Folsom Boulevard.
ED.7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Ongoing as updates are required to assess development potential.
ED.7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as “live / work” studios.	PL / ED	2007 / 2008	GF	Ongoing.
ED.7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Ongoing.
ED.7.2.1	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill sites.	ED / F	Ongoing	GF / CIP / CDBG / PW / Grants	Ongoing. Continue working with Public Works as projects arise.
ED.7.2.2	Create a fiscal analysis to determine “Return On Investment” (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Ongoing.
ED.7.3.1	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and permitting to avoid unnecessary delays.	PL / PW / ED	2006 / 2007 and ongoing	GF and AF	Not completed, currently working on a case-by-case basis. In 2021, the City adopted the Multifamily Housing Streamlined Design Review Permit process to streamline review of multifamily developments that are determined to substantially comply with the multifamily design guidelines.
ED.7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Completed as part of the Zoning Code and Folsom Boulevard Specific Plan updates.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
ED.7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / loans / Grants / private (BID) / CDBG / PW	Ongoing. Per State Law, developments are able to received density bonus and other incentives if projects meet specific criteria.
ED.8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	ED	Ongoing / Annually	GF / education funds / Grants	Ongoing, as needed.
ED.8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Ongoing, with Folsom Cordova Community Partnership.
ED.8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Ongoing, as needed. Measure H Promise Program and Workforce Recovery Program 2021-2023.
ED.8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education Grants, funds	Ongoing, as needed.
ED.8.1.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2023.
ED.8.2.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support "jobs first" and "first hire" programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Ongoing.
ED.8.2.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants / funds	Ongoing. Folsom Lake College, Rancho Cordova Phase 2 will be under construction.
V – HOUSING ELEMENT					
December 16th, 2013, City Council adopted the 2013-2021 Housing Element Update of the City's General Plan. The policies and action items contained in that update supersede those of the original General Plan adopted in 2006. The summary of 2013-2021 Housing Element is discussed in the supplemental Housing Element Status Update.					

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
VI – CIRCULATION ELEMENT					
C.1.1.1	Review and update the City's roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Complete Streets standards were completed in 2006.
C.1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, for major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Completed and Ongoing.
C.1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Completed and Ongoing.
C.1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	PW / PL	Ongoing	AF / GF	Roadway phasing will be required in the newly developing area. Public Works is requiring that any phased street is a Complete Street.
C.1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee is established, and projects are monitored for additional fair share cost requirements.
C.1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	The city-wide Arterial Master Plan is completed.
C.1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when traffic analysis is required; - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects.	PW	2006 / 2007	GF	Traffic Impact Guidelines are in place along with CEQA significance criteria.
C.1.2.2	Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and	PW	Annual	CIP	The Roadway Circulation Plan is in place and Transit, Bicycle and Pedestrian Master Plans are

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	transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.				completed. The City adopted a Local Road Safety Plan and Safe Routes to School Plan.
C.1.3.1	On a regular basis, monitor existing traffic on roadways within and adjacent to the City.	PW	Ongoing	GF	The City has a traffic count monitoring program. The Traffic Management Center was completed in 2017.
C.1.3.2	Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.	PW	Ongoing	GF	Several city-wide modeling efforts have been completed.
C.1.3.3	Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.	PW	2006 / Ongoing	CIP	The current list of roads that will not meet LOS standards includes Sunrise Boulevard and Folsom Boulevard. The list may be expanded with the future General Plan update.
C.1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	The NTMP is in place and produces ongoing traffic calming projects. Phase 5 project is complete. Phase VI is in the Design stage. Phase VII is analyzing data.
C.1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduced as a way to improve mobility within the City.	PW	2006 / 2007	GF	The City partners with the 50 Corridor TMA to provide these services and the City has initiated the CordoVan.
C.1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Participation with the 50 TMA is a standard condition of approval.
C.1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Completed.
C.1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-block pedestrian and emergency vehicle connections.	PW	Ongoing	AF / GF	Enforced during the small lot tentative map improvement plan process.
C.1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 / 2007	GF / CIP	Bike, Ped and Transit elements are included in the Transportation Fee Program.
C.2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	PW / PL	Ongoing	AF	Completed and ongoing as part of the entitlement review process. The City completed a Mobility Master Plan in 2019.
C.2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP / GF	Completed when project must adhere to a designated crossing per the Bike and Pedestrian Master Plan.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
C.2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Completed and ongoing as part of the entitlement review process.
C.2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Completed March 2011.
C.2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Completed November 2013.
C.2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master Plan, and update the plan every three to five years.	PW / PL	2006 / 2007	GF	Completed March 2016.
C.2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Ongoing.
C.2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	Ongoing. Obtained a \$19M state grant for the Zinfandel Pedestrian Overcrossing of US 50.
C.2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	The Bicycling Advocates for Rancho Cordova has been established. Staff attends meetings
C.2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Bureau of Reclamation, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.	PW	Ongoing	GF	Staff is working with all agencies to build an integrated trail system. In 2022 SACOG to include the City of Rancho Cordova and other cities in the Regional Trails Network Plan.
C.2.5.6	Provide staff resources focused on review of proposed bicycle and related facilities and their implementation and operation.	PW / PL	2006 / 2007	GF	Completed.
C.2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Grade Separations for Bikes and Peds are included in the Fee Program.
C.2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change in elevation is required of both the crossing and	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options. Zinfandel

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	roadway, thereby splitting the necessary vertical clearance. Doing so will make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.				Drive Bicycle Crossing is in the design phase.
C.2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Completed as part of the Bike and Pedestrian Master Plan in 2011 and 2013.
C.2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Working with 50 Corridor TMA and advocacy groups to expand City programs.
C.2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.	PW	Ongoing	CIP	Street sweeping maintenance programs in place.
C.2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Included in project delivery requirements.
C.2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Bike Ped access is a key element in the NTMP.
C.2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Included in Construction Standards
C.2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C.2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Ongoing.
C.2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Addressed in the Bicycle and Pedestrian Master Plans. Local Road Safety Plan, and Safe Routes to School Plan.
C.2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be achieved within a specific timeframe, and improve data collection necessary to monitor progress.	PW / PD	Ongoing	GF	Mode split goals are established in the Bicycle Master Plan
C.2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	PD / PW	Ongoing	GF / Grants	Not Completed.
C.2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improvement standards for at-grade pedestrian	PW	2006 / 2007	GF	These standards are included in the NTMP and the BMP and PMP.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.				
C.3.1.1	Create, implement, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets.	PW / PL	2006	GF	The Mobility Master Plan was updated in 2019.
C.3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Initiated with the Rancho CordoVan and is continuing.
C.3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Obtained a demonstration grant.
C.3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Transit planning is integrated with other transit agencies.
C.3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Performed as part of the City's transit implementation efforts.
C.3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	The Paratransit service area was expanded and will continue to look for expansion opportunities.
C.3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	The City currently has 4 light rail stations. New development is required to provide their fair share of transit improvements (i.e. additional ROW, funding) as part of the entitlement review process.
C.3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Right-of-way needs are verified in the improvement plan process.
C.3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Efforts are being addressed by the 50 TMA.
C.4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	The Airport Land Use Compatibility Plan was completed by SACOG in 2022.
C.5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	The Transportation Impact Fee program was reviewed in 2019.

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C.5.3.2	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and new roads as a result of new development.	PW	2006	GF	Maintenance Districts have been established.
C.6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	PW	Ongoing	GF / CIP	The City has established a Pavement Management System using a pavement condition index. Updated in 2021.
C.6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	City staff has an in-depth coordination process for SACOG MTP updates.
VII – OPEN SPACE, PARKS, AND TRAILS ELEMENT					
OSPT. 1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	PL / CRPD	Ongoing	AF	Completed and ongoing as the City works with the Cordova Recreation and Park District (CRPD) to implement open space requirements.
OSPT. 1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF / AF	Completed and Ongoing.
OSPT. 1.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.	PL / F / CRPD	2006	GF	Completed. Outlined within Development Agreements and required in lieu fees prior to Final Map approval.
OSPT. 1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or related facilities.	PL / F / CRPD	Ongoing	GF	Completed and ongoing. This is enforced through the existing and proposed Development Agreements.
OSPT. 1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	Ongoing.
OSPT. 1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Ongoing.
OSPT. 1.5.2	Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.	PL / CRPD	2007	GP / PF	The Cordova Community pool was completed and opened in June 2021.
OSPT. 1.5.3	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.	PL / CRPD	2007 / 2008	GP / PF	Improvements have been made.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
OSPT. 1.6.1	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Completed and Ongoing.
OSPT. 1.6.2	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Completed and Ongoing.
OSPT. 2.1.1	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Completed.
OSPT. 2.1.2	-Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: - Open Turf, Tree Canopy and Dog Parks; - Neighborhood Greens; and - Communitywide Open Space.	PL	Ongoing	AF	Completed; CRPD regulates the Quimby parkland requirement while the City regulates the open space requirement per the open space standards.
OSPT. 2.1.3	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Ongoing.
OSPT. 2.1.4	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a master-planned development meeting the minimum open space requirement, at the City's discretion.	PL	Ongoing	GF	Under consideration for smaller projects.
OSPT. 2.1.5	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Completed and ongoing per entitlement review.
OSPT. 2.1.6	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Ongoing.
OSPT. 2.1.7	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Ongoing. The Ranch project is under construction that includes power line easements, trails, and open space. The trail system will link with existing trails. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					the neighborhood to the park system which borders Morrison Creek.
OSPT. 2.2.1	Adopt a comprehensive Open Space Preservation Plan as the action program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.	PL / CRPD	2006 / 2007	GF	Completed. Open Space Design Guidelines.
OSPT. 2.3.1	Encourage projects to accomplish the following: - Align roads and public spaces to take advantage of vistas over mitigation lands; - Site publicly accessible trails adjacent to the boundaries of mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections.	PL / PW / CRPD	Ongoing	AF	Ongoing. The Ranch project incorporates preserve area with trails along the preserve. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting the neighborhood to the park system which borders Morrison Creek.
OSPT. 2.3.2	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Ongoing.
OSPT. 3.1.1	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Bicycle Master Plan completed in 2016. 2022: Zinfandel overpass crossing was awarded \$19M in construction funding.
OSPT. 3.1.2	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Ongoing during entitlement review process.
OSPT. 3.1.3	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	Ongoing.
OSPT. 3.1.4	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major trails and roadways.	PW	Ongoing	GF	Grade separated crossings are included in the BMP and in the Fee Program.
OSPT. 3.2.1	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	On-going.
OSPT. 3.3.1	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Infrastructure needs are considered during the entitlement process and development review.
OSPT. 4.1.1	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Ongoing.
OSPT. 4.1.2	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing.

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OSPT 4.1.3	Identify and support programs which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing; Multiple departments have been included to facilitate this outreach.
OSPT 4.1.4	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Ongoing and part of the building permit and improvement plan review.
OSPT 4.1.5	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT. 4.2.1	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to leverage volunteer efforts.	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing. City engages in events such as Creek Week and Community Clean Up events to help maintain Open Space areas.
OSPT. 4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD / COMMS	Ongoing	GF / Grants	Working to improve prominence of the American River Parkway. The City of Rancho Cordova Website was updated in 2021.
OSPT. 4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Fourth of July Celebration, Kid's Day, Soil Born Farms, Anatolia-Kavala Rancho Trail) that cross community and neighborhood boundaries, and help bring together various segments of the population.	PL / PW / CRPD / COMMS	Ongoing	GF / Grants	These events are promoted and supported in our city bicycle program. The City of Rancho Cordova Website was updated in 2021.
VIII – INFRASTRUCTURE AND FINANCE ELEMENT					
ISF.1.1 .1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Not Completed.
ISF.1.1 .2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Not Completed.
ISF.1.1 .3	Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update and Economic Development Strategic Plan. New strategic planning process will commence in 2023.
ISF.2.1 .1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Ongoing.
ISF.2.1 .2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Ongoing

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ISF.2.1.3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Ongoing
ISF.2.1.4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Ongoing.
ISF.2.2.1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Ongoing as the Development Service Team (DST) fills this role in pre-application and application review. Meetings take place weekly on Thursdays at 10am.
ISF.2.3.1	Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity. - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate.	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.
ISF.2.3.2	Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.	PL / PW / B / F	Ongoing	AF	Ongoing.
ISF.2.3.3	Include sufficient funding in fee programs and / or other finance mechanisms to cover the costs of each of the following roadway items:	PW / F	Ongoing	GF / AF	Ongoing
ISF.2.4.1	The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide service (collectively referred to as "water provider") 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. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the	PW / PL	Ongoing	AF	Ongoing per the entitlement review process through Conditions of Approval, Water Agency Review, and Improvement Plan Review.

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	development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider's identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years. - All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals. Or shall be assured prior to occupancy through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects. - Action service area, and other projects, which have received commitments for, water service. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - 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.				
ISF.2.4.2	The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits: - An assured water supply and delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Water Agency Review, and Improvement Plans.

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	water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - 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.				
ISF.2.6 .1	Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law: - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - 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.	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Improvement Plans, and Sacramento Area Sewer District Review.
ISF.2.6 .2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.6 .3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.7 .1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.

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ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in view shed.	PL	Ongoing	AF	Ongoing as a Zoning Code requirement Section 23.731.080.
ISF.2.8 .1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	F	2006 / 2007	GF	Ongoing.
ISF.2.8 .2	Explore ways to improve the City's website to provide service in new ways.	CM	2006 and ongoing	GF	Ongoing. The City of Rancho Cordova Website was updated in 2021.
ISF.3.1 .1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services including, but not limited to neighborhood services, social and cultural services, special needs services, housing services, educational and community services, and recreational services.	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing – as needed.
ISF.3.1 .2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing.
ISF.3.1 .3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Ongoing.
ISF.3.1 .4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Ongoing – as needed.
ISF.3.2 .1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Not Completed. CF fees are currently collected for new facilities.
ISF.3.2 .2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Ongoing
ISF.3.2 .3	Consider the establishment of a fee for public library financing based on projected employment for new non-residential development.	CM / F	2006 / 2007	GF	Not Completed.
ISF.3.2 .1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	Ongoing.
ISF.3.2 .2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Ongoing discussion .
ISF.3.4 .1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / COMMS	2006 / Ongoing	GF	Completed and Ongoing. The City of Rancho Cordova Website was updated in 2021.
ISF.3.4 .2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Completed and Ongoing.

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ISF.3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Completed and Ongoing (e.g., Blight Busters, Mayor's Walk).
ISF.4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include: - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance; rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries.	PL / School Districts / CRPD	2006 / 2007	GF	Ongoing.
ISF.4.1.2	Support the Folsom Cordova and Elk Grove Unified School Districts in siting new school facilities 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 churches, 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.	PL / School Districts	Ongoing	AF / GF	Ongoing as part of the entitlement review process.
ISF.4.1.3	Conduct focused discussion with local school districts to discuss design of pedestrian and bicycle facilities adjacent to and within the school sites	CM	2006 / 2007 / Ongoing	GF	Completed and Ongoing.
ISF.4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Not completed.
ISF.4.3.1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	New educational facilities have been located in proximity to light rail stations and Highway 50 (e.g., Folsom Lake College).
ISF.4.3.2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	Ongoing.
IX – NATURAL RESOURCES ELEMENT					
NR.1.1.1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL	Ongoing	AF / GF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.

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NR.1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.1.1.3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL	Ongoing	AF	Ongoing. The South Sacramento Habitat Conservation Plan was approved in 2019. The City coordinates with the South Sacramento Habitat Conservation Plan Technical Advisory Committee on projects within the SSHCP area.
NR.1.1.4	Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.	PL	Ongoing	AF	Ongoing.
NR.1.2.1	Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Wildlife to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations),	PL	2006 / 2007	GF	Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	such that mitigation lands shall be provided no later than prior to ground disturbance.				
NR.1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	COMMS / PL	Ongoing	GF	Completed and Ongoing. This included information on stormwater and impacts to sensitive habitats/species (e.g. Creek Week) The City of Rancho Cordova Website was updated in 2021.
NR.1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	COMMS	2006 / 2007	GF	Not Completed.
NR.1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Completed per Section 17.12 of the Rancho Cordova Municipal Code..
NR.1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.	PL	Ongoing	AF	Ongoing.
NR.2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Ongoing.
NR.2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / COMMS	Ongoing	GF / AF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan. The City of Rancho Cordova Website was updated in 2021.
NR.2.4.2	Consider constructing elevated board walkways and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Ongoing (e.g., Anatolia-Kavala Ranch Trail)
NR.3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality requirements is part of the entitlement review process.

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NR.3.2.2	Adopt and implement improvement standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Completed
NR.3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.	PL / PW	2006 / 2007 / Ongoing	GF / CF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.3.4.1	Establish performance standards for natural resource preserves that accomplish the following: - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor. - Allow for sufficient width adjacent to natural resource preserves to allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.	PL	2006 / 2007 / Ongoing	GF / CF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality requirement is part of the entitlement review process.
NR.3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the land plan with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Specific guidelines have not been created; however, this is part of the entitlement review process (e.g., Open Space Design Guidelines and screening requirements) and part of the SSHCP permits for projects within the SSHCP area.
NR.4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PW/PL	Ongoing	GF	A revised Tree Preservation Ordinance was adopted in 2017. The revised ordinance increased the number of protected trees and includes restrictions on trimming trees.
NR.4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
NR.4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	2006/7 / 2008 / Ongoing	GF	Ongoing. A City arborist is on staff.
NR.4.2.1	Create 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. An adopted Tree List should be used as a guideline for all tree plantings within the City.	PL	2007 / 2008	GF	Ongoing. Currently working on standards. Tree List has been updated and adopted.
NR.4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Ongoing. A City arborist is on staff. Currently working on standards.
NR.4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	COMMS / PL	2006 / 2007	GF	Not completed.
NR.4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Ongoing as part of the entitlement review process and building permit review process (e.g., required landscape plans for new developments).
NR.4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not completed.
NR.4.2.6	Establish guidelines to require planting of trees to reduce "heat island" effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Ongoing. Currently working on standards. Tree List has been updated and adopted.
NR.4.3.1	Achieve "Tree City USA" status. This will require the City to continue to implement the City's Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.	PL/ PW	2007 / 2008	GF	Completed in 2016-2017, City of Rancho Cordova listed as Tree City USA.
NR.4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / COMMS	Ongoing	GF	Ongoing. (e.g., program to plan 1 tree a day, City Arbor Day Celebration)
NR.4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	COMMS / PL	Ongoing	GF	Ongoing. The City's Urban Forest Program in partnership with the Sacramento Tree Foundation and SMUD, offers free trees for residents, businesses, and organizations; free stump removal for residents; community tree-planting events; and tree advice from the City Arborist.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	On-going
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	On-going.
NR.5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	Not Complete. However, new entitlements are required to comply with the City's water conservation requirements and the State's Model Water Efficient Landscape Ordinances.
NR.5.1.3	Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures: - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. - Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation.	PW / PL	2008 / 2009	GF	Ongoing.
NR.5.1.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Ongoing.
NR.5.2.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Determined not feasible.
NR.5.2.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Determined not feasible.
NR.5.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Ongoing. This is required by law and is addressed during the project review and conditions of approval phase.
NR.5.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / COMMS	Ongoing	GF	Ongoing. Part of the City's compliance with the NPDES permit. The City of Rancho Cordova Website was updated in 2021.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Completed and Ongoing.
NR.5.3.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Public Works has expanded enforcement and education for the City's Storm Water Quality Program. Building & Safety and Code Enforcement are assisting with enforcement.
NR.5.4.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	COMMS / PW	Ongoing	GF	Ongoing and included on the City's website The City of Rancho Cordova Website was updated in 2021.
NR.5.4.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Ongoing.
NR.5.4.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Ongoing and included on the City's website.
NR.5.5.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Ongoing, as part of the entitlement review. The City has adopted specific drainage requirements for development projects to properly manage urban runoff.
NR.5.5.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Ongoing, as part of the entitlement review. The City has adopted specific drainage requirements for development projects to properly manage urban runoff.
NR.5.5.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.	PW / PL	Ongoing	AF	Ongoing per entitlement review.
NR.5.5.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Ongoing per entitlement review.
NR.6.1.1	Regulate surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining	PL	Ongoing	GF / AF	Ongoing per entitlement review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	and Geology Board regulations for surface mining and reclamation practice.				
NR.6.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Ongoing as part of the specific plan and master plan review.
NR.6.1.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Ongoing.
NR.6.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Ongoing with entitlement and development permit process.
NR.6.2.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Ongoing.
NR.7.1.1	Develop educational programs to increase energy conservation at the household and business levels.	COMMS / B / PL	2008 / 2009	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs.
NR.7.1.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	Ongoing with the Facilities Department. The City is also in the process of developing a Climate Action Plan.
NR.7.3.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	Some financial incentives are given for energy efficiency. However, these incentives would not result in a project to significantly differ cost or deviate from development standards.
NR.7.4.1	Consider the following items as ways to implement this policy: - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	B / PL / COMMS	2008 / 2009 / Ongoing	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs. The City of Rancho Cordova Website was updated in 2021.
NR.8.1.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing. Private companies provide the service with different size containers. Information is on the City website which was updated in 2021.
NR.8.1.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	COMMS / B / PL / PW	2007 / 2008 / Ongoing	GF	Ongoing. The City of Rancho Cordova Website was updated in 2021.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
NR.8.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL / PW	Ongoing	GF	Ongoing per the entitlement review with coordination by Public Works.
NR.8.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing and information provides on the City's website.
NR.8.1.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Ongoing. Information provided on the City's website.
NR.8.1.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	Ongoing.
NR.8.2.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Ongoing.
NR.8.4.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	Ongoing.
NR.8.5.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing per current legislation.
X – CULTURAL AND HISTORIC RESOURCES ELEMENT					
CHR.1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City's history and cultural diversity.	CM / HRC	2010	GF	There is an unofficial historical society for Rancho Cordova that meets at City Hall and keeps some of the historical items at City Hall.
CHR.1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City's history.	CM	2007	GF	Not Completed.
CHR.1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Ongoing with different departments working with outside agencies.
CHR.1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall	CM / HRC	2007	GF	This has been established at City Hall.
CHR.1.1.5	Compile a thorough record of the City's incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Progress has been made and is still ongoing.
CHR.1.2.1	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Not Completed.
CHR.1.2.2	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Not Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
CHR.1. 2.3	Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Ongoing.
CHR.1. 2.4	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Ongoing per the entitlement and building permit review process. The Development Services Team is also used to assist with project reviews.
CHR.1. 3.1	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Ongoing per the entitlement review process and CEQA requirements.
CHR.1. 3.2	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action. - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	PL	PR	AF	Completed per the standard conditions of approval and mitigation measures.
CHR.2. 1.1	Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public Information Officer), and other activities as determined by the City Council..	CM / COMMS	2007	GF	A Cultural Arts Commission has not been created, however, this is achieved by other means through partnership with the Cordova Community Council and community artists. City Council adopted an Arts Strategic Plan in December of 2019 and it provides a roadmap for continuing to build art programs in the community. The Arts Strategic Plan identifies guiding principles, desired outcomes, a cornerstone project, types of facilities needed, the need for staff to guide current and future efforts, cultivation of

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					artists, partnerships for the arts, city funding for art and artists, as well as near-term, mid-term, and long-term actions. Through these efforts and partnerships, the desired action is achieved.
CHR.2.1.2	Encourage development projects to include design features that identify and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.	PL / CAC	PR	GF	Completed, but could provide more specifics in the design guidelines.
CHR.2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / COMMS	Ongoing	GF	Ongoing.
CHR.2.2.1	Provide City information (news, bulletins, application forms, etc.) pursuant to programs designed to best capture the ethnic diversity of the community (i.e., in the four major languages used in the community and other languages on demand).	COMMS / CM / CAC / PL/ B/ PW	Ongoing	GF	Ongoing. The City of Rancho Cordova Website was updated in 2021. Additional updates and enhancements will be incorporated as needed.
CHR.2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	COMMS / CAC/ CM/ PL/ PW	Ongoing	GF	Completed and Ongoing.
CHR.3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	A performing arts center is located at the High School. The proposed "Mills Crossing" development may include a performing arts center.
CHR.3.1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in high school and junior high school campuses.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments. The Mills Station Art and Cultural Center (MACC) provides Student Art Shows every year.
CHR.3.1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Encouraged within the Folsom Boulevard Specific Plan, open space and design guidelines, and the Zoning Code, but not required.
CHR.3.1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Ongoing under the City's outreach programs under different departments. Currently, a local theater company is in

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					the process of establishing a permanent location within the City.
CHR.3.2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	City Council adopted an Arts Strategic Plan in December of 2019, and it provides a roadmap for continuing to build art programs in the community. The Arts Strategic Plan identifies guiding principles, desired outcomes, a cornerstone project, types of facilities needed, the need for staff to guide current and future efforts, cultivation of artists, partnerships for the arts, city funding for art and artists, as well as near-term, mid-term, and long-term actions. Through these efforts and partnerships, the desired action is achieved.
CHR.3.2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Not complete under CAC but is discussed as part of the entitlement review and internal city projects. Rio Del Oro Sign program includes sign designs with cobbles from the mine tailings as a highlight to the historic mining activities in the area.
XI – SAFETY ELEMENT					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Ongoing as new regulations and processes evolve as part of CEQA updates and case law. In addition, the City has adopted a Multi-Jurisdictional Hazard Mitigation Plan
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	PD	2006 / 2007	GF	Completed and Ongoing.
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / COMMS	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient manner.	CM / PD / F	Ongoing	GF	Updated, completed in 2019.
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing.
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	Ongoing per the emergency preparedness plan coordinated with the Facilities Department. The Multi-Jurisdictional Hazard Mitigation Plan (HMP) update was completed in 2021 and adopted in March 2022.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	Ongoing. The Multi-Jurisdictional Hazard Mitigation Plan Update was completed in 2021 and was adopted in March 2022.
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and businesses owners in Rancho Cordova.	PW	Ongoing	GF / AF	Ongoing. The Multi-Jurisdictional Hazard Mitigation Plan was adopted in 2022. This is a 5-year Plan for the region.
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.	PL	Ongoing	AF	Completed and ongoing per the entitlement review.
S.2.2.2	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	PL	Ongoing	AF	Ongoing per the entitlement review process.
S.2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.

ITEM 9.3.

ATTACHMENT 2

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
S.2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Ongoing.
S.2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.2	Maintain drainage facilities in order to ensure their proper operation during storms.	PW	Ongoing	AF	Ongoing.
S.2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Ongoing.
S.3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Completed and ongoing per the building permit review process.
S.3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Completed and ongoing per the building permit review process.
S.3.2.2	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Completed and ongoing per the building permit review process.
S.4.2.1	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.4.2.2	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
S.4.2.3	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Created a link to the Sacramento Regional Transit website site on the City website.
S.4.3.1	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Routier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Ongoing.
S.4.3.2	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Ongoing.
S.4.3.3	Include the grade separations specified in Action S.3.3.1 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Ongoing.
S.5.2.1	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.	PW	2007	GF	Ongoing. Part of the entitlement review process.
S.5.3.1	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to educate the public on hazardous material handling and storage. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.3.2	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Completed and ongoing per the entitlement review process. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material handling and storage policies are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code
S.5.3.3	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.	B / F	Ongoing	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material issues are dealt with expediently and are current with state and federal regulations. This is

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
					also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Ongoing.
S.5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Ongoing.
S.5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department..	Fire / PD	Ongoing	GF	Ongoing.
S.5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL / F / PW	Ongoing	AF	Ongoing
S.5.6.1	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S.5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	PD / F	Ongoing	GF	Ongoing.
S.6.1.1	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Completed and ongoing per the entitlement review process.
S.6.1.2	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Completed and ongoing per the entitlement review process.
S.7.1.1	Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following: - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting). - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines	PD / PL	2007 / Ongoing	GF	The Ranch Cordova Police Department reviews and comments on all new development as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.				
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not Completed.
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not Completed. However, the Rancho Cordova Police Department reviews and comments on all new development as part of the entitlement review process.
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Ongoing.
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Ongoing.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Building & Safety continues to work closely with Metro Fire to educate the public on fire safety issues. This is also accomplished through enforcement of the California Fire Code.
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.	B FD / NS	Ongoing	BPF / GF	Completed and ongoing per the building inspection and code enforcement process.
S.9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Ongoing.
XII – AIR QUALITY ELEMENT					
AQ.1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SMAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.2	Support SMAQMD in the development of improved ambient air quality monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ.1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	Ongoing.
AQ.1.2.1	Coordinate with SMAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.2.2	Require project proponents to coordinate with SMAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SMAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.1.2.3	Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when compared to an "unmitigated baseline" project.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
AQ.2.1.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.2	Require greenfield areas of the City to be developed in keeping with the City's Building Block Concept of livable, walk able neighborhoods with services and employment opportunities integrated within every Village of the community.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process; however specific "blocks" have not been defined.
AQ.2.3.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not completed.
AQ.2.4.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process
AQ.2.4.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.3.1.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Ongoing per the entitlement and development permit review process.
AQ.3.1.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Develop and distribute user-friendly maps of the City's existing and planned pedestrian and bicycle facilities to businesses and post on the City's website.	COMMS	Ongoing	GF	Ongoing per the entitlement and development permit review process. Maps are provided online and at City Hall. The City of Rancho Cordova Website was updated in 2021.
AQ.3.2.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / COMMS	Ongoing	GF	Maps are provided online and at City Hall. The City of Rancho Cordova Website was updated in 2021.
AQ.3.2.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Part of TMA
AQ.3.2.3	Support the development of Transportation Demand Management services through the City's Transit-Related Services Tax Area that result in active marketing of transit services, ride sharing programs, bike and	PW	Ongoing	Transit tax	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
	pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.				
AQ3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Ongoing.
AQ3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Ongoing.
AQ.3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ.3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Recommended during entitlement review process.
AQ.3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool / vanpool parking, transit subsidies.	PL / PW / COMMS	2007 / 2008	GF / transit tax	City Hall location includes EV charging stations. Flexible work schedules for employees are available
AQ.4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards. - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.). - Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems.	B / PW	Ongoing	GF	Completed and =Ongoing. Currently the City enforces the provisions of the California Energy Code, the Green Building Standards and the Building Energy Efficiency Standards that are referenced within.
AQ.4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Ongoing. The City is currently developing a Climate Action Plan that may encourage innovative emission-reduction technologies in building components and design
AQ.4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Completed and Ongoing per the entitlement and building permit process review. The City is currently developing a Climate Action Plan that may encouraged the use of building materials and methods beyond state Title 24 standards.

ITEM 9.3.

ATTACHMENT 2

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
AQ.4.1.4	Encourage the use of “EPA Energy Star”-certified appliances.	B / COMMS	Ongoing	GF	Ongoing per the building permit process review.
AQ.4.1.5	Promote the implementation of sustainable design strategies for “cool communities,” such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / COMMS	Ongoing	GF	Completed and ongoing per the building permit process review.
AQ.4.1.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	Ongoing. .
AQ.4.2.1	Replace the City’s fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Ongoing.
AQ.4.2.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not Completed. The City can provide initial review for projects through the Development Services Team,, but does not have a process for preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services.
AQ.4.2.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Ongoing.
AQ.4.2.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Not Completed.
AQ.4.2.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules for mobile TAC sources, and that restricts placing new sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.	PW	2007 / 2008	GF	Ongoing. .
AQ.4.4.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Ongoing.
AQ.5.1.1	Provide air quality information on the City’s website, including links to public information provided by SMAQMD and the California Air Resources Board.	COMMS	Ongoing	AF	Ongoing. The City of Rancho Cordova Website was updated in 2021.
AQ.5.1.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations that are easily visible to employees.	COMMS	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
XIII – NOISE ELEMENT					
N.1.1.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Sound regulated per Rancho Cordova Municipal Code Section 6.68 (Noise Control). This standard is outdated and taken from Sacramento County. The section may need revision and guidelines for mitigation.
N.1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Ongoing as part of the entitlement process.
N.1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Ongoing as part of the entitlement process.
N.1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process. Noise impact analysis is also required per CEQA analysis.
N.1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and CEQA review process.
N.1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to residential uses.	PL / PW / B	Ongoing	AF / BPF	Completed and ongoing per the Noise Element and Municipal Code requirements.
N.1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	Ongoing. There are indirect regulations and guidelines (i.e., sound wall, landscaping, UBC requirements), but not specific to higher density developments.

	Action	Responsible Party	Time Frame	Funding Source	Status 2022
N.2.1.1	Encourage placement of light rail lines below the grade of the roadway in order to reduce noise impacts.	PW / PL	Ongoing	GF	Ongoing.
N.2.2.1	Assess the significance of the noise increase of all roadway improvement projects in existing areas according to the following criteria: - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.	PL / B	Ongoing	AF / BPF	Completed and ongoing per the entitlement review.
N.2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	Not completed. However, the City is implementing rubberized asphalt in certain sections on thoroughfares. The rubber asphalt reduces vehicle tire noise.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Goal H.1	Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.				
Policy H.1.1	Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.				
Action H.1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries.
Policy H.1.2	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	General Fund, Local Housing Trust Fund	Planning Department, Housing Division	Ongoing, as residential applications are received.	The City has met the high-density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process, all new housing projects are reviewed for their compliance to these housing standards.
	Sites must be zoned exclusively residential.				
	Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.				
	Sites must be of sufficient size to accommodate a minimum of 16 units per site.				
	Sites must be proximate to public transportation routes which provide ready access to fixed rail.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.1.3	Promote a broader range of housing options for executives.				
Action H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	General Fund	Planning Department	Ongoing, as projects are possessed through the Planning Department.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities, ranging from 6.1 dwelling units per acre (du./acre) to 40 du./acre. As addressed in the 2021-2029 Housing Element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Policy H.1.4	Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development				
Action H.1.4.1	As part of an ongoing effort to promote transit-oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.	General Fund	Public Works, Housing Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings at New Rancho, an affordable multifamily project near the Zinfandel light rail station, was
	o Density Bonus - The TOD overlay provides substantial density bonus up to 80 units per acre for projects that are within one-quarter of a mile of transit stations.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines. - o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low- and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). - o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportation options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.				completed and is currently occupied. The City purchased a 10- acre TOD property in 2018 and has plans to provide housing and community uses at this site. The Sunrise Crossings Apartments, an 82-unit affordable housing development will be under construction in 2023 adjacent to the Sunrise light rail station. In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on linkages (i.e., bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.
Policy H.1.5	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.				
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	General Fund	Housing Division, Planning and Economic Development Departments	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The Affordable Housing Plan shall specify and include the following: 1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households 2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. 3) Program options within project-specific Affordable Housing Plans may include but are not limited to the following: The timing for completion of affordable housing obligations includes the following considerations: - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.), prioritizing production in areas of high opportunity. - Land dedication (on-site and off-site). - Rehabilitation of existing residential structures located within existing City neighborhoods. - Payment of in-lieu fees.				Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these three areas with AHPs is 5,080 affordable units at build out.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. 4) At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. 5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to:				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Density bonuses Fee waivers or deferrals (as reasonably available) Expedited processing/priority processing Reduced parking standards Technical assistance with accessing funding Modifications to development standards (on a case-by-case basis) Other incentives				
Action H.1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Division	Annually monitor the Affordable Housing Plan.	Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.
Action H.1.5.3	Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, including, but not limited to, state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund). The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects and will assist in identifying sites for development in high resource areas.	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Division	Apply for funding as programs are available, annually meet with housing developers, collaborate on application support as projects come forward.	The City is currently working on four affordable development projects with three developers totaling 230 units. 82 of those units will be under construction in 2023. The City is leveraging local funds by using its Local Housing Trust Fund, City fee incentives, and the HOME Consortium to secure state tax credits.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.4	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.	General Fund	Housing Division	Ongoing, as projects are processed through the Community Development Department. Comply with State Law by July 2022.	The Zoning Ordinance was amended in 2021. This Action is complete.
Policy H.1.6	Allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.				
Action H.1.6.1	The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, C-1, D-1, and D-2.	General Fund	Housing Division	Ongoing, as projects are processed through the Community Development Department.	The sites are being monitored for housing development project applications. One application requesting by-right approvals was submitted in late 2022 and staff will work with the developer on the project in compliance with AB1397.
GOAL H.2	ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS				
Policy H.2.1	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. The City will market the program in the R/ECAP north of Folsom Boulevard and areas of concentrated poverty to assist residents with the cost of repairs and thus reduce risk of displacement due to costs or housing condition.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released. Publicize available funding on the City's website as it becomes available.	During the previous Housing Element Cycle, the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will reinvest program income from this program during the current Housing Element Cycle and look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year through the City's CDBG and other grant programs. In addition, the City has strongly encouraged rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	The City will provide loans as funding becomes available each year.	The Emergency Repair Program, funded in part by the City's CDBG allocation, funded 17 home repairs during 2022. These grants funded roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes.
Action H.2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation with targeted marketing in areas of concentrated rehabilitation need and poverty to assist residents with the costs of repairs and reduce displacement risk.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	Ongoing, as community improvement days occur and new programs become available.	Many of the activities planned in 2021 were cancelled due to the pandemic. Below are the 2022 events: The City's Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods. The City's Beautification program repaired 14 homes during the last planning cycle. The City's Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Blight Busters, and other clean-up and

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations. Over 3,540 trees have been planted in the City since 2016 in partnership with the Sacramento Tree Foundation.
Action H.2.1.4	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The Planning Department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety design standards to numerous use permits and design review applications at both staff-level review and projects that went before the City Council for approval. Additionally, the City continues to consult with the City's police department for further CPTED and other safety standards.
Policy H.2.2	Continue to implement the Folsom Boulevard Specific Plan.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:	General Fund	Housing Division, Neighborhood Services Division, and Economic Development Department	Scanning for opportunities and communicating with private property owners is ongoing. Discussions with special districts and agencies to be completed by the end of 2023.	The City continuously worked with both property owners and developers along Folsom Blvd. to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. Additionally, one multifamily affordable housing project was approved on Folsom Blvd in 2022. Another builder has an approved project, but did not receive grant funding, and will apply in 2023.
	- Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor - Land banking where and when opportunities arise - Continue to reach out to private property owners to encourage a sale or development of their properties - Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged - Pursue grant funding where available to address environmental issues				Other actions the city is taking or has taken are as follows: • • invested \$42 million to repave, add sidewalks, and beautify Folsom Blvd. • acquired substandard buildings and properties and demolished blight on at

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					least five sites. • • working on the Mills Crossing project on an approximately 10-acre site that will include over \$100 million in investment and will hopefully catalyze further development along the Boulevard. • • funding a shopping cart removal service at a high level to ensure shopping carts are removed within hours. • • funding a Homeless Outreach Navigator and created a Homeless Outreach Team within the Police Department to specifically address homeless

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					issues on Folsom Blvd. • working with other government agency partners, such as the Los Rios Community College and Sacramento Metro Fire to aid in the development of sites they own on Folsom Blvd.
Policy H.2.3	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.				
Action H.2.3.1	Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will facilitate place-based revitalization by identifying high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and will pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will target these efforts in areas of concentrated poverty, overpayment, and rehabilitation need and will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City. In addition, the City will continue implementing the Housing Stock Conservation Fee which is an	CDBG Funds, General Fund	Housing Division	Annually identify properties. Continue to proactively inspect all rental property on a consistent basis, currently on a 3- or 7-year rotation depending on the number of units at a property.	Throughout the previous Housing Element period, the City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	annual fee collected on business licenses for multi-family properties.				site review to continue to bolster that encouragement. The City proactively inspects all apartment complexes every three years and rental properties of 1-8 units every seven years to ensure health and safety standards are met. Rental properties must repair any deficiencies, or they are ultimately not allowed to operate as rental properties.
Policy H.2.4	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.				
Action H.2.4.1	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The efforts listed here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts use existing City and local resources as well as additional resources from the public and private sector should they become available. - o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. - o Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).	Local Housing Trust Fund, CDBG	Housing Division and Neighborhood Services Division	Annually	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. To date, no units have converted to market rate. The City continues to monitor and to update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. - o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. - o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards. - o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Contact property owners annually. Identify nonprofit partners and pursue funding on a project basis. - o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). - o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. - o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal state, or local levels to preserve at-risk units on a project-by-project basis.				and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.				
Action H.2.4.2	In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Division	Meet annually with interested individuals, nonprofit housing corporations, and for-profit developers.	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects. City staff continually reviews the market for multifamily properties for sale that could be converted. Once a project is identified City staff will reach out to nonprofit and for-profit partners to analyze the opportunity and discuss further steps. The City has coordinated with Mercy Housing, Mutual Housing, Bridge Housing Urban Housing Communities, CalCHA, and others on this effort.
Action H.2.4.3	In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.	General Fund, Local Housing Trust Fund, and other subsidies as available	Housing Division	Monitor owner interest in preserving manufactured housing and mobile-home parks every five years.	The City is currently discussing a Mobile Home Space Rent Stabilization Memorandum of Understanding with Mobile Home Park Owners and Residents. These contacts will be maintained to assess

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					interest in selling parks as appropriate.
GOAL H.3	PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.				
Policy H.3.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.				
Action H.3.1.2	The City has identified sites G-1, and G-2, in the Land Inventory (see Tables A-20, A-21, and A-22 in Appendix A), as appropriate to meet a portion of the City's moderate income RHNA. These sites are mixed-use sites and require a Conditional Use Permit (CUP) to allow for residential development in the OPMU zone. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and, annually, and upon consultation with developers, and should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find an alternative site.	General Fund	Planning Department	Annually monitor the CUP process to ensure it does not pose a constraint to any of the sites listed.	The City is continuing to monitor these sites for potential housing development applications. One site owner contacted the City in 2022 to discuss converting an existing hotel to residential on a non-RHNA site and that project is being reviewed. The land use process has not been identified as a significant barrier.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.3	Update Sections 23.901.060 and 23.901.065 of the City's Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City's website and at the planning counter and will target marketing in high resource areas to encourage construction of affordable housing types to facilitate mobility from low to high resource areas.	General Fund	Housing Division	By December 2021	The Zoning Code was amended in 2021 to comply with these new State laws. This Action is complete.
Action H.3.1.4	To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions and lot line adjustments, resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. The City will offer the following incentives for the development of affordable housing which may include but is not limited to: • Streamlining and expediting the approval process for land division for projects that include affordable housing units, • Ministerial review of lot line adjustments, • Deferral of fees related to the subdivision for projects affordable to lower income households, • Providing technical assistance to acquire funding, and	A combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available.	Housing Division	Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted.	No developers contacted the City in 2022 to discuss affordable housing projects on larger sites or the possibility of lot line adjustments to make a project more feasible. The incentives listed are currently being made available.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	• Modification of development requirements.				
Policy H.3.2	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.				
Policy H.3.3	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, people experiencing homelessness, farmworkers, and single-parent households.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.1	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation. Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.	General Fund	Planning Department, Building Department, and Housing Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department. Amend the Reasonable Accommodation Ordinance by December 2021.	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals. This program has been updated to comply with State law and the required changes have been made in 2021. The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. The Mather Veterans Village Phases are complete. The City received an application for a 4th and 5th phase of the Veterans Village in 2022 and is in discussions with Sacramento County to acquire adjacent sites potentially for additional housing development projects.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: ☐ 24-hour on-site management ☐ Room limitation to single occupancy, with allowance for overnight guests ☐ Requirements for monthly tenancies ☐ Units must be 250–300 square feet in size and include kitchen or bathroom ☐ Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.	General Fund, Local Housing Trust Fund, CDBG	Housing Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not seen market interest in developing SRO type housing except for student housing. The City did not receive any SRO applications or inquiries during this period. A 420-unit student housing SRO dormitory on an infill property within the City's central business district was approved in 2020.
Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. The City	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Division	Participate in regional coordination on an annual basis. Amend the Zoning Code to allow emergency shelters in the M-1 by-right by May 2021 and develop managerial standards for homeless facilities, amend the Zoning Code to address transitional and supportive housing types consistent with State Law by July 2021.	The City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	will also establish managerial standards for homeless facilities that will include the following: - o Maximum number of beds; - o Size and location of on-site waiting and intake areas; - o Provision of on-site management; - o Proximity to other shelters; - o Length of stay; - o Lighting; and - o Security during hours when the shelter is open Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.				are required to have a management plan. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location, including a transitional housing program, a veteran's transitional housing program, and a transitional age youth housing and services center. The Zoning Code was amended to comply with this action in 2021.
Action H.3.3.4	Per AB 101 (2019), amend the City's Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.	General Fund	Housing Division	By January 2022	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.
Action H.3.3.5	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm	General Fund	Housing Division	By January 2022	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.				
Action H.3.3.6	The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.	General Fund	Housing Division	By January 2022, and annually thereafter.	The City acquired 5 sites along Folsom Blvd in the infill areas of the City in 2021. These sites may be considered for housing projects. In 2022 the City evaluated its development standards in relation to these sites and determined that the existing development standards do not pose a constraint to achieving realistic project densities. Rather market constraints such as cost of construction continue to pose a larger constraint.
Policy H.3.4	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.				
Action H.3.4.1	The City will continue implementation of its Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a fair housing effort that the City began in fiscal year 2012–2013 and that was continued by the City's participation in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI). In order to implement the Plan and continue to affirmatively	General Fund, CDBG funds	Housing Division	Continue to implement the City's AI on an ongoing basis and review progress twice within the planning period. Produce and distribute materials by December 2022, route fair housing complaints on a complaint basis. Refer to bullets for specific metrics and milestones.	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, Sacramento Self-help Housing, Legal Services of Northern California, and the

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	further fair housing the City will take a variety of actions, including: - Implement Actions 1.4.1, 2.1.1, 2.1.3, 2.2.1, and 2.3.1 and the AI for a comprehensive and regional approach to affirmatively further fair housing including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk for special needs groups and lower income households and overpayment (Actions 2.4.2 and 3.1.3) and facilitating affordable housing in high opportunity areas (Actions 1.2.1, 1.5.1, 1.5.3, and 1.5.4). - By March 2022, translate all fair housing materials into non-English languages that are prominent in Rancho Cordova; continue multi-lingual production, marketing, and distribution of fair housing materials as updates are made. - As fair housing cases are received, refer intake to the City's Fair Housing Representative - As potential fair housing cases are processed by the City, work with the complainant to file with the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - Work with fair housing providers such as Sacramento Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement. - As funding is available, annually apply for funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.				Sacramento Housing and Redevelopment Agency. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement. In 2022 the City augmented the fair housing services provided by Sacramento Self Help Housing via the Renter's Helpline by adding additional languages to the fair housing materials, contacting additional properties with marketing materials, and performing additional fair housing testing to respond to source of income and reasonable accommodation complaints frequently identified in 2021 and 2022.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- Meet with the Folsom-Cordova Unified School District by June 2022 to develop strategies to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas. Additionally, the City will provide materials to affordable housing developers on standard teacher, and other lower-income workers, salaries to encourage development of housing affordable to teachers. - By June 2022, develop a targeted program to connect lower-income residents to homeownership opportunities in their community. - By December 2022, develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied. - Provide annual training on fair housing laws and discrimination at public meetings. - Annually provide information to landlords and property managements on the benefits of accepting Housing Choice Vouchers, with a particular emphasis on marketing this information at rental properties in high resource areas, to facilitate housing choice mobility throughout the city. - As part of the APR process in year 2025, evaluate the City's fair housing objectives and adjust as appropriate.				
GOAL H.4	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.				

2022 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				
Action H.4.1.1	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	General Fund	Planning and Building Departments	Ongoing, provide information as programs are available	The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2021 the City began work on creating its first Climate Action Plan. This plan will be adopted in 2023 and includes significant collaboration with SMUD to identify potential mitigation strategies and actions to conserve energy and move to lower energy carbon sources.
GOAL H.5	PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.				
Policy H.5.1	Partner with private organizations to encourage housing investment in the City.				
Action H.5.1.1	Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.	General Fund	Housing Division	Ongoing as funding is available. Explore possible funding sources by 2023.	The City has established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each

2022 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					market rate housing unit, land dedication, and land purchase options. The first residential fees under adopted AHPs were collected in 2021. Nonresidential fees have continuously been collected and the City anticipates allocating all of the available funding to one of two affordable housing development projects in 2023.
Policy H.5.2	Pursue state and federal funding sources needed to achieve the desired range of housing choice.				
Action H.5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis (see Funding Source and Time Frame that follow). The City will collaborate with nonprofit organizations and agencies, such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, and CalHome programs, the state Multifamily Housing Program, California Housing Finance Agency programs (such as HELP), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, Affordable Housing Sustainable Communities Program, California Community Housing Agency, and various other HUD programs for special-needs groups.	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, Multifamily Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	Housing Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City has continuously submitted applications for grants and other affordable housing funding, including: • HOME • CalHOME • UrbanLift • Infill grant • Affordable Housing Sustainable Communities • Tax Credits In 2021 City subsidized projects applied for or were awarded funding from CDLAC, and the Sacramento County

2022 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					HOME Consortium. One of these projects is now working towards construction completion. The other project is continuing to apply for state tax credits. Future projects in 2023 or beyond will apply to the funding programs listed above and/or others as appropriate.
Action H.5.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions.	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City contacts financial institutions operating within the City to learn more about local CRA programs and discuss any issues or obstacles for using CRA funds in Rancho Cordova. City sponsored partners, such as the Cordova Community Council, also directly reach out to financial institutions for program sponsorships and grant funding. A number of banks already operate in the City, providing very

2022 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					low-cost down payment programs , and mortgages to low- and moderate income households.
Policy H.5.3	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.				
Action H.5.3.1	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include: ☐ Financial assistance (based on availability of housing funds) ☐ Expedited development review ☐ Streamlined processing ☐ Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households. The City will also establish a regular forum and meet biannually to learn from affordable housing developers on what incentives they need to develop in the City.	General Fund	Housing Division and Planning Department	Offer incentives as projects are processed through the Planning Department. Forum with nonprofit developers every two years.	The City has continuously worked to encourage development of affordable housing projects as funds and resources become available. The City met with affordable housing developers in 2022 to learn what additional incentives are needed. Developers noted the need for additional project based vouchers and changes to state grant program to make projects in Rancho Cordova more competitive.
Action H.5.3.2	The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals,	General Fund, SB 2 funding	Housing Division and Planning Department	December 2021	The Zoning Ordinance was amended in 2021 to incorporate the new

2022 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.				by-right multifamily design guidelines and SB 25 approval process. This Action is complete.
Policy H.5.4	Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.				
Action H.5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: ☐ An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; ☐ A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; ☐ A fee component to cover administrative costs; ☐ An annual inflationary adjustment; ☐ Exempt uses; and ☐ Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	General Fund	Housing Division	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2021. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City. The City is aware that Sacramento County has updated their fee with increased rates and an annual inflator. The City will continue to monitor the implementation of those fee updates as it annually explores whether the City's current impact fee should be updated. Funds will be allocated to development projects as needed in order to maximize competitiveness with State funding programs.

Please Start Here

General Information	
Jurisdiction Name	Rancho Cordova
Reporting Calendar Year	2022
Contact Information	
First Name	Ka
Last Name	Vang
Title	Management Technician
Email	kvang@cityofranchocordova.org
Phone	9168518902
Mailing Address	
Street Address	2729 Prospect Park Drive
City	Rancho Cordova
Zipcode	95670

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

1_23_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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Jurisdiction				Rancho Cordova		ANNUAL ELEMENT PROGRESS REPORT										Housing Element Implementation					Note: "*" indicates an optional field Cells in grey contain auto-calculation formulas				
Reporting Year		2022		(Jan. 1 - Dec. 31)																					
Planning Period		6th Cycle		05/15/2021 - 05/15/2029																					
Table A2																									
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building									
1					2	3	4								5	6	7								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted					
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	0	0	0	0					
	06713400300000	12783 SCHOLARLY WAY	VERDANT AT GRANTLINE 208		SFD	O																			
	06713400280000	12791 SCHOLARLY WAYRANCHO CORDOVA, CA 95742	VERDANT AT GRANTLINE 208		SFD	O																			
	06712700050000	4180 SALT POINT WAY	VIRIDIAN@GRANTLINE 208		SFD	O																			
	06712900200000	12858 ORRICK CT	VERDANT AT GRANTLINE 208		SFD	O																			
	06723900270000	3916 VALANCE WAYRANCHO CORDOVA, CA 95742	MONTELENA VILLAGE 3		SFD	O																			
	06723900570000	4025 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900600000	4013 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900520000	4016 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900470000	3996 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900480000	4000 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900640000	4000 BOULOGNE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900430000	3980 VALANCE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900710000	4028 BOULOGNE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900740000	4021 BOULOGNE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06723900670000	4012 BOULOGNE WAY	MONTELENA VILLAGE 3		SFD	O																			
	06712000350000	12182 HETCH HECHY DRRANCHO CORDOVA, CA 95742	SUNRIDGE VILLAGE II		SFD	O																			
	06712000330000	12172 HETCH HECHY DRRANCHO CORDOVA, CA 95742	SUNRIDGE VILLAGE II		SFD	O																			
	06712000360000	12192 HETCH HECHY DRRANCHO CORDOVA, CA 95742	SUNRIDGE VILLAGE II		SFD	O																			
	06712000370000	12196 HETCH HECHY DRRANCHO CORDOVA, CA 95742	SUNRIDGE VILLAGE II		SFD	O																			
	06712000340000	12178 HETCH HECHY DRRANCHO CORDOVA, CA 95742	SUNRIDGE VILLAGE II		SFD	O																			
	06711900510000	4092 AURA WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06711900540000	4080 AURA WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06711900590000	12129 WISTAR WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06711900600000	12133 WISTAR WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06711900530000	4084 AURA WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06711900520000	4088 AURA WAY	SUNRIDGE VILLAGE 2		SFD	O																			
	06710600030000	4159 AURA WAY	PARCEL MAP OF SUNRIDGE VILLAGE LARGE LOT MAP		SFD	O																			
	06710600030000	4163 AURA WAY	PARCEL MAP OF SUNRIDGE VILLAGE LARGE LOT MAP		SFD	O																			
	06710600030000	4167 AURA WAY	PARCEL MAP OF SUNRIDGE VILLAGE LARGE LOT MAP		SFD	O																			
	06713200300000	12041 ROQUEFORT WAY	MONTELENA VILLAGE 5		SFD	O																			
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	06713200370000	12038 ROQUEFORT WAY	MONTELENA VILLAGE 5		SFD	O																			
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	06713200350000	12046 ROQUEFORT WAY	MONTELENA VILLAGE 5		SFD	O																			
	06713200550000	12037 COBBLE BROOK DR	MONTELENA VILLAGE 5		SFD	O																			
	06713200560000	12041 COBBLE BROOK DR	MONTELENA VILLAGE 5		SFD	O																			
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	06713500840000	12061 AGEN CIR	MONTELENA VILLAGE 7		SFD	O																			
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	06713500820000	12057 AGEN CIR	MONTELENA VILLAGE 7		SFD	O																			
	06713200540000	12033 COBBLE BROOK DR	MONTELENA VILLAGE 5		SFD	O																			
	06713200510000	12021 COBBLE BROOK DR	MONTELENA VILLAGE 5		SFD	O																			
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	06713200530000	12029 COBBLE BROOK DR	MONTELENA VILLAGE 5		SFD	O																			
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	06723800190000	4235 PRIVAS WAY	MONTELENA VILLAGE 8		SFD	O																			
	06723800170000	4239 PRIVAS WAY	MONTELENA VILLAGE 8		SFD	O																			
	06723800080000	4234 PRIVAS WAY	MONTELENA VILLAGE 8		SFD	O																			
	06723800090000	4236 PRIVAS WAY	MONTELENA VILLAGE 8		SFD	O																			

ITEM 9.3.

ATTACHMENT 4

Jurisdiction	Rancho Cordova	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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ITEM 9.3.

ATTACHMENT 4

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Permits				Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units				
		8	9	10							11	12	13	14	15	16	17	18	19	20			
Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	
15	606		621	0	0	0	0	0	0	0		0	0	0							0		0
1		1/25/2022	1									0		N	N			compared anticipated sales prices					
1		2/11/2022	1									0		N	N			compared anticipated sales prices					
1		5/19/2022	1									0		N	N			compared anticipated sales prices					
1		7/21/2022	1									0		N	N			compared anticipated sales prices					
1		2/8/2022	1									0		N	N			compared anticipated sales prices					
1		03/24/2022	1									0		N	N			compared anticipated sales prices					
1		04/21/2022	1									0		N	N			compared anticipated sales prices					
1		04/13/2022	1									0		N	N			compared anticipated sales prices					
1		5/4/2022	1									0		N	N			compared anticipated sales prices					
1		5/4/2022	1									0		N	N			compared anticipated sales prices					
1		6/13/2022	1									0		N	N			compared anticipated sales prices					
1		6/13/2022	1									0		N	N			compared anticipated sales prices					
1		8/19/2022	1									0		N	N			compared anticipated sales prices					
1		8/25/2022	1									0		N	N			compared anticipated sales prices					
1		09/12/2022	1									0		N	N			compared anticipated sales prices					
	1	2/10/2022	1									0		N	N								
	1	2/10/2022	1									0		N	N								
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	1	2/10/2022	1									0		N	N								
	1	2/10/2022	1									0		N	N								
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Jurisdiction	Rancho Cordova	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,115	-	-	-	-	-	-	-	-	-	-	-	2,115
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	1,274	-	-	-	-	-	-	-	-	-	-	-	1,274
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	1,684	-	-	-	-	-	-	-	-	-	-	-	1,684
	Non-Deed Restricted		-	125	15	-	-	-	-	-	-	-	140	1,544
Above Moderate		3,994	-	168	606	-	-	-	-	-	-	-	774	3,220
Total RHNA		9,067												
Total Units			-	293	621	-	-	-	-	-	-	-	914	8,153
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely Low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		1,058	-	-	-	-	-	-	-	-	-	-	-	1,058

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Rancho Cordova	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Action H.1.5.4	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.	Ongoing as projects are processed through the Community Development Department. Comply with State Law by July 2022	The Zoning Ordinance has been updated to comply with State Law. Promotion of the density bonus opportunities is ongoing.

Action H.3.3.1	Per Chapter 1.1.0 of the zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation. Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department. Amend the Reasonable Accommodation Ordinance by December 2021	The Reasonable Accommodation Ordinance has been amended. The Reasonable Accommodation fee has been removed. Providing accessibility in housing for persons with disabilities is ongoing.
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Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. The City will also establish managerial standards for homeless facilities that will include the following: Maximum number beds; Size and location of on-site waiting and intake areas; Provision of on-site management; Proximity to other shelters; Length of stay; Lighting; and Security during hours when the shelter is open. Additional, the City will amend the Zoning Code to define transitional and supportive housing types and permit supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.	Participate in regional coordination on an annual basis. Amend the Zoning Code to allow emergency shelters in the M-1 zone by-right by May 2021 and develop managerial standards for homeless facilities, amend the Zoning Code to address transitional and supportive housing types consistent with State Law by July 2021.	The Zoning Code has been amended to allow emergency shelters by-right in the M-1 zone and has been amended to address transitional and supportive housing types consistent with State Law. Regional coordination on homelessness is ongoing. The City has begun on work on 2 additional phases of Mather Veterans Villages for an additional up to 120 units of affordable housing for homeless veterans.
Action H.3.3.4	Per AB 101 (2019), amend the City's Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.	By January 2022	The Zoning Ordinance has been amended to allow low-barrier navigation centers for the homeless per Government Code 65660-65668.

Jurisdiction	Rancho Cordova	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ITEM 9.3.**ATTACHMENT 5****Hazard Mitigation Plan Action Items**

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
1	Adoption of the LHMP into the Safety Element of the General Plan by reference or incorporation	All Hazards	High	Planning	Local	As soon as possible (by the end of 2018)	Completed Dec 2018
2	Sunrise Blvd Widening Kiefer to Jackson	Flooding	Med	Public Works	Fed, State, and Local	Within 5 years	Design Phase is ongoing. Begin construction in 2026
3	City Disaster Debris Management Plan	Multi-hazard	Med	Public Works	FEMA, Local	Completed	Completed
4	Transportation Interconnectivity; ensure interconnectivity and road standards are maintained for disaster preparedness/evacuations	Multi-hazard	High	Planning and Public Works	Local	On-going	On-going, through the subdivision review process
5	Intergovernmental Agreement between County and the City	Multi-hazard	Med	Public Works	FEMA, Local	MOU Completed	Completed
6	Land Use; as the City grows towards the south and east, cluster development and open space will be encouraged.	Multi-hazard	High	Planning	Local	On-going	On-going, through the Specific Plan and Special Planning area entitlements and subdivision reviews
7	Post disaster training for staff	Multi-hazard	High	Planning	Local	On-going	On-going, Delayed due to Covid 19.
8	Update/Maintain Emergency Operation Plan (EOPs). Assemble key City staff to form a team to update and maintain EOPs	Multi-hazard	Med	Public Works to include all City Depts.	Local	Next 5 years	City of Rancho Cordova is part of the Sacramento County Emergency Operation Area Plan (EOA). Staff

ITEM 9.3.**ATTACHMENT 5****Hazard Mitigation Plan Action Items**

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
							attends training classes (On-Going). Delayed during Covid surges.
9	Increase Everbridge (Reverse 911 system to provide message alerts) Enrollment	Multi-hazard	Med	Public Information Officer	Local	FY 16/17	On-Going
10	Develop and maintain a database to track community vulnerability	Gas infrastructure and facilities	Med	IT Dept, Public Works; GIS, Police and Fire	Local	FY 17	Part of the Hazard Mitigation Plan
11	City Website and Social Media Emergency Information (ensure info regarding emergencies is available through the City website with link to the Multi-Jurisdiction HMP, press notification and social media)	Multi-hazard	High	Communication Dept.		FY 18; info on website evaluated once a year	Completed Link to Multi-Jurisdiction HMP on City Planning website page FY 18.
12	Building & Safety Division Disaster Inspector Training	Post disaster, Multi-hazard	Med	Building Division	Local	As needed	3 Building Inspectors are Certified
13	Landscape and Irrigation requirements for City owned facilities. (Develop a new drought policy	Drought	Med	Public Works, Facility Dept, Finance	Local	Next 5 years (deadline date of 2021)	Part of the LID development for new facilities. New facilities comply with the drought tolerant landscape.
14	Landscape Ordinance (Update and maintain proper landscaping practices)	Drought	High	Planning	Local	On-going	On-going, revised from turf to bark, rock, drought plants in residential front

ITEM 9.3.**ATTACHMENT 5****Hazard Mitigation Plan Action Items**

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
							yards. Public Works staff collects MELO Certificates from projects when complete.
15	Impervious surface (restrict impervious surface)	Drought and flooding	Med	Planning	Local	On-going	On-going, front yard restrictions on driveway pavement
16	Porous pavement and vegetative buffers (encourage the use of porous pavement, vegetative buffers, and islands in large parking areas)	Drought and flooding	Med	Planning	Local	On-going	On-going
17	Storm Water Pump Station Infrastructure Upgrades (purchase 4 portable generators)	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Analysis completed. City applied for and received a FEMA CALOES grant in 2022 to purchase 4 backup generators. Pump station improvements anticipated to be complete in 2024.
18	SB-5 Urban Level of Flood Protection	Flooding	High	Public Works	Local	Completed by 2017	Completed 2017
19	Channel Vegetation Management and Erosion Control	Flooding	Med	Public Works	Local	Next 5 years (deadline date of 2021)	On-going

ITEM 9.3.**ATTACHMENT 5****Hazard Mitigation Plan Action Items**

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
20	Adoption of Hydromodification and Low Impact Development (LID) Standards	Flooding and Drought	Med	Public Works	Local	Next 5 years (deadline date of 2021)	Completed in 2018
21	Stormwater Capital Improvement Master Plan (identify existing flooding problems and analysis priority list of recommendations for capital improvement projects)	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Initiated in 2018. Completed in early 2021. City will seek grant funding to correct stormwater issues from the Master Plan. The City has implemented certain improvements within active CIP projects.
22	Sunrise Blvd & Monier Circle Drainage Improvements	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Budget and Design for Improvements are complete. City applied for and received FEMA CALOES grant to design and construct the detention basin. The design phase started in March 2023.
23	Roundabouts (Encourage roundabouts in place of traffic signals where appropriate). The study	High wind and storm (evacuation)	Med	Planning/Public Works	Local	On-going through	The Citywide Roundabout Feasibility Study is

ITEM 9.3.**ATTACHMENT 5****Hazard Mitigation Plan Action Items**

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
	evaluates existing intersections for the feasibility of a roundabout and will provide guidance for future roundabouts within new subdivision layouts.					development process	on-going and scheduled to be completed by end of 2023.

MEMORANDUM



ITEM 9.4.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Ben Chan, Assistant Civil Engineer
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CONTRACT NO. 2023-23 IN AN AMOUNT NOT TO EXCEED \$3,703,509.36 WITH GRANITE CONSTRUCTION COMPANY FOR THE MATHER FIELD ROAD REHABILITATION PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute construction Contract No. 2023-23 in an amount not to exceed \$3,703,509.36 with Granite Construction Company to construct the Mather Field Road Rehabilitation Project.

BACKGROUND

In August and October 2019, City staff presented the Five-Year Pavement Rehabilitation Plan to the Council. The Mather Field Road Rehabilitation Project was one of the major arterials to be rehabilitated. The project limit is along Mather Field Road from Folsom Blvd to International Drive, located in the City of Rancho Cordova (see [Attachment 4](#) for map of project limits).

The Mather Field Road Rehabilitation Project includes Cold In place Recycle (CIR) existing deficient asphalt concrete areas and installing inter-paving layer with 2" rubberized asphalt concrete cap overlay to improve the road surfaces, repairing sidewalk and updating sidewalk ramps, and removing and replacing concrete curb and gutter to achieve compliance with the Americans with Disabilities Act, update intersection signal with video detection, landscaping, and other incidental work as required. The project will improve the aesthetics and safety in the neighborhood, and also improve traffic conditions for motorists, pedestrians and bicyclists.

The contract award is based on the lowest total amount of the base bid.

Bids for this work were solicited on the City's website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on December 22, 2022. Bids for the project were publicly opened on Tuesday, January 24, 2023. A total of six bids were received and the lowest responsible base bid was \$3,703,509.36.

Staff recommends accepting the low bid in the amount of \$3,703,509.36.

FISCAL IMPACT AND FUNDING SOURCE

Funding for this project consists of Federal Grant Fund, Gas Tax, Road Maintenance and Rehabilitation Fund, and Mather Field Traffic Impact Fee Fund. There is no impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2023-23
3. CP20-2206 - MFR Bid Summary
4. Project Map
5. Bid Form

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2023-23 IN AN AMOUNT NOT TO EXCEED \$3,703,509.36 WITH GRANITE CONSTRUCTION COMPANY TO CONSTRUCT THE MATHER FIELD ROAD REHABILITATION PROJECT

WHEREAS, the City solicited bids for the Mather Field Road Rehabilitation Project under the requirements of state and local law and publicly opened bids on December 22, 2022; and

WHEREAS, the lowest responsible bidder was Granite Construction Company; and

WHEREAS, adoption of this Resolution will award construction Contract No. 2023-23 to Granite Construction Company in an amount not to exceed \$3,703,509.36 for the Mather Field Road Rehabilitation Project; and

WHEREAS, funding for this project consists of the Federal Grant Fund, Gas Tax, Road Maintenance and Rehabilitation Fund, and Mather Field Traffic Impact Fee Fund. There is no impact to the City's General Fund; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City approved its five year Capital Improvement Program, and it has been determined to be exempt from further review pursuant to CEQA Regulation 15301(l) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2023-23 in an amount not to exceed \$3,703,509.36 with Granite Construction Company and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

Linda Budge, Mayor

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND GRANITE CONSTRUCTION COMPANY FOR
THE MATHER FIELD ROAD REHABILITATION PROJECT**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Granite Construction Company (Contractor") as of February 22, 2023.

WITNESSETH:

WHEREAS, the City Council for the City heretofore caused plans and specifications for Mather Field Road Rehabilitation Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on December 22, 2022, on the CIPList.com and the City of Rancho Cordova website ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore on February 21, 2023.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated September 2001 (Revised January 2016); the City of Rancho Cordova Contract Specifications for Project, the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the "Plans and Specifications."

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for **Contract No. 2023-23**, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 3. COMPLETION OF WORK. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: **Three million seven hundred three thousand five hundred nine dollars and thirty-six cents (\$3,703,509.36)**. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

- 9.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.
- 9.2 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Ben Chan ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Contractor shall be sent to:
- Mark D. Shafer, Private Markets Manager
Granite Construction Company
4001 Bradshaw Road
Sacramento, CA 95827
- Any written notice to City shall be sent to:
- Ben Chan
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670
- 10.4 IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.
- 10.5 Amendments.** The terms of the Agreement and Plans and Specifications shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written agreement signed by the parties.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Micah Runner, City Manager

Mark D Shafer, Private Markets Manager

Date

Date

Attest:

Stacy Leitner, CMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

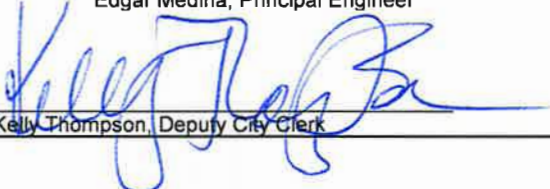
Date



Mather Field Road Rehabilitation Project
Bid Summary - CP20-2206 - STPL-5482(047)
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
January 24th, 2023, 10:00 AM, City Hall, Suite 220

	Construction Contractor	Total Base Bid Amount	Proposal Signed	Contractors License	DIR Registration	Equal Employment	Public Contract Code	Experience / Qualifications Statement	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	Non-Lobbying Certification	Disclosure of Lobbying	Federal Minimum Wage Rates	Exhibit 12-B	Addendum 1	Addendum 2
A	Granite Construction Company	\$3,703,509.36	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	McGuire and Hestor	\$3,998,098.80	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	Martin Brothers Construction	\$4,053,313.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Teichert Construction	\$4,209,188.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	Central Valley Engineering	\$4,289,069.00	X	X	X	X	X	X	X	X	X	X	X		X	X	X
F	All American Construction	\$4,683,592.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
G																	
H																	
I																	
J																	

Attendees Kelly Thompson, Deputy City Clerk
 Edgar Medina, Principal Engineer


 Kelly Thompson, Deputy City Clerk

Date

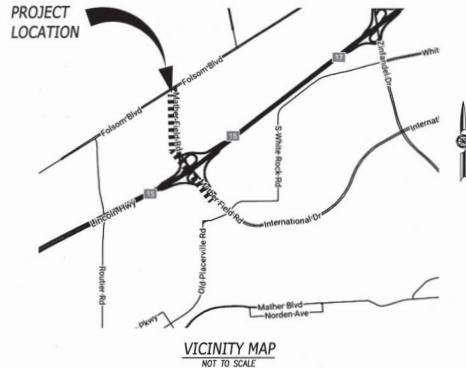
1/24/2023



MATHER FIELD ROAD REHABILITATION PROJECT

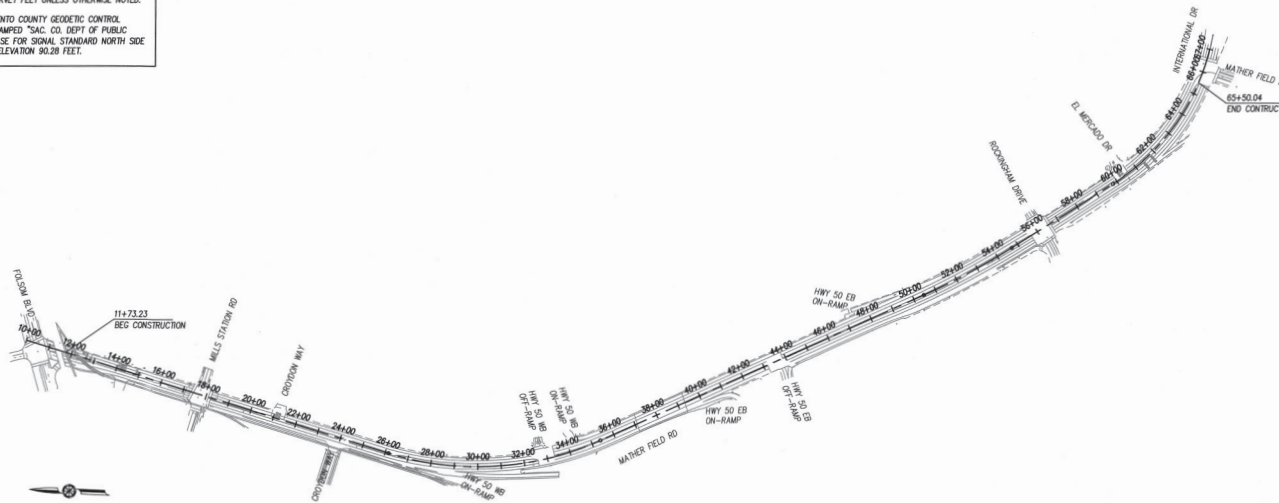
MATHER FIELD ROAD FROM SOUTH OF FOLSOM BOULEVARD TO THE
INTERSECTION OF MATHER FIELD ROAD AND INTERNATIONAL DRIVE
IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO

PROJECT NO. CP20-2206
FEDERAL NO. STPL-5482 (047)



BENCH MARK:
C.O. B.M. 18-102 ELEV. 90.28
HORIZONTAL DATUM COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE 2, AS ADJUSTED TO NGS PID 046482 "INFANDEL", EPOCH 2010.00. DISTANCES AND ELEVATIONS ARE IN US SURVEY FEET UNLESS OTHERWISE NOTED.
VERTICAL DATUM NAVD83 AS ADJUSTED TO SACRAMENTO COUNTY GEODETIC CONTROL NETWORK (D. 70-102) BEING A 2" BRASS DISC STAMPED "SAC. CO. DEPT. OF PUBLIC WORKS" NEAR SOUTHWEST CORNER OF CONCRETE BASE FOR SIGNAL STANDARD NORTH SIDE OF INTERNATIONAL DRIVE AND MATHER FIELD ROAD ELEVATION 90.28 FEET.

Sheet Index		
Sht. No.	Drawing No.	Sheet Title
1	T-1	TITLE SHEET
2	G-1	GENERAL NOTES
3	SC-1	SURVEY CONTROL/KEY SHEET
4-5	X-1 to X-2	TYPICAL CROSS SECTIONS
6-11	L-1 to L-6	LAYOUT
12	CD-1	CONSTRUCTION DETAILS
13-18	PD-1 to PD-6	PAVEMENT DELINEATION & SIGNAGE
19	LS-1	IRRIGATION AND LAYOUT NOTES
20	LS-2	IRRIGATION AND LAYOUT PLAN
21	LS-3	PLANTING PLAN
22-23	LS-4 to LS-5	DETAILS
24	E-1	ELECTRICAL INDEX, NOTES, AND LEGEND
25-42	E-2 to E-19	SIGNAL MODIFICATION



LOCATION MAP
NOT TO SCALE



GENERAL NOTES

CONTRACTOR RESPONSIBILITIES: CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF RANCHO CORDOVA AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF RANCHO CORDOVA OR THE DESIGN CONSULTANT.

APPROVED BY:

rose Lopez-Sanchez 12/22/22
CITY OF RANCHO CORDOVA PUBLIC WORKS DATE

APPROVED BY:

CALIFORNIA AMERICAN WATER DATE

APPROVED BY:

SACRAMENTO AREA SEWER DISTRICT DATE

UTILITY REPRESENTATIVES

CONTACT	UTILITY	COMPANY	PHONE
ASTRID WILLARD	U.S.A.	UNDERGROUND SERVICE ALERT	(800) 642-2444
SHANE NELSON	TELEPHONE/BROADBAND	AT&T	(916) 484-2388
ROBERT YAMAMOTO	ELECTRICAL	SMUD	(916) 732-8620
SPENCER PHILLIPS	GAS	PACIFIC GAS & ELECTRIC	(559) 263-5532
ROBERT ARMSTRONG	WATER	CALIFORNIA AMERICAN WATER	(916) 568-4210
ROBERT ESPINOZA	SEWER	SAC REGIONAL COUNTY SANITATION DISTRICT	(916) 876-6104
SANGITA ARYA	RAILROAD	SACRAMENTO AREA SEWER DISTRICT	(916) 876-6386
KEVIN YOER	CABLE TV	SACRAMENTO REGIONAL TRANSIT	(916) 557-0998
STEVE ABELIA	DRAINAGE	UNION PACIFIC RAILROAD	(916) 789-5152
DALIA FADL		COMCAST	(916) 830-6757
		CITY OF RANCHO CORDOVA	(916) 851-8718

UPRR DOT XING #753532H

ENGINEERS' STAMP



IMPROVEMENT PLANS FOR
MATHER FIELD ROAD REHABILITATION PROJECT

TITLE SHEET

PROJECT NO.
CP20-2206

T-1

SHEET 1 OF 42

CITY OF RANCHO CORDOVA

DATE: MARCH 2022

**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS**

BID FORM CHECKLIST

City Project No. CP20-2206Federal Project No. STPL-5482(047)Project: **MATHER FIELD ROAD REHABILITATION PROJECT**


Initials
BID FORM**CONTRACTORS LICENSE FORM** | [Contractors Registration Form](#)**BID SCHEDULE****EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION****PUBLIC CONTRACT CODE**1. **PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT**2. **PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE**3. **PUBLIC CONTRACT CODE 10232 STATEMENT****EXPERIENCE/QUALIFICATIONS STATEMENT****BIDDER'S BOND****PERFORMANCE BOND** | [Payment Bond](#)**FEDERAL FORMS****NONCOLLUSION AFFIDAVIT****DEBARMENT AND SUSPENSION CERTIFICATION****NONLOBBYING CERTIFICATION****DISCLOSURE OF LOBBYING ACTIVITIES****FEDERAL MINIMUM WAGE RATES****Exhibit 15-G Local Agency Bidder DBE Commitment (Const. Contracts)** - 5 calendar days**EXHIBIT 15-H DBE INFORMATION — GOOD FAITH EFFORTS** - 5 calendar days**Exhibit 12-B Bidder's List of Subcontractors (DBE and Non-DBE)****ADDENDUM (S)***

* All Addendums must be returned and either signed or initialed for proof of acknowledgment by the Bid Opening date.



**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS**

BID FORM

City Project No. **CP20-2206**Federal Project No. **STPL-5482(047)****Project: MATHER FIELD ROAD REHABILITATION PROJECT****SUBMIT BID TO:**

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

BID OPENING:

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

NO LATER THAN: **10:00 a.m.**

APPROXIMATELY 10:10 a.m.

DAY OF BID: **January 19, 2023**

Revised Bid Date : 1/24/2023 per addendum 1

TO: City Clerk
City of Rancho Cordova



Initials

Name of Bidder: Granite Construction Company

Business Address: 4001 Bradshaw Road

City, State, Zip Code: Sacramento, CA. 95827

Telephone Number: 916.855.4400

Contact Person: Mark D. Shafer - Private Markets Manager

The Contractor is encouraged to submit these Bid Forms typed or neatly printed.

CITY OF RANCHO CORDOVA FORMS

CONTRACTORS LICENSE FORM

City Project No. CP20-2206Federal Project No. STPL-5482(047)**Project: MATHER FIELD ROAD REHABILITATION PROJECT**

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly licensed when the contractor submitted his/her bid on this project. In order for the City to verify the license status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's license number, name on the license, classification, and expiration date of the license.

No bid submitted to the City shall be invalidated by the failure of the bidder to be licensed in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. The first payment for work or material under any contract shall not be made unless and until the Registrar of Contractors verifies to the City that the records of the Contractors' State License Board indicate that the contractor was properly licensed at the time the contract was awarded. Any bidder or contractor not so licensed shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the Contractors' State License Board. Failure of the bidder to obtain proper and adequate licensing for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the Business and Professions Code, we do hereby, under Penalty of Perjury, certify that the following contractor's license information is true and correct.

Contractor's License No. 89Expiration Date: 05/31/2023

Subcontractor's License No. _____

Expiration Date: _____

Subcontractor's License No. _____

Expiration Date: _____

Subcontractor's License No. _____

Expiration Date: _____

Subcontractor's License No. _____

Expiration Date: _____

Contractor's Classification:

Granite Construction Company
Contractor's Name (Printed)

Mark D. Shafer
Bidder's Signature
(Same signature as on Bid Proposal)

January 24, 2023

Date

Mark D. Shafer
Bidder's Name (Printed)

Private Markets Manager
Bidder's Title



CITY OF RANCHO CORDOVA FORMS

CONTRACTORS LICENSE FORM

City Project No. **CP20-2206**Federal Project No. **STPL-5482(047)****Project: MATHER FIELD ROAD REHABILITATION PROJECT**

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Expiration Date: _____

Contractor's Classification:

Granite Construction Company
Contractor's Name (Printed)

Mark D. Shafer
Bidder's Signature
(Same signature as on Bid Proposal)

January 24, 2023
Date

Mark D. Shafer
Bidder's Name (Printed)

Private Markets Manager
Bidder's Title



CITY OF RANCHO CORDOVA FORMS
DEPARTMENT OF INDUSTRIAL RELATIONS
CONTRACTORS REGISTRATION FORM

City Project No. CP20-2206Federal Project No. STPL-5482(047)**Project: MATHER FIELD ROAD REHABILITATION PROJECT**

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall register as a contractor in accordance with the provisions of the Department of Industrial Relations (DIR). A bid submitted to the City by a contractor who is not registered as set forth above shall be considered non-responsive and shall be rejected by the City.

Before awarding the contract for this project, the City must verify that the contractor was properly registered when the contractor submitted his/her bid on this project. In order for the City to verify the registration status of a contractor, the contractor, at the time he/she submits his/her bid for the project, shall provide in writing to the City his/her contractor's registration number, name on the registration, and expiration date of the registration.

No bid submitted to the City shall be invalidated by the failure of the bidder to be registered in accordance with the laws of this state. However, at the time the contract is awarded, the contractor shall be properly licensed in accordance with the laws of this state. Any bidder or contractor not so registered shall be subject to all legal penalties imposed by law, including, but not limited to, any appropriate disciplinary action by the DIR. Failure of the bidder to obtain proper and adequate registration for an award of a contract shall constitute a failure to execute the contract and shall result in the forfeiture of the security of the bidder.

CERTIFICATION

In accordance with the DIR, we do hereby, under Penalty of Perjury, certify that the following contractor's registration information is true and correct.

Contractor's Registration No. 1000000085**Expiration Date:** 06/30/2025**Subcontractor's Registration No.** _____**Expiration Date:** _____**Subcontractor's Registration No.** _____**Expiration Date:** _____**Subcontractor's Registration No.** _____**Expiration Date:** _____**Subcontractor's Registration No.** _____**Expiration Date:** _____Granite Construction Company

Contractor's Name (Printed)

Mark D. ShaferBidder's Signature
(Same signature as on Bid Proposal)January 24, 2023

Date

Mark D. Shafer

Bidder's Name (Printed)

Private Markets Manager

Bidder's Title



CITY OF RANCHO CORDOVA FORMS
DEPARTMENT OF INDUSTRIAL RELATIONS
CONTRACTORS REGISTRATION FORM

City Project No. CP20-2206Federal Project No. STPL-5482(047)**Project: MATHER FIELD ROAD REHABILITATION PROJECT**

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Subcontractor's Registration No. _____

Expiration Date: _____

Subcontractor's Registration No. _____

Expiration Date: _____

Subcontractor's Registration No. _____

Expiration Date: _____

Subcontractor's Registration No. _____

Expiration Date: _____

Granite Construction Company
 Contractor's Name (Printed)

Mark D. Shafer
 Bidder's Signature
 (Same signature as on Bid Proposal)

January 24, 2023
 Date

Mark D. Shafer
 Bidder's Name (Printed)

Private Markets Manager
 Bidder's Title



ITEM 9.4.**BID SCHEDULE**

The following quantities are approximate only and are given for the purpose of comparing proposals. The City does not expressly or by implication agree that the actual amount of work will correspond with quantities given herein, but reserves the right to increase or decrease the amount of any class or portion of the work as may be deemed necessary or advisable by the Director of Public Works. Payment will be based upon the actual quantities installed or constructed, unless otherwise specified.

BASE BID
MATHER FIELD ROAD REHABILITATION PROJECT

Item No.	Item Description	Quantity	Unit	Unit Price	Bid Amount
1	Mobilization	1	LS	\$ 211,600.00	211,600.00
2	Traffic Control Plan	1	LS	\$ 180,000.00	180,000.00
3	Construction Area Signs	1	LS	\$ 9,150.00	9,150.00
4	Construction Staking	1	LS	\$ 17,500.00	17,500.00
5	Erosion and Sediment Control Plan & Implementation	1	LS	\$ 6,245.00	6,245.00
6	Clearing & Grubbing (LS)	1	LS	\$ 3,600.00	3,600.00
7	Remove Concrete (SQFT)	3,550	SQFT	\$ 6.00	21,300.00
8	Remove Concrete Median Curb	4,740	LF	\$ 6.00	28,440.00
9	Remove and Replace Metal Beam Guard Rail	340	LF	\$ 100.00	34,000.00
10	Remove & Replace Drainage Inlet, Type B	1	EA	\$ 7,320.00	7,320.00
11	Remove & Replace Drainage Inlet Frame & Grate, Type F	1	EA	\$ 965.00	965.00
12	Roadway Excavation & Grading	1035	CY	\$ 85.00	87,975.00
13	Fiber Roll	30	LF	\$ 8.50	255.00
14	Class 2 Aggregate Base	55	CY	\$ 430.00	23,650.00
15	Shoulder Backing	210	SQYD	\$ 70.00	14,700.00
16	Rubberized Hot Mixed Asphalt (GAP GRADED) – 2"	4,820	TON	\$ 187.00	901,340.00
17	Hot Mixed Asphalt Type A – 2" Overlay	100	TON	\$ 405.00	40,500.00
18	Hot Mixed Asphalt Type A – 6"	95	TON	\$ 435.00	41,325.00
19	Cold In-Place Recycling (CIR) Asphalt – 4"	45,380	SQYD	\$ 11.75	533,215.00
20	Emulsified Recycling Agent	268	TON	\$ 860.00	230,480.00
21	Additives	23	TON	\$ 232.32	5,343.36
22	Mix Design & QC For CIR	1	LS	\$ 70,000.00	70,000.00
23	Cold Plane Asphalt Concrete Pavement – 2"	1,360	SQYD	\$ 6.40	8,704.00
24	Cold Plane Asphalt Concrete Pavement – Transitions	3,870	SQYD	\$ 5.40	20,898.00

ITEM 9.4.
**ATTACHMENT A
PART OF ADDENDUM NO. 2, CP20-2206**
ATTACHMENT 5

Item No.	Item Description	Quantity	Unit	Unit Price	Bid Amount
25	Cold Plane Asphalt Concrete Pavement – Wedge Grind	13,820	SQYD	\$ 2.50	34,550.00
26	Roadside Sign – One Post	18	EA	\$ 425.00	7,650.00
27	Storm Drain Inlet Lateral – 12"	58	LF	\$ 350.00	20,300.00
28	Abandon Existing Storm Drain Lateral	1	EA	\$ 2,650.00	2,650.00
29	Drainage Inlet, Type G0	1	EA	\$ 7,875.00	7,875.00
30	Drainage Inlet, Type G1	1	EA	\$ 6,500.00	6,500.00
31	Reset/Relocate Roadside Sign	1	EA	\$ 150.00	150.00
32	Adjust Manhole Frame & Cover To Grade – Storm Drain	12	EA	\$ 2,800.00	33,600.00
33	Adjust Manhole Frame & Cover To Grade - Telecommunication	1	EA	\$ 2,800.00	2,800.00
34	Adjust Valve Box To Grade – Water	8	EA	\$ 2,800.00	22,400.00
35	PCC Curb Ramps	650	SQFT	\$ 40.00	26,000.00
36	PCC Sidewalk	1,530	SQFT	\$ 6.00	9,180.00
37	PCC Curb & Gutter – Type 2	150	LF	\$ 120.00	18,000.00
38	PCC Curb Type 5	4,690	LF	\$ 50.00	234,500.00
39	PCC Curb – Type 4A	115	LF	\$ 65.00	7,475.00
40	Stamped & Colored Concrete Pavement	8,225	SQFT	\$ 24.00	197,400.00
41	Detectable Warning Surface	54	SQFT	\$ 45.00	2,430.00
42	4" Thermoplastic Traffic Stripe – Detail 9	14,450	LF	\$ 0.90	13,005.00
43	4" Thermoplastic Traffic Stripe – Detail 22	640	LF	\$ 2.20	1,408.00
44	4" Thermoplastic Traffic Stripe – Detail 26	8,510	LF	\$ 0.25	2,127.50
45	4" Thermoplastic Traffic Stripe – Detail 27B	425	LF	\$ 1.10	467.50
46	4" Thermoplastic Traffic Stripe – Detail 36	680	LF	\$ 3.20	2,176.00
47	4" Thermoplastic Traffic Stripe – Detail 38-38A	2,410	LF	\$ 1.50	3,615.00
48	4" Thermoplastic Traffic Stripe – Detail 39	8,370	LF	\$ 1.30	10,881.00
49	4" Thermoplastic Traffic Stripe – Detail 39A	2,520	LF	\$ 1.30	3,276.00
50	Thermoplastic Pavement Marking	3,340	SQFT	\$ 8.80	29,392.00
51	Thermoplastic Pavement Marking - Green	3,900	SQFT	\$ 10.35	40,365.00
52	Median Nose	8	EA	\$ 250.00	2,000.00
53	3" PVC Pipe Conduit	40	LF	\$ 185.00	7,400.00
54	Irrigation Service 1" Meter Box Assembly, Backflow Preventer and Enclosure	4	EA	\$	
	Irrigation System (See Items 55-63)				
55	Water Meter Connection	1	EA	\$ 2,950.00	2,950.00

ITEM 9.4.

 ATTACHMENT A
 PART OF ADDENDUM NO. 2, CP 20-2206

Item No.	Item Description	Quantity	Unit	Unit Price	Bid Amount
56	Backflow Preventer	1	EA	\$ 4,000.00	4,000.00
57	Controller	1	EA	\$ 2,000.00	2,000.00
58	Mainline	35	LF	\$ 60.00	2,100.00
59	Quick Coupling Valve	1	EA	\$ 450.00	450.00
60	Drip Control Valve	1	EA	\$ 2,500.00	2,500.00
61	Bubbler Control Valve	1	EA	\$ 2,500.00	2,500.00
62	Drip System	3,350	SQFT	\$ 4.00	13,400.00
63	Root Watering System	44	EA	\$ 125.00	5,500.00
64	Imported Topsoil	455	CY	\$ 50.00	22,750.00
65	Soil Preparation & Amendments	6,140	SF	\$ 0.80	4,912.00
66	Root Control Barrier	1,570	LF	\$ 6.50	10,205.00
67	Trees, 24" Box	8	EA	\$ 400.00	3,200.00
68	Trees, 15 GALLON	14	EA	\$ 115.00	1,610.00
69	Shrubs, 5 GALLON	151	EA	\$ 35.00	5,285.00
70	Shrubs, 1 GALLON	124	EA	\$ 14.00	1,736.00
71	WOOD MULCH	6,140	SF	\$ 0.95	5,833.00
72	90 DAY MAINTENANCE PERIOD	1	LS	\$ 4,500.00	4,500.00
73	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND FOLSOM BLVD)	1	LS	\$ 12,000.00	12,000.00
74	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND MILLS STATION RD)	1	LS	\$ 84,000.00	\$ 84,000.00
75	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND 50 WB OFF-RAMP)	1	LS	\$ 40,000.00	40,000.00
76	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND 50 EB OFF-RAMP)	1	LS	\$ 47,000.00	47,000.00
77	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND ROCKINGHAM DR)	1	LS	\$ 102,000.00	102,000.00
78	MODIFYING SIGNAL & LIGHTING SYSTEMS (MATHER FIELD RD AND INTERNATIONAL DR)	1	LS	\$ 75,000.00	75,000.00
	TOTAL OF BID PRICE IN \$	3,703,509.36			
	TOTAL BID PRICE IN WORDS	Three million, Seven-Hundred three thousand five hundred and nine and thirty-six cents			

 The award of the contract, if it is awarded, will be determined based on the **Total of the Base Bid** Amount to the

ITEM 9.4.

lowest responsible bidder whose bid complies with all the requirements prescribed as specified in the Standard Construction Specifications General Provisions Section 3-1.

In the event that a product of a unit price and an estimated quantity does not equal the extended amount stated, the unit price will govern and the correct product of the unit price and estimated quantity shall be deemed to be the amount bid.

ALLOW = Allowance	CY = Cubic Yard	EA = Each	LB = Pound	LF = Linear Feet	LS = Lump Sum
SQFT = Square Feet	SQYD = Square Yard	TON = Ton	FP = Final Pay		

The bidder Granite Construction Company, proposed subcontractor
N/A, hereby certifies that he has √, has not _____,
participated in a previous contract or subcontract subject to the equal opportunity clauses, as required by
Executive Orders 10925, 11114, or 11246, and that, where required, he has filed with the Joint Reporting
Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or
administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due
under the applicable filing requirements.

Note: The above certification is required by the Equal Employment Opportunity Regulations of the Secretary of
Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in
connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts
and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5.
(Generally only contracts or subcontracts of \$10,000 or under are exempt.)

Currently, Standard Form 100 (EEO-1) is the only report required by the Executive Orders or their
implementing regulations.

Proposed prime contractors and subcontractors who have participated in a previous contract or
subcontract subject to the Executive Orders and have not filed the required reports should note that 41
CFR 60-1.7(b) (1) prevents the award of contracts and subcontracts unless such contractor submits a
report covering the delinquent period or such other period specified by the Federal Highway
Administration or by the Director, Office of Federal Contract Compliance, U.S. Department of Labor.

PUBLIC CONTRACT CODE SECTION 10285.1 STATEMENT

In conformance with Public Contract Code Section 10285.1 (Chapter 376, Stats. 1985), the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder has _____, has not ✓ been convicted within the preceding three years of any offenses referred to in that section, including any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or Federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including the Regents of the University of California or the Trustees of the California State University. The term "bidder" is understood to include any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

Note: The bidder must place a check mark after "has" or "has not" in one of the blank spaces provided. The above Statement is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No ✓

If the answer is yes, explain the circumstances in the following space.

In conformance with Public Contract Code Section 10232, the Contractor, hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

Note: The above Statement and Questionnaire are part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial RS

EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 100 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 100 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows: None

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

Year	Type of Work	Contract Amount	Owner/Agency for Whom Work was Performed
	Refer to attached for jobs completed in the Valley Region		
	years 2019, 2020, 2021, contract amount over \$3mm		
	completed projects in year 2022 not yet available		

The following is a list of plant and equipment owned by the Bidder, which is definitely available for use on the proposed work as required.

Quantity	Name, Type and Capacity	Condition	Location
	Refer to attached list of locally available equipment		
	Additional equipment will be sourced if needed from other locations		

COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY

Granite Construction Company

Contractor's Name (Printed)

January 24, 2023

Date



Mark D. Shafer

Bidder's Signature

(same signature as on Bid Proposal)

Mark D. Shafer

Bidder's Name (Printed)

Private Markets Manager

Bidder's Title

Accompanying this proposal is BIDDER'S BOND

(NOTICE: INSERT THE WORDS "CASH(\$ _____)," "CASHIER'S CHECK," "CERTIFIED CHECK,"
"OR "BIDDER'S BOND," AS THE CASE MAY BE.)

in amount equal to at least ten percent of the total of the bid.

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a copartnership, state true name of firm, also names of all individual copartners composing firm; if bidder or other interested person is an individual, state first and last names in full.

Granite Construction Company

Refer to attached list of officers

Licensed in conformance with an act providing for the registration of Contractors,

License No. 89 Classification(s) A, B, C-2, C-8, C10, C12, C21, C27, C29, C31, C35, C36, C39, C42, C45, C50, C51, C57

ADDENDA

This Proposal is submitted with respect to the changes to the contract included in addenda number/s

1 & 2

(Fill in addenda numbers if addenda have been received and insert, in this Proposal, any Engineer's Estimate sheets that were received as part of the addenda.)

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the foregoing questionnaire and statements of Public Contract Code Sections 10162, 10232 and 10285.1 are true and correct and that the bidder has complied with the requirements of Section 8103 of the Fair Employment and Housing Commission Regulations (Chapter 5, Title 2 of the California Administrative Code). By my signature on this proposal I further certify, under penalty of perjury under the laws of the State of California and the United States of America, that the Noncollusion Affidavit required by Title 23 United States Code, Section 112 and Public Contract Code Section 7106; and the Title 49 Code of Federal Regulations, Part 29 Debarment and Suspension Certification are true and correct.

Date: January 24, 2023



Mark D. Shafer

Mark D. Shafer - Private Markets Manager

Signature and Title of Bidder

Business Address 4001 Bradshaw Road . Sacramento . CA . 95827

Place of Business Same as above

Place of Residence Non Applicable

**CITY RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS
BIDDER'S BOND**

We, Granite Construction Company

as Principal, and

Travelers Casualty and Surety Company of America

as Surety are bound unto the City of Rancho Cordova, State of California, hereafter referred to as "Obligee", in the penal sum of ten percent (10%) of the total amount of the bid of the Principal submitted to the Obligee for the work described below, for the payment of which sum we bind ourselves, jointly and severally,

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for CITY PROJECT NO. CP20-2206
MATHER FIELD ROAD REHABILITATION PROJECT

(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at 2729 Prospect Park Drive on ~~1/19/2023~~ 01/24/2023 Initials
Rancho Cordova, CA 95670
(Insert place where bids will be opened) (Insert date of bid opening)

NOW, THEREFORE, if the Principal is awarded the contract and, within the time and manner required under the specifications, after the prescribed forms are presented to him for signature, enters into a written contract, in the prescribed form, in conformance with the bid, and files two bonds with the Obligee, one to guarantee faithful performance of the contract and the other to guarantee payment for labor and materials as provided by law, then this obligation shall be null and void; otherwise, it shall remain in full force.

In the event suit is brought upon this bond by the Obligee and judgment is recovered, the Surety shall pay all costs incurred by the Obligee in such suit, including a reasonable attorney's fee to be fixed by the court.

Dated: January 10, 20 23.



Mark D. Shafer
Mark D. Shafer - Private Markets Manager

Granite Construction Company

Principal

Travelers Casualty and Surety Company of America

By Isabel Barron /Isabel Barron, Attorney-In-Fact
Surety
Attorney-in-fact

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
City Rancho Cordova
On this _____ day of _____

in the year 20 _____ before me

_____, personally appeared _____

Attorney-in-fact

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____, and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.



(SEAL)

See Attached Acknowledgment

Notary Public

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.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On January 10, 2023 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
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.

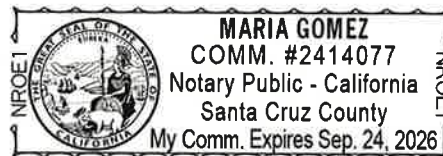
WITNESS my hand and official seal.

Signature

Maria Gomez

Maria Gomez, Notary Public

(Seal)





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By: 
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

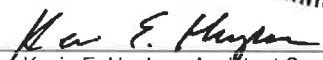
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such Power of Attorney or certificate shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **January 10**, 2023




 Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

**CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS
SAMPLE PAYMENT BOND**
(Section 3247, Civil Code)

WHEREAS, The City of Rancho Cordova, acting by and through the Department of Public Works, hereafter referred to as "Obligee", has awarded to Contractor _____, hereafter designated as the "Principal", a contract for the work described as follows:

AND WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure the payment of claims of laborers, mechanics, material men and other persons as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are bound unto the Obligee in the sum of _____ dollars (\$ _____), for which payment, we bind ourselves, jointly and severally.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if said Principal or its subcontractors shall fail to pay any of the persons named in Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board for the wages of employees of the Principal and his subcontractors pursuant to Section 18806 of the Revenue and Taxation Code, with respect to such work and labor, that the surety herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the surety will pay a reasonable attorney's fee to fix by the court.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Dated: _____, 20 ____

Correspondence or claims relating to this bond should be sent to the surety at the following address:

Principal

Surety (SEAL)

By: Attorney-in-Fact

NOTE: Signatures of those executing for the surety must be properly acknowledged.

CERTIFICATE OF ACKNOWLEDGEMENT

State of California

City of Rancho Cordova

On this _____ day of _____ in the year 20 ____ before me _____, personally appeared _____, personally known to me (or proved to me

Attorney-in-fact

on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____ and acknowledged to me that he/she subscribed the name of the said company thereto as surety, and his/her own name as attorney-in-fact.

(SEAL)

Notary Public

CITY OF RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS
SAMPLE PERFORMANCE BOND
 (To Accompany Contract)

Bond No. _____

WHEREAS, the City of Rancho Cordova, acting by and through the Department of Public Works, has awarded to Contractor _____, hereafter designated as the "Contractor", a contract for the work described as follows:

AND WHEREAS, the Contractor is required to furnish a bond in connection with said contract, guaranteeing the faithful performance thereof:

NOW, THEREFORE, we the undersigned Contractor and Surety are held firmly bound to the City of Rancho Cordova in the sum of \$ _____ dollars (\$ _____), to be paid to said City or its certain attorney, its successors and assigns: for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That if the above bound Contractor, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the foregoing contract and any alteration thereof made as therein provided, on his or their part to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning, and shall indemnify and save harmless the City of Rancho Cordova, its officers and agents, as therein stipulated, then this obligation shall become and be null and void; otherwise it shall be and remain in full force and virtue.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this _____ day of _____, 20____.

Correspondence or claims relating to this bond should be sent to the surety at the following address:

 Contractor

 Name of Surety (SEAL)

 By: Attorney-in-Fact

NOTE: Signatures of those executing for the surety must be properly acknowledged.

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City of Rancho Cordova

On this _____ day of _____ in the year 20 ____ before me _____, a notary public in and for the City of Rancho Cordova, personally appeared _____,

Attorney-in-fact

known to me to be the person whose name is subscribed to this instrument and known to me to be the attorney-in-fact of _____ and acknowledged to me that he/she subscribed the name of the said company thereto as surety, and his/her own name as attorney-in-fact.

(SEAL)

 Notary Public

FEDERAL FORMS

NONCOLLUSION AFFIDAVIT

(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS.

In conformance with Title 23 United States Code Section 112 and Public Contract Code 7106 the bidder declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Noncollusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Noncollusion Affidavit. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Initial 

DEBARMENT AND SUSPENSION CERTIFICATION**TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29**

The bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Out of an abundance of caution, Granite Construction Company ("GCC") makes the following disclosure to avoid any potential argument of GCC being nonresponsive. On August 25, 2022, the Securities and Exchange Commission ("SEC") filed a Complaint against Granite Construction Incorporated (GCC's parent company) alleging, among other things, that Granite Construction Incorporated, by and through the acts of a former employee, committed violations of Section 10(b) and Section 13 of the Exchange Act, as well as Section 17 of the Securities Act. Granite Construction Incorporated entered into a Consent Judgment with the SEC on September 9, 2022, which resolved all allegations against Granite Construction Incorporated. GCC believes the precise language of the bid certification does not directly apply to the Consent Judgment, because "a civil judgement" was not "rendered against" Granite Construction Incorporated, but instead was a settlement between the parties to the lawsuit which was entered by the Court. Moreover, the Consent Judgment had no findings of facts, and in particular, no finding of wrongdoing. Instead, Granite Construction Incorporated chose to resolve the allegations through a Consent Judgment to avoid the burden and uncertainty of litigation while neither admitting nor denying the allegations advanced by the SEC.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Granite Construction Incorporated entered into a Consent Judgment with the SEC on September 9, 2022.

Entity involved: Granite Incorporated (Granite Construction Company's Parent Company)

Agency Involved: Securities and Exchange Commission / Date 9/9/2022

Notes: Providing false information may result in criminal prosecution or administrative sanctions.

The above certification is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Certification.

Initial



**NONLOBBYING CERTIFICATION
FOR FEDERAL-AID CONTRACTS**

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in conformance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Initial 

DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action: ☐ a. contract ☐ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance	2. Status of Federal Action: ☐ a. bid/offer/application ☐ b. initial award ☐ c. post-award	3. Report Type: ☐ a. initial ☐ b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity ☐ Prime ☐ Subawardee Tier _____, if known Congressional District, if known _____	5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known _____	
6. Federal Department/Agency: 8. Federal Action Number, if known:	7. Federal Program Name/Description: CFDA Number, if applicable _____ 9. Award Amount, if known:	
10. a. Name and Address of Lobby Entity (If individual, last name, first name, MI)	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI)	
(attach Continuation Sheet(s) if necessary)		
11. Amount of Payment (check all that apply) \$ _____ ☐ actual ☐ planned	13. Type of Payment (check all that apply) ☐ ☐ ☐ ☐ ☐ ☐ a. retainer b. one-time fee c. commission d. contingent fee e. deferred f. other, specify _____	
12. Form of Payment (check all that apply): ☐ a. cash ☐ b. in-kind; specify: nature _____ value _____	14. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 11:	
(attach Continuation Sheet(s) if necessary)		
15. Continuation Sheet(s) attached: Yes ☐ No ☐		
16. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		
Signature: _____ Non Applicable Print Name: _____ Title: _____ Telephone No.: _____ Date: _____		

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether sub-awardee or prime Federal recipient, at the initiation or receipt of covered Federal action or a material change to previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered Federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence, the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or sub-award recipient. Identify the tier of the sub-awardee, e.g., the first sub-awardee of the prime is the first tier. Sub-awards include but are not limited to subcontracts, sub-grants and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Sub-awardee" then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant, or loan award number, the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box. Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box. Check all boxes that apply. If other, specify nature.
14. Provide a specific and detailed description of the services that the lobbyist has performed or will be expected to perform and the date(s) of any services rendered. Include all preparatory and related activity not just time spent in actual contact with Federal officials. Identify the Federal officer(s) or employee(s) contacted or the officer(s) employee(s) or Member(s) of Congress that were contacted.
15. Check whether or not a continuation sheet(s) is attached.
16. The certifying official shall sign and date the form, print his/her name title and telephone number.

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.

SF-LLL-Instructions Rev. 06-04-90«ENDIF»

FEDERAL MINIMUM WAGE RATES

The contractor must use the higher wage rate between the Federal Wage Rates and the California Wage Rates.

Pursuant to California Labor Code Section 1720 and following, and Section 1770 and following, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

Federal wage determinations for this project can be found on the FHWA website noted below and are on file at City Hall 2729 Prospect Park Drive, Rancho Cordova, CA 95670. If there is a difference between the Federal Minimum Wages and the General Prevailing Wage Determinations as predetermined by the Secretary of Labor and by the Director of the California Department of Industrial Relations for similar classifications of labor, the Contractor and subcontractors shall pay not less than the higher wage rate.

<http://www.dir.ca.gov/dirdatabases.html>

Davis Bacon Wage Determinations

<http://www.wdol.gov/>

Initial 

ITEM 9.4.**ATTACHMENT 5**

Form will be submitted within the 5 days of bid opening

EXHIBIT 15-G CONSTRUCTION CONTRACT DBE COMMITMENT

1. Local Agency: _____ 2. Contract DBE Goal: _____

3. Project Description: _____

4. Project Location: _____

5. Bidder's Name: _____ 6. Prime Certified DBE: ☐ 7. Bid Amount: _____

8. Total Dollar Amount for **ALL** Subcontractors: _____ 9. Total Number of **ALL** Subcontractors: _____

10. Bid Item Number	11. Description of Work, Service, or Materials Supplied	12. DBE Certification Number	13. DBE Contact Information (Must be certified on the date bids are opened)	14. DBE Dollar Amount
Local Agency to Complete this Section upon Execution of Award 21. Local Agency Contract Number: _____ 22. Federal-Aid Project Number: _____ 23. Bid Opening Date: _____ 24. Contract Award Date: _____ 25. Award Amount: _____ Local Agency certifies that all DBE certifications are valid and information on this form is complete and accurate. 26. Local Agency Representative's Signature _____ 27. Date _____ 28. Local Agency Representative's Name _____ 29. Phone _____ 30. Local Agency Representative's Title _____			15. TOTAL CLAIMED DBE PARTICIPATION \$ _____ % _____ IMPORTANT: Identify all DBE firms being claimed for credit, regardless of tier. Names of the First Tier DBE Subcontractors and their respective item(s) of work listed above must be consistent, where applicable with the names and items of the work in the "Subcontractor List" submitted with your bid. Written confirmation of each listed DBE is required. 16. Preparer's Signature _____ 17. Date _____ 18. Preparer's Name _____ 19. Phone _____ 20. Preparer's Title _____	

DISTRIBUTION: 1. Original – Local Agency
 2. Copy – Caltrans District Local Assistance Engineer (DLAE). Failure to submit to DLAE within 30 days of contract execution may result in de-obligation of federal funds on contract.
 3. Include additional copy with award package.

ADA Notice:

For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.

INSTRUCTIONS – CONSTRUCTION CONTRACT DBE COMMITMENT

CONTRACTOR SECTION

1. **Local Agency** - Enter the name of the local agency that is administering the contract.
2. **Contract DBE Goal** - Enter the contract DBE goal percentage as it appears on the project advertisement.
3. **Project Location** - Enter the project location(s) as it appears on the project advertisement.
4. **Project Description** - Enter the project description as it appears on the project advertisement (Bridge Rehab, Seismic Rehab, Overlay, Widening, etc).
5. **Bidder's Name** - Enter the contractor's firm name.
6. **Prime Certified DBE** - Check box if prime contractor is a certified DBE.
7. **Bid Amount** - Enter the total contract bid dollar amount for the prime contractor.
8. **Total Dollar Amount for ALL Subcontractors** - Enter the total dollar amount for all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
9. **Total number of ALL subcontractors** - Enter the total number of all subcontracted contractors. SUM = (DBEs + all Non-DBEs). Do not include the prime contractor information in this count.
10. **Bid Item Number** - Enter bid item number for work, services, or materials supplied to be provided.
11. **Description of Work, Services, or Materials Supplied** - Enter description of work, services, or materials to be provided. Indicate all work to be performed by DBEs including work performed by the prime contractor's own forces, if the prime is a DBE. If 100% of the item is not to be performed or furnished by the DBE, describe the exact portion to be performed or furnished by the DBE. See LAPM Chapter 9 to determine how to count the participation of DBE firms.
12. **DBE Certification Number** - Enter the DBE's Certification Identification Number. All DBEs must be certified on the date bids are opened.
13. **DBE Contact Information** - Enter the name, address, and phone number of all DBE subcontracted contractors. Also, enter the prime contractor's name and phone number, if the prime is a DBE.
14. **DBE Dollar Amount** - Enter the subcontracted dollar amount of the work to be performed or service to be provided. Include the prime contractor if the prime is a DBE. See LAPM Chapter 9 for how to count full/partial participation.
15. **Total Claimed DBE Participation** - \$: Enter the total dollar amounts entered in the "DBE Dollar Amount" column. %: Enter the total DBE participation claimed ("Total Claimed DBE Participation Dollars" divided by item "Bid Amount"). If the total % claimed is less than item "Contract DBE Goal," an adequately documented Good Faith Effort (GFE) is required (see Exhibit 15-H DBE Information - Good Faith Efforts of the LAPM).
16. **Preparer's Signature** - The person completing the DBE commitment form on behalf of the contractor's firm must sign their name.
17. **Date** - Enter the date the DBE commitment form is signed by the contractor's preparer.
18. **Preparer's Name** - Enter the name of the person preparing and signing the contractor's DBE commitment form.
19. **Phone** - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
20. **Preparer's Title** - Enter the position/title of the person signing the contractor's DBE commitment form.

LOCAL AGENCY SECTION

21. **Local Agency Contract Number** - Enter the Local Agency contract number or identifier.
22. **Federal-Aid Project Number** - Enter the Federal-Aid Project Number(s).
23. **Bid Opening Date** - Enter the date contract bids were opened.
24. **Contract Award Date** - Enter the date the contract was executed.
25. **Award Amount** - Enter the contract award amount as stated in the executed contract.
26. **Local Agency Representative's Signature** - The person completing this section of the form for the Local Agency must sign their name to certify that the information in this and the Contractor Section of this form is complete and accurate.
27. **Date** - Enter the date the DBE commitment form is signed by the Local Agency Representative.
28. **Local Agency Representative's Name** - Enter the name of the Local Agency Representative certifying the contractor's DBE commitment form.
29. **Phone** - Enter the area code and phone number of the person signing the contractor's DBE commitment form.
30. **Local Agency Representative Title** - Enter the position/title of the Local Agency Representative certifying the contractor's DBE commitment form.

Form will be submitted within 5 days of bid opening

EXHIBIT 15-H: DBE INFORMATION -GOOD FAITH EFFORTSFederal-aid Project No(s). STPL-5482(047) Bid Opening Date January 24, 2023 CON

The City of Rancho Cordova established a Disadvantaged Business Enterprise (DBE) goal of 22 % for this contract. The information provided herein shows the required good faith efforts to meet or exceed the DBE contract goal.

Proposers or bidders submit the following information to document their good faith efforts within five (5) calendar days from cost proposal due date or bid opening. Proposers and bidders are recommended to submit the following information even if the Exhibit 10-O1: Consultant Proposal DBE Commitments or Exhibit 15-G: Construction Contract DBE Commitment indicate that the proposer or bidder has met the DBE goal. This form protects the proposer's or bidder's eligibility for award of the contract if the administering agency determines that the bidder failed to meet the goal for various reasons, e.g., a DBE firm was not certified at bid opening, or the bidder made a mathematical error.

The following items are listed in the Section entitled "Submission of DBE Commitment" of the Special Provisions, **please attach additional sheets as needed:**

- A. The names and dates of each publication in which a request for DBE participation for this project was placed by the bidder (please attach copies of advertisements or proofs of publication):

Publications

Dates of Advertisement

- B. The names and dates of written notices sent to certified DBEs soliciting bids for this project and the dates and methods used for following up initial solicitations to determine with certainty whether the DBEs were interested (please attach copies of solicitations, telephone records, fax confirmations, etc.):

Names of DBEs Solicited Date of Initial Solicitation Follow Up Methods and Dates

- C. The items of work made available to DBE firms including those unbundled contract work items into economically feasible units to facilitate DBE participation. It is the bidder's responsibility to demonstrate that sufficient work to facilitate DBE participation in order to meet or exceed the DBE contract goal.

Items of Work	Proposer or Bidder Normally Performs Item (Y/N)	Breakdown of Items	Amount (\$)	Percentage Of Contract
---------------	---	--------------------	-------------	------------------------

- D. The names, addresses and phone numbers of rejected DBE firms, the reasons for the bidder's rejection of the DBEs, the firms selected for that work (please attach copies of quotes from the firms involved), and the price difference for each DBE if the selected firm is not a DBE:

Names, addresses and phone numbers of rejected DBEs and the reasons for the bidder's rejection of the DBEs:

Names, addresses and phone numbers of firms selected for the work above:

- E. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining information related to the plans, specifications and requirements for the work which was provided to DBEs:

ITEM 9.4.**ATTACHMENT 5**

- F. Efforts (e.g. in advertisements and solicitations) made to assist interested DBEs in obtaining bonding, lines of credit or insurance, necessary equipment, supplies, materials, or related assistance or services, excluding supplies and equipment the DBE subcontractor purchases or leases from the prime contractor or its affiliate:

- G. The names of agencies, organizations or groups contacted to provide assistance in contacting, recruiting and using DBE firms (please attach copies of requests to agencies and any responses received, i.e., lists, Internet page download, etc.):

Name of Agency/Organization

Method/Date of Contact

Results

- H. Any additional data to support a demonstration of good faith efforts:

Part 1

Federal Project Number:

Distribution: 1) Original-Local Agency File 2) Copy-DLAE w/ Award Package

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)

Part 1

As of March 1, 2015 Contractors (and sub-contractors) wishing to bid on public works contracts shall be registered with the State Division of Industrial Relations and certified to bid on Public Works contracts. Please register at: <https://efiling.dir.ca.gov/PWCR/ActionServlet?action=displayPWCRRegistrationForm>
In accordance with Title 49, Section 26.11 of the Code of Federal Regulations, and Section 4104 of the Public Contract Code of the State of California, as amended, the following information is required for each sub-contractor who will perform work amounting to more than one half of one percent (0.5%) of the Total Base Bid or \$10,000 (whichever is greater). **Photocopy this form for additional firms.**

Federal Project Number:

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Pavement Recycling Systems, Inc.	23-Cold Plane Asphalt Concrete Pavement - 2"	\$17,778	51% 21.3% 25.7%	569352	N		☐ <\$1 million
City, State: Jurupa Valley, CA				☐ <\$5 million			
				☐ <\$10 million			
				1000003363			☒ <\$15 million
Name:							Age of Firm: 29 yrs.
City, State:							☐ <\$1 million
							☐ <\$5 million
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							☐ <\$15 million
Name:							Age of Firm: yrs.
City, State:							☐ <\$1 million
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City, State:							☐ <\$1 million

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)

Part 1

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Federal Project Number:

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Pavement Recycling Systems, Inc. City, State: Jurupa Valley, CA	19-Cold In-Place Recycling (CIR) Asphalt - 4" 20-Emulsified Recycling Agent 21-Additives 22-Mix Design & QC For CIR		62.3 % 100% 100% 100%	569352 1000003363	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 29 yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.

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Federal Project Number:

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Tennyson Electric, Inc. City, State: Livermore, CA	73-Modifying Signal & Lighting Systems (Mather Field Rd. & Folsom Blvd.) 74-Modifying Signal & Lighting Systems (Mather Field Rd. & Mills Station Rd.)	\$383,360	100%	717998 1000013487	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 26 yrs.
Name: City, State:	75-Modifying Signal & Lighting Systems (Mather Field Rd. & 50 WB Off Ramp) 76-Modifying Signal & Lighting Systems (Mather Field Rd. & 50 EB Off Ramp)		100%				☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:	77-Modifying Signal & Lighting Systems (Mather Field Rd. & Rockingham Dr.) 78-Modifying Signal & Lighting Systems (Mather Field Rd. & International Dr.) 1-Mobilization		100%				☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:			12.6%				☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.

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Bid Forms

City of Rancho Cordova
Mather Field Road Rehabilitation Project Page 162

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)

Part 1

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Federal Project Number:

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Aerco Pacific, Inc. City, State: Rancho Cordova, CA	56-Backflow Preventer 57-Controller 58-Mainline 59-Quick Coupling Valve 60-Drip Control Valve 61-Bubbler Control Valve 62-Drip System 63-Root Watering System 64-Imported Topsoil 65-Soil Preparation&Amendments 66-Root Control Barrier 67-Trees, 24" Box 68-Trees, 15 GALLON 69-Shrubs, 3 GALLON 70-Shrubs, 1 GALLON 71-WOOD MULCH 72-90 DAY MAINTENANCE PERIOD	\$92,297	100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	166242 1000004143	N		<\$1 million <\$5 million X <\$10 million <\$15 million Age of Firm: 63 yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs. <\$1 million <\$5 million <\$10 million <\$15 million Age of Firm: yrs.
Name: _____ City, State: _____							
Name: _____ City, State: _____							
Name: _____ City, State: _____							
Name: _____ City, State: _____							

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Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)

Part 1

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Federal Project Number:		DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
				Contractor License Number	DIR Reg Number			
Name: Sierra Traffic Markings, Inc. City, State: Roseville, CA	42-4" Thermoplastic Traffic Stripe - Detail 9 43-4" Thermoplastic Traffic Stripe - Detail 22 44-4" Thermoplastic Traffic Stripe - Detail 26 45-4" Thermoplastic Traffic Stripe - Detail 29	\$115,258	100% 100% 100% 100%	755317 1000002783	N			☐ <\$1 million ☐ <\$5 million ☒ <\$10 million ☐ <\$15 million Age of Firm: 9 yrs.
Name: City, State:	46-4" Thermoplastic Traffic Stripe - Detail 36 47-4" Thermoplastic Traffic Stripe - Detail 38-38A 48-4" Thermoplastic Traffic Stripe - Detail 39 49-4" Thermoplastic Traffic Stripe - Detail 39A		100% 100% 100% 100%					☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:	50-Thermoplastic Pavement Marking 51-Thermoplastic Pavement Marking - Green 52-Median Nose 1-Mobilization		100% 100% 100%					☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:								☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:								☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:								☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.

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Bid Forms

City of Rancho Cordova
Mather Field Road Rehabilitation Project Page 162

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)

Part 1

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Federal Project Number:

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Sub-contracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Highway Specialty Company, Inc.	9-Remove and Replace Metal Beam Guard Rail	\$34,000	100%	1003147	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 12 yrs.
City, State: North Highlands, CA				1000022123			☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.

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Bid Forms

City of Rancho Cordova
Mather Field Road Rehabilitation Project Page 162

Exhibit 12-B Bidder's List of subcontractor (DBE and Non-DBE)
Part 2

In accordance with Title 49, Section 26 of the Code of Federal Regulations, the Bidder shall list all subcontractor who provide a quote or bid but were not selected to participate as a subcontractor on this project. Photocopy this form for additional firms.

Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Midstate Barrier, Inc. City, State: Stockton, CA	9-Remove and Replace Metal Beam Guard Rail	\$38,760		529261 1000000538	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 33 yrs.
Name: Coral Construction Company City, State: Wilsonville, OR	9-Remove and Replace Metal Beam Guard Rail	\$44,990		332441 1000005868	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 40 yrs.
Name: Pisor Fence Division, Inc. City, State: Citrus Heights, CA	9-Remove and Replace Metal Beam Guard Rail	\$68,680		316128 1000003166	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 45 yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: _____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: _____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: _____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: _____ yrs.

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Pacific Excavation City, State: Elk Grove, CA	73-Modifying Signal & Lighting Systems (Mather Field Rd. & Polson Blvd.) 74-Modifying Signal & Lighting Systems (Mather Field Rd. & Mills Station Rd.)	\$543,515		694400 1000000188	N		☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☒ <\$15 million Age of Firm: 29 yrs.
Name: City, State:	75-Modifying Signal & Lighting Systems (Mather Field Rd. & 50 WB Off Ramp) 76-Modifying Signal & Lighting Systems (Mather Field Rd. & 50 EB Off Ramp)						☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:	77-Modifying Signal & Lighting Systems (Mather Field Rd. & Rockingham Dr.) 78-Modifying Signal & Lighting Systems (Mather Field Rd. & International Dr.)						☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.
Name: City, State:							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: yrs.

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Marina Landscape, Inc	56-Backflow Preventer	\$71,549		492832	N		☐ <\$1 million
City, State: Lathrop, CA	57-Controller						☐ <\$5 million
	58-Mainline						☐ <\$10 million
	59-Quick Coupling Valve						☒ <\$15 million
	60-Drip Control Valve						Age of Firm: 50 yrs.
	61-Bubbler Control Valve						☐ <\$1 million
Name:	62-Drip System						☐ <\$5 million
City, State:	63-Root Watering System						☐ <\$10 million
	64-Soil Preparation&Amendments						☐ <\$15 million
	65-Root Control Barrier						Age of Firm: yrs.
	66-Trees, 24" Box						☐ <\$1 million
	67-Trees, 15 GALLON						☐ <\$5 million
	68-Shrubs, 5 GALLON						☐ <\$10 million
Name:	70-Shrubs, 1 GALLON						Age of Firm: yrs.
City, State:	71-WOOD MULCH						☐ <\$1 million
	72-90 DAY MAINTENANCE PERIOD						☐ <\$5 million
							☐ <\$10 million
							☐ <\$15 million
Name:							Age of Firm: yrs.
City, State:							☐ <\$1 million
							☐ <\$5 million
							☐ <\$10 million
							☐ <\$15 million
Name:							Age of Firm: yrs.
City, State:							☐ <\$1 million
							☐ <\$5 million
							☐ <\$10 million
							☐ <\$15 million
Name:							Age of Firm: yrs.
City, State:							☐ <\$1 million
							☐ <\$5 million
							☐ <\$10 million
							☐ <\$15 million
							Age of Firm: yrs.

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: _____ Chrisp Company	42-4" Thermoplastic Traffic Stripe - Detail 9	\$132,953		374600	N		☐ <\$1 million
City, State: _____ Woodland, CA	43-4" Thermoplastic Traffic Stripe - Detail 22						☐ <\$5 million
	44-4" Thermoplastic Traffic Stripe - Detail 26						☐ <\$10 million
	45-4" Thermoplastic Traffic Stripe - Detail 27						☒ <\$15 million
	46-4" Thermoplastic Traffic Stripe - Detail 36						Age of Firm: 40 yrs.
Name: _____	47-4" Thermoplastic Traffic Stripe - Detail 38-38A						☐ <\$1 million
City, State: _____	48-4" Thermoplastic Traffic Stripe - Detail 39						☐ <\$5 million
	49-4" Thermoplastic Traffic Stripe - Detail 39A						☐ <\$10 million
Name: _____	50-Thermoplastic Pavement Marking						☐ <\$15 million
City, State: _____	51-Thermoplastic Pavement Marking - Green						Age of Firm: _____ yrs.
	52-Median Nose						☐ <\$1 million
Name: _____							☐ <\$5 million
City, State: _____							☐ <\$10 million
							☐ <\$15 million
Name: _____							Age of Firm: _____ yrs.
City, State: _____							☐ <\$1 million
							☐ <\$5 million
Name: _____							☐ <\$10 million
City, State: _____							☐ <\$15 million
							Age of Firm: _____ yrs.
Name: _____							☐ <\$1 million
City, State: _____							☐ <\$5 million
							☐ <\$10 million
Name: _____							☐ <\$15 million
City, State: _____							Age of Firm: _____ yrs.
							☐ <\$1 million
Name: _____							☐ <\$5 million
City, State: _____							☐ <\$10 million
							☐ <\$15 million
Name: _____							Age of Firm: _____ yrs.
City, State: _____							☐ <\$1 million
							☐ <\$5 million
Name: _____							☐ <\$10 million
City, State: _____							☐ <\$15 million
							Age of Firm: _____ yrs.

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor		DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
				License Number	DIR Reg Number			
Name: AASL Construction	23-Cold Plane Asphalt Concrete Pavement - 2"	\$21,333		621781	Y		005270	☐ <\$1 million
City, State: Sacramento, CA	24-Cold Plane Asphalt Concrete Pavement - Transitions							☐ <\$5 million
	25-Cold Plane Asphalt Concrete Pavement - Wedge Grind							☐ <\$10 million
				1000002818				☒ <\$15 million
Name: Aurak Corporation	23-Cold Plane Asphalt Concrete Pavement - 2"	\$17,304		256390	N			Age of Firm: 28 yrs. ☐ <\$1 million
City, State: Sacramento, CA	24-Cold Plane Asphalt Concrete Pavement - Transitions							☐ <\$5 million
	25-Cold Plane Asphalt Concrete Pavement - Wedge Grind							☐ <\$10 million
				1000002952				☒ <\$15 million
Name: _____								Age of Firm: 44 yrs. ☐ <\$1 million
City, State: _____								☐ <\$5 million
								☐ <\$10 million
								☐ <\$15 million
Name: _____								Age of Firm: _____ yrs. ☐ <\$1 million
City, State: _____								☐ <\$5 million
								☐ <\$10 million
								☐ <\$15 million
Name: _____								Age of Firm: _____ yrs. ☐ <\$1 million
City, State: _____								☐ <\$5 million
								☐ <\$10 million
								☐ <\$15 million
Name: _____								Age of Firm: _____ yrs. ☐ <\$1 million
City, State: _____								☐ <\$5 million
								☐ <\$10 million
								☐ <\$15 million
Name: _____								Age of Firm: _____ yrs. ☐ <\$1 million
City, State: _____								☐ <\$5 million
								☐ <\$10 million
								☐ <\$15 million

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Subcontractor Name and Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Name: Roll 'N Rock Construction, Inc. City, State: Mount Shasta, CA	2-Traffic Control Plan	\$197,460.00		971838 1000013621	Y	41928	☐ <\$1 million ☐ <\$5 million ☒ <\$10 million ☐ <\$15 million Age of Firm: 8 yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.
Name: _____ City, State: _____							☐ <\$1 million ☐ <\$5 million ☐ <\$10 million ☐ <\$15 million Age of Firm: ____ yrs.

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JANUARY 13, 2023

MATHER FIELD ROAD REHABILITATION PROJECT

CITY PROJECT NO. CP20-2206

ADDENDUM NO. 1

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for the subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	NOTICE TO CONTRACTORS Page 7, BID FORMS Page 136	<i>BID DATE HAS BEEN CHANGED TO:</i> • <i>TUESDAY, JANUARY 24TH, 2023 AT 10:00 AM</i>
2.	Question: <i>RESPONSE:</i>	For Cold In-Place Recycling, can a single unit train be used? Can foam asphalt be used as a binder? <i>NO, REFER TO THE COLD IN PLACE RECYCLING (CIR) ASPHALT 4" & MIX DESIGN & QC FOR CIR SPECIFICATION, PAGE 55.</i>
3.	Question: <i>RESPONSE:</i>	How does the area between the existing median curb and the new curb get accounted for? <i>THE AREA WILL GET ACCOUNTED FOR IN THE "ROADWAY EXCAVATION & GRADING" AND "HOT MIX ASPHALT TYPE A 6"" ITEMS, SEE BELOW FOR UPDATED VALUES: ROADWAY EXCAVATION & GRADING – 860 CY HOT MIX ASPHALT TYPE A 6" – 95 TONS</i>
4.	Question: <i>RESPONSE:</i>	Is there a No – CA State Oil Index? If so, what is it? <i>PER PAGE 20 IN THE SPECS: "NO COMPENSATION ADJUSTMENTS FOR PRICE INDEX FLUCTUATIONS FOR ASPHALT CONCRETE OR SLURRY SEAL ON THIS PROJECT WILL BE PROVIDED."</i>

5.	Question: RESPONSE:	What is the depth of the stamped concrete for the median islands, the refuge islands show 8” but there is no dimension on LS-5 for the median. THE DEPTH OF THE STAMPED CONCRETE FOR THE MEDIAN ISLAND IS 8”. SEE DETAIL 9, SHEET CD-1.
6.	Question: RESPONSE:	What are the working hours for the ramps at the HWY 50 EB On ramp? WORK WITHIN CALTRANS RIGHT OF WAY SHALL BE COORDINATED WITH THE CALTRANS REPRESENTATIVE: TANZEEL ANJUM – CELL 530-755-7371 TANZEEL.ANJUM@DOT.CA.GOV
7.	Question: RESPONSE:	Detail 6/CD-1 conflicts with detail 3 on LS-5. One shows extruded curb and concrete on pavement. The other shows deep lift curb and an AB/concrete section at median. REFER TO QUESTION 5 ABOVE.
8.	Question: RESPONSE:	Layout drawings construction note #5 calls out a type 5 curb at stamped concrete (in annular space) medians but shows type 4 curb at detail 6/CD-1. CURB IS A TYPE 5, SEE DETAIL 9, SHEET CD-1.
9.	Question: RESPONSE:	Can a type 5 curb be placed per 2/LS-5 be placed right at sawcut line, alleviating the need for patch paving? YES.
10.	Question: RESPONSE: Specifications – Technical Specs Pages 34	The Special Provisions calls out for “Midwest Guardrail System (MGS) and shall be Wood Post and confirm to Caltrans Standard Plan A77L2”. Standard Plan A77L2 is for MGS with Steel Post w/wood or plastic notched blocks. a. What standard plan is the City using for the Midwest Guardrail System? A77L1? THE MIDWEST GUARDRAIL SYSTEM (MGS) SHALL BE STEEL POST PER CALTRANS STANDARD PLAN A77L2. THE SPECIFICATION MUST BE REPLACED WITH THE FOLLOWING: <i>The metal beam guard rail shall be Midwest Guardrail System (MGS) and shall be steel post and conform to Caltrans Standard Plan A77L2 and Section 83 of the State Standard Specifications. This item includes the construction of a fiber mat vegetation control per Caltrans standard plan A77N12.</i>

11.	Question: This existing run has a End Cap “Type A”, MBGR and SRT Terminal System. What Layout does the City want to be installed? Standard Plan A77Q1, Type 12A Layout? RESPONSE: <i>YES, STRUCTURE APPROACH PER CALTRANS STANDARD PLAN A77Q1, TYPE 12A LAYOUT.</i>
12.	Question: The Special Provisions calls out for “Fiber Mat Vegetation Control per Caltrans plan A77N12”. A77N12 is for Fiber or Rubber Mat Vegetation Control, will Rubber Mat be acceptable? RESPONSE: <i>THE CITY HAS BEEN USING FIBER MATS, USE A FIBER MAT.</i>
13.	Question: The wood post/blocks that will be removed are Treated Wood Wasted. How will this be paid? RESPONSE: <i>THE TREATED WOOD WASTED POSTS/BLOCKS SHALL BE DISPOSED IN AN AUTHORIZED LANDFILL AND PAID UNDER THE “REMOVE AND REPLACE METAL BEAM GUARD RAIL”</i> <i>THE SPECIFICATION PAY CLAUSE MUST BE REPLACED WITH THE FOLLOWING:</i> Specifications – Technical Specs Pages 34 <i>The contract unit price paid per LINEAR FOOT for Removal and Replace Metal Beam Guard Rail shall include payment for removing existing MBGR, disposing of treated wood in an authorized landfill, all materials and labor, including guard rail and fiber mat vegetation control but not limited to materials, installation, tools, equipment, and incidentals for conforming to the requirements of this item, unless specifically listed elsewhere, and no additional compensation shall be allowed therefore.</i>
14.	Specifications – Technical Specs Pages 72 INSERT AFTER 7TH PARAGRAPH: <i>Contract must use roadway excavation material that is free of deleterious or biological material as base for stamped and color concrete pavement. Contractor must compact material to 90% relative compaction.</i> <i>THE SPECIFICATION PAY CLAUSE MUST BE REPLACED WITH THE FOLLOWING:</i>

		<i>The contract price paid per SQUARE FOOT for Stamped and Colored Concrete Pavement shall include full compensation for furnishing labor, materials, tools, equipment, incidentals, and for doing all work involved in placement and compaction of roadway excavation material, installing pavement, aggregate-base, placing and removing forms, constructing mock-up samples, installing concrete, stamping, scoring, providing expansion joints, finishing, curing, and sealing as shown on the Plans, as specified in the Standard Construction Specifications, these Special Provisions, and as directed by the Engineer and no additional compensation will be made therefore.</i>
15.	Specifications - Bid Form, Pages 139-142	<i>BID FORMS – BID SCHEDULE ON PAGES 139 THROUGH 142 SHALL BE DELETED IN ITS ENTIRETY AND REPLACED WITH THE BID SCHEDULE ATTACHED AND MADE PART OF ADDENDUM 1.</i>

- **Please note:** *The Bid Date has changed as noted above.* No further questions will be considered.

Addendum No. 1 Attachments:

- A – Bid Schedule pages 139-142
- B – Revised Project Plan Sheets L3 – L6, & CD-1

END OF ADDENDUM NO. 1


Edgar Medina
Project Manager


Albert Stricker
Director of Public Works


Initials

JANUARY 19, 2023

MATHER FIELD ROAD REHABILITATION PROJECT

CITY PROJECT NO. CP20-2206

ADDENDUM NO. 2

TO ALL PROSPECTIVE BIDDERS:

Please incorporate the following revisions as part of the contract documents for the subject project. Any workmanship and/or materials involved shall be as set forth in the original drawings and/or specifications unless otherwise directed herein.

ITEM	PAGE OR DRAWING	LOCATION AND DESCRIPTION OF CHANGE
1.	Question: RESPONSE:	Specification Section CODES AND LEGAL REQUIRMENTS states “Contractor shall fully cooperate and coordinate with all utilities, including but not limited to....” It also states “The contractor is herby notified that AT&T, and California American Water Company and Sacramento Area Sewer District relocation work will be ongoing during construction of this project. Contractor shall fully cooperate and coordinate with all developers and contractors working near and adjacent to the project limits.” Please provide more information on the details of the neighboring projects and how this will affect this project and what coordination will be expected. NO RELOCATION WORK BY ATT, CAW OR SASD IS BEING PERFORMED BY IN THIS AREA. HOWEVER, REGULAR CONSTRUCTION COODINATION WITH UTILITY COMPANIES IS STILL REQUIRED AS PART OF THIS CONTRACT.
2.	Question: RESPONSE:	Specification Section DUST CONTROL states “The contractor shall have a sweeper onsite each day work is performed.” There may be days when a sweeper is not necessary. We respectfully request that this language is changed to ensuring no debris and trackout is on the road at all times. SEE BELOW FOR SPEC UPDATES: The Contractor shall provide for watering of all exposed or disturbed earth surfaces at least twice daily. The Contractor shall cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. The Contractor shall sweep the construction area and adjacent streets of all mud and dust as needed or directed and ensure no debris or tracking is visible on the road at any time. The Contractor shall have a sweeper onsite each day work is performed. Full compensation for dust control will be considered as included in the prices paid for the various contract items of work and no separate payment shall be made thereof.

3.	Question:	Page 64 under BASIS OF PAYMENT States “ <i>The price shall include full compensation for</i> ”. This sentence is incomplete. Please advise.
	RESPONSE:	REPLACE THE PAY CLAUSE WITH THE FOLLOWING: <i>Payment for performing all QC testing including mix design shall be made as LUMP SUM. The price shall include full compensation for performing all necessary testing to ensure proper adherence with proposed mix design.</i>
4.	Question:	Specification Section STORM DRAIN INLET LATERAL – 12” page 65 states “ <i>Contractor shall remove and dispose of any storm drain pipe that conflicts with new laterals. Cost to remove and dispose of the conflicting pipe shall be included in this payment.</i> ” How can the contractor be responsible for conflicts that are unknown?
	RESPONSE:	SEE BELOW FOR SPEC UPDATES: All inlet laterals shall be inspected by lamping conforming to Section 38-10.05, “Lamping of Storm Drain Inlet Laterals”, or Television Inspection (TVI). When the radius of length of lateral precludes the effective use of lamping methods, a TVI is required conforming to Section 38-10.04, “Television Inspection (TVI)”, of the Standard Construction Specifications. Other proposed methods of inspection may be approved by the Engineer. Contractor shall remove and dispose of any storm drain pipe that conflicts with new laterals. Cost to remove and dispose of the conflicting pipe shall be included in this payment. Backfilling of the storm drain inlet laterals shall conform to Section 38-9 of the Standard Construction Specifications. Testing shall conform to Section 38 of the Standard Construction Specifications.” CONTRACTOR SHALL ABANDON STORM DRAIN LATERALS PER PLAN.
5.	Question:	Plan sheet G1 under drainage notes states “ <i>The contractor shall place the proper strength pipe if trench conditions encountered differ from the design trench.</i> ” How can the contractor be responsible for potential differing site conditions? Is this relevant?
	RESPONSE:	COMMENT REMOVED, SEE UPDATED SHEET G-1.
6.	Question:	Plan sheet X-1 and X-2 under notes item 5 states “ <i>After milling, any cracks wider than 0.25 inch shall be sealed; loose and spalling pavement removed, potholes and localized failures shall be repaired. Route the cracks before applying crack sealant. The width of the routing shall be 0.25 inch wide that the crack width. The depth shall be equal to the width of the routing plus 0.25 inch. Leave the crack sealant 0.25 inch below allow for expansion and overall the existing roadway 2” HMA-A capped with RHMA-G to match grade.</i> ” Please provide the pay item for this work. The contractor cannot accurately quantify this work because this is a case by case item and may or may not be encountered. Please advise.
	RESPONSE:	DUE TO THE NATURE OF THE WORK BEING PERFORM, THIS NOTE HAS BEEN REMOVED FROM X-1 & X-2.

7.	Question: RESPONSE:	Specification Section PLANTER EXCAVATION states: “Contractor shall excavate all planting areas in medians and areas between the roadway curb and sidewalk to a depth of two feet as shown on the detail drawings except areas within dripline of existing trees. Planter Excavation will be measured and paid for as Roadway Excavation.” The area of Excavation is to be backfilled with imported topsoil for newly planted median. Both Roadway excavation and Imported topsoil are paid by the Cubic Yard, The roadway Excavation quantity of 95 CY Is not sufficient for the Planter Excavation. Bid item 64 Topsoil has a qty of 455 CY. This material replaces the roadway excavation. Please advise. SEE ADDENDUM #1, FOR THE UPDATED ROADWAY EXCAVATION QUANTITY.
8.	Question: RESPONSE:	It is unclear the required thickness for the aggregate base and concrete for the “stamped and colored concrete pavement” prescribed on plan sheets L-3 thru L-6. Please advise. SEE ADDENDUM #1, FOR THE CURB MEDIAN DETAIL.
9.	Question: RESPONSE:	Need invert elevation information for storm drain at El Mercado Dr (sheet L-6): THE INVERT OF THE DI IS STATED IN DETAIL 1, CD-1.
10.	Question: RESPONSE:	Bid item 39 PCC Curb - type 4A, bid quantity is 50LF; measured quantity is 100LF. Please confirm: THE UPDATED QUANTITY IS 115 LF. REFER TO UPDATED BID SCHEDULE.
11.	Question: RESPONSE:	Form 12-B Bidder’s list of subcontractor (DBE and Non-DBE), Part 1 and Part 2: please clarify when these forms are due to the City. Typically, a portion of Part 1 is due at bid time and a portion the next day; and part 2 is submitted no later than 4pm on the 5 th calendar day after bid opening. EXHIBIT 12-B NEEDS TO BE INCLUDED AS PART OF BID SUBMITTAL IN IT’S ENTIRETY.
12.	Question: RESPONSE: Specification – Technical specs Page 64	There is no timeframe, other than Folsom Blvd & Mather Field Rd, that states the allowable time between cold planing and paving. Typically, this time frame is identified in the Special Provisions. Please confirm there is no maximum allowable time on the rest of the project between cold planning and paving. INSERT AFTER 8TH PARAGRAPH: <i>Contractor shall be responsible for repaving grinding areas at intersections with pedestrian crossings on the same day or provide an AC ramp at the crosswalk location to avoid vertical drop.</i> <i>All non-intersection locations along the project shall be repaved within 3 calendar days.</i>

13.	Question: RESPONSE:	Refer to bid schedule, item 54, "Irrigation service 1" meter box assembly, backflow preventer and enclosure". And the next items, item 55 shows Water meter connection & item 56 shows backflow preventer. However, the plans just show 1 EA of water meter & 1 EA of backflow preventor. Please clarify. THERE IS ONE IRRIGATION POINT OF CONNECTION WITH A SINGLE METER, BACKFLOW PREVENTER, AND ENCLOSURE. ITEM 54 HAS BEEN DELETED FROM THE BID SHEET
14.	Question: RESPONSE:	Refer to irrigation legend on sheet LS-2, model of root watering bubbler Hunter RZW-18-CV which is not available, the correct model is RZWS-18-25CV. Please clarify. RZWS-18-25-CV OR APPROVED EQUAL IS CORRECT MODEL. LEGEND HAS BEEN UPDATED
15.	Question: RESPONSE:	Refer to irrigation legend on sheet LS-2, legend for flow sensor indicates: See Cal American Water Agency standard detail MSG-W-21 for detail, however, this detail is for backflow preventer. The correct detail is detail 4 on sheet LS-4. Please clarify. DETAIL CALLOUT IN LEGEND HAS BEEN CORRECTED
16.	Question: RESPONSE:	Refer to irrigation legend on sheet LS-2, legend for backflow preventer device indicates: See Cal American Water Agency Standard Detail for detail, however, this detail is for water meter. Please clarify. DETAIL CALLOUT IN LEGEND HAS BEEN CORRECTED
17.	Question: RESPONSE:	Refer to payment description of wood mulch on page 78, mulch in all planting areas shall follow the sections 20-2.05 and 50-43.08 "Mulch" of the County Standard. However, section 50-43.08 is for planting mix, the correct section is 50-43.07. Please clarify. PER CURRENT 2016 SACRAMENTO COUNTY STANDARDS SECTION 50-43.08 IS "MULCH". NO CHANGE TO SPECIFICATIONS.
18.	Question: RESPONSE:	Clarify the minimum distance from pavement/curb/hardscape & tree trunk that root barrier will be required. PLACE ROOT CONTROL BARRIER AROUND INSIDE EDGE OF CONCRETE PAVEMENT. SEE DETAIL 2 ON SHEET LS-5.
19.	Specification – Technical specs Traffic Control Plan Page 29	INSERT AFTER 1st PARAGRAPH: Contractor must adhere to the requirements provide in the Caltrans encroachment permit. The current encroachment permit no. is 03-22-N-MC-0466. City will work with Caltrans to extend, renew and/or apply for a new permit for the Mather Field Road Rehabilitation Project. MODIFY 2ND PARAGRAPH TO READ AS FOLLOWS:

		Prior to performing any work that requires a lane closure, a Traffic Control Plan, prepared by the Contractor, shall be reviewed and approved by the City of Rancho Cordova and Caltrans as part of the Caltrans encroachment permit. MODIFY MEASUREMENT AND PAYMENT CLAUSE TO READ AS FOLLOWS: All costs for maintaining traffic control systems shall be included in the LUMP SUM price paid for the Traffic Control Plan, and shall include full compensation for furnishing all labor (including flagging costs), adhering to Caltrans Encroachment permit requirements and items of work, materials (including minimum of two portable changeable message signs), tools, equipment and incidentals, and for doing all the work involved in placing, removing, storing, maintaining, moving to new locations, replacing, and disposing of the components of the traffic control systems as shown on the Plans, required to maintain traffic as specified in the State Standard Specifications, in these Special Provisions, in Caltrans Encroachment Permit, and as directed by the Engineer and no additional compensation shall be allowed thereof.
20.	Description of Work	CHANGES TO THE DESCRIPTION OF WORK TO READ AS FOLLOWS: <i>The work to be performed under this contract includes the furnishing of all labor, materials, and equipment for the construction of roadway and intersection improvements along Mather Field Road from Folsom Blvd to International Drive, conforming to the plans accompanying these Provisions. The construction improvements include repairing sidewalk and update sidewalk ramps, and removing and replacing concrete curb and gutter, Cold In place Recycle (CIR) existing deficient AC areas and installing inter-paving layer with 2" rubberized asphalt concrete cap, update intersection signal with video detection, landscaping, and ADA improvements, as well as other items and details not mentioned above but described in these Special Provisions or shown on the Plans or Contract Documents or as designated by the engineer.</i>
21.	Specification – Special Provisions UPRR/JPA Coordination Page 17	MODIFY UNION PACIFIC RAILROAD (UPRR) / JPA COORDINATION SECTION AS FOLLOWS <i>All work near and around the UPRR and light rail tracks at the intersection of Mather Field and Folsom Blvd will be coordinated with Sac RT instead of UPRR or JPA.</i> <i>The Contractor shall be responsible for contacting Union Pacific Railroad whenever work is anticipated within 10 ft of the nearest track at existing at-grade railroad crossings or within the JPA right of way or easement. All work within these limits shall comply with UPRR and the California Public Utilities Commission (CPUC) requirements.</i> <i>Full compensation for coordinating with UPRR or JPA SAC RT and for complying with requirements and safety procedures, obtaining track warrants, permit fees, and flagging costs, shall be considered as included in contract prices paid for the various items of work and no additional compensation will be made thereof.</i>

22.	Specification – Special Provisions SAC RT Coordination New section	<i>Please refer to the attached document called “CP-20-2206 Mather Field Rehab – Sac RT spec” for additional language on coordination for work around the intersection of Folsom and Mather Field. This section will be inserted after “UNION PACIFIC RAILROAD(UPRR)/JPA COORDINATION” section in the conform specs.</i>
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- **Please note:** *The Bid Date is TUESDAY, JANUARY 24th, 2023 AT 10:00 AM.*
No further questions will be considered.

Addendum No. 2 Attachments:

- A – Bid Schedule pages 139-142
- B – Revised Project Plan Sheets, G1, X1 - X2, & LS-2
- C – SacRT Coordination Specification Language
- D – 2022 Caltrans Encroachment Permit
- E – Davis Bacon Wages

END OF ADDENDUM NO. 2



Edgar Medina
Project Manager



Albert Stricker
Director of Public Works



Initials



Granite Construction Incorporated
List of Officers

Name	Present Office Position
Larkin, Kyle T.	President Chief Executive Officer
Radich, James A.	Executive Vice President Chief Operating Officer Assistant Secretary
Curtis, Elizabeth L.	Executive Vice President Chief Financial Officer Assistant Secretary
Dowd, Brian R.	Senior Vice President Group Manager Assistant Secretary
Hall, M. Craig	Senior Vice President General Counsel Corporate Compliance Officer Secretary
Williams, Bradley J.	Senior Vice President Group Manager Assistant Secretary
Tatusko, Michael G.	Senior Vice President Group Manager Assistant Secretary
Barker, Michael W.	Vice President Investor Relations
Gruber, Timothy W.	Senior Vice President Human Resources Assistant Secretary
Olson, Kenneth B.	Senior Vice President of Corporate Finance Treasurer Assistant Financial Officer Assistant Secretary
Woolsey, Stavi M.	Chief Accounting Officer Assistant Secretary
Blackburn, Nicholas B.	Senior Director of Corporate Taxation Assistant Secretary

(NMN) = No Middle Name

GRANITE CONSTRUCTION COMPANY

CERTIFICATE OF SECRETARY

RESOLVED, that, effective January 1, 2023 through December 31, 2023, the individuals named on the attached Exhibit 1 are authorized to negotiate, execute and/or attest electronic and paper documents necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company not to exceed \$75 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that, effective January 1, 2023 through December 31, 2023, the individuals named on the attached Exhibit 2 are authorized to negotiate, execute and/or attest electronic and paper documents necessary for the conduct of the Company's affairs with respect to the submission and execution of construction project bids, bid proposals, bid addenda and all other bid-related documents prepared and submitted on behalf of the Company in excess of \$75 million, relating to any and all domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that, effective January 1, 2023 through December 31, 2023, the individuals named on the attached Exhibit 1 and Exhibit 2 are authorized to negotiate, execute and/or attest electronic and paper construction contract documents prepared and submitted on behalf of the Company relating to domestic construction projects arising out of the Company's operations.

RESOLVED FURTHER, that the authority provided for herein shall be in accordance with applicable policies, procedures, and limits of authority previously approved and the Granite Construction Incorporated Delegation of Authority and Policy then in effect.

I, M. Craig Hall, Secretary of GRANITE CONSTRUCTION COMPANY, a California corporation (the "Company"), do hereby certify that the following is a true and correct copy of resolutions duly adopted effective January 1, 2023 by a Unanimous Written Consent of the Board of Directors in accordance with the provisions of Article III, Section 9 of the Bylaws of the Company; that the Directors acting were duly and regularly elected; and that the resolutions adopted have not been repealed and are still in full force and effect:

Dated: January 1, 2023


M. Craig Hall



EXHIBIT 1

AUTHORIZED SIGNERS

**Granite Construction Company
California Group
Valley Region
Sacramento Area Office**

AUTHORIZED SIGNERS

**Carter Rohrbough, VP Valley Region
Jason M. Jarvis, Regional Controller
Scott Edwards, Chief Estimator
Mark D. Shafer, Private Markets Manager
Marc Almassy, Senior Estimator
Colin C. Crawford, Area Manager
Michael Wills, Construction Manager
Jake Hinchey, Manager Construction Materials
Jeffrey W. Grimm, Area Manager**

ATTESTORS

**Jason M. Jarvis, Regional Controller
Scott Edwards, Chief Estimator
Mark D. Shafer, Private Markets Manager
Jake Hinchey, Regional Sales Manager
Michael Wills, Construction Manager
Colin C. Crawford, Area Manager
Robert J. Mihal, Estimator/Project Manager
George Delano, Estimator/Project Manager
Scott Hennessy, Senior Estimator
Marc Almassy, Senior Estimator
Deon Good, Proposal Coordinator
Jessica Owens, Contracts Administrator**

EXHIBIT 2

AUTHORIZED SIGNERS
Granite Construction Company

AUTHORIZED SIGNERS

Kyle T. Larkin, President & CEO

Elizabeth L. Curtis, Executive Vice President

James A. Radich, Executive Vice President & Chief Operating Officer

Kenneth B. Olson, Senior Vice President of Corporate Finance & Treasurer

Brian R. Dowd, Senior Vice President Group Operations

Michael G. Tatusko, Senior Vice President Group Operations

Bradley J. Williams, Senior Vice President Group Operations

STATE OF CALIFORNIA dca DEPARTMENT OF CONSUMER AFFAIRS		CONTRACTORS STATE LICENSE BOARD ACTIVE LICENSE		
License Number	89	Entity	CORP	
Business Name	GRANITE CONSTRUCTION COMPANY			
Classification(s)	C36 C10 A B C57 C-2 C-8 C12 C21 C27 C29 C35 C42 C45 C39 C50 C51 C31 HAZ			
Expiration Date	05/31/2023	www.cslb.ca.gov		



Contractor Information

Legal Entity Name
 GRANITE CONSTRUCTION COMPANY
 Legal Entity Type
 Corporation
 Status
 Active
 Registration Number
 1000000085
 Registration effective date
 7/1/2022
 Registration expiration date
 6/30/2025
 Mailing Address
 PO BOX 50085, ATTN: LEGAL DPT. WATSONVILLE 95077 CA United States of America
 Physical Address
 585 WEST BEACH STREET WATSONVILLE 95076 CA United States of America
 Email Address
 Trade Name/DBA
 License Number(s)
 CSLB 89
 CSLB 89

Registration History

Effective Date	Expiration Date
5/29/2018	6/30/2019
5/10/2017	6/30/2018
6/14/2016	6/30/2017
6/8/2015	6/30/2016
7/2/2014	6/30/2015
7/1/2019	6/30/2022
7/1/2022	6/30/2025

Legal Entity Information

Corporation Number:
 Federal Employment Identification Number:
 President Name: Kyle Larkin
 Vice President Name:
 Treasurer Name:
 Secretary Name: M. Craig Hall
 CEO Name:
 Agent of Service Name: C T Corporation System
 Agent of Service Mailing Address: 330 N BRAND BLVD, STE 700 GLENDALE 91203-2336 CA United States of America
 Agent of Service Mailing Address: 818 WEST 7TH STREET LOS ANGELES 90017 CA United States of America

Workers Compensation

Do you lease employees through Professional Employer Organization (PEO)? No
 Please provide your current workers compensation insurance information below:

PEO Information	Name	Phone	Email
PEO	PEO	PEO	

Insured by Carrier
 Policy Holder Name: GRANITE CONSTRUCTION COMPANY
 Insurance Carrier: ALLIANT INSURANCE SERVICES, INC.
 Policy Number: WC 274978630
 Inception date: 10/1/2017
 Expiration Date: 10/1/2023

Granite Construction Company
Completed Projects greater than \$3mm
Valley Region Only

Data not available for completed jobs in 2022

Year	Responsible BU	Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Contract Amount
2021	Fresno - Tr	985383	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	06-054604- Near Kingsburg and Selma Route 99 Contract Number: 06-054604 Kingsburg, California Roadway rehabilitation. Replace existing lane #2 and #3 from Selma to Kingsburg along with grade corrections under two main overchanges in CRCP. Also reconstruct the 10 on/off ramps within the projects foot print with JPCP transitions and HMA traveled ways. -50,000 CY of CRCP -8,500 CY of JPCP	\$34,486,845
2021	Fresno - Tr	1039828	County of Kings 1400 W Lacey Blvd Hanford, CA 93230	SB1 Roadway Improvements Contract Number: 133925 Hanford, California The work that has been completed consisted, in general, of furnishing and placing 27,940.35 Tons of hot mix asphalt concrete (HMA) over 250,405 SY of pavement fabric, the placement of 22,176.00 SYs of Type III Microsurfacing Seal, 40,105.11 SYs of conform grinding the project limits, 7,502.51 TNs of shoulder backing and over 77 utility and survey monuments that were raised to grade across various existing roads	\$3,282,720
2021	Sacramento - Tr	1033165	County of El Dorado 2850 Fairlane Court Placerville, CA 95667	Silver Springs Parkway Offsite Contract Number: 4076 Rescue, California Construction of new intersection, roadway, concrete medians, concrete sidewalks, concrete curb and gutter, storm drain systems, rock-lined ditches, retaining wall, asphalt paving, signage and striping, fencing, temporary and permanent erosion control measures, adjusting utility covers to grade, clearing and grubbing, and tree	\$4,517,716
2021	Sacramento - Sp	904780	Taylor Morrison 1180 Iron Point Road, Suite 100 Folsom, CA 95628	Bruceville Meadows Frontage and Channel Improvements Contract Number: 36092100 Elk Grove, California Basins/Channels: Excavation grading, culverts, maintenance roads & ramps, concrete pathways, landscape and park equipment. Six Residential subdivisions with Basins/Channels: Excavation grading, culverts, maintenance roads & ramps, concrete pathways, landscape and park equipment. Frontage roads: Paving, curb, gutter, sidewalk, median signal relocation, landscaping,	\$12,089,257

ATTACHMENT 5

Granite Construction Company
Completed Projects greater than \$3mm
Valley Region Only

Data not available for completed jobs in 2022

Year	Responsible BU	Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Contract Amount
2021	Valley Regional Jobs - Tr	817304	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Cosumnes Bridge CMGC CP-4 McConnell OH Contract Number: 03-0F2844 Elk Grove, California This project is located on State Route (SR) 99, Sacramento County, in and near Elk Grove. McConnell OH Bridge. McConnell OH Child project 4 is part of the \$150M Cosumnes Bridge Replacement CMGC project. Includes construction of a new bridge and roadway to carry US Highway 99 traffic over the critical single north/south UPRR track. Scope of work includes multiple MOT stages, utility relocations, extensive shoring, drilled shafts, retaining walls, a precast concrete girder bridge and structure backfill.	\$17,094,597
2020	Sacramento - Sp	817302	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Sac_Cosumnes Brgd CMGC Early Contract Number: 03-0F28014/24/34 Elk Grove, California Replace four bridges, relinquish an underapps structure with a new overhead structure, rehabilitate/replace bridge deck/barrier railings on an overcrossing structure. Part of the construction of Hwy 99 near Elk Grove, from 0.3 mile south of Dillard road overcrossing to 0.6 mile south of Grant Line Road. This early work package consisted of the construction of embankment fills on either side of the new McConnell Overhead Structure (structure was built in a later package) that are outside the limits of the Union Pacific Railroad Property. This project also consisted of constructing the temporary bridge foundations located to the right of the existing northbound Cosumnes River and Cosumnes River Overflow bridges along Hwy 99. Lastly, this package also consisted of the procurement of the new McConnell Overhead Structure precast concrete girders.	\$13,850,380
2020	Sacramento - Sp	812261	Contanda Terminals LLC 2219 Port Road A Stockton, CA 95203	Sac_Contanda Wo1 Contract Number: 076-100215-4004663 Stockton, California Detailed design and contracting for construction to build a new liquid bulk storage terminal at the Port of Stockton in Stockton, CA Demo (remove existing AC, rough grade) Site Development , loading dock, pavement for drive aisle, concrete pads, fence,	\$158,000
2020	Sacramento - Sp	871388	Central Environmental Inc 25600 S Chrisman Rd Tracy, CA 95304-8140	Sac_Tracy Depot Water Dist Contract Number: W9123818C0018P00001 Tracy, California Paving, Finish surface drainage corrections. Grind, paving (minor and major),	\$6,116,944
2020	Valley Regional Jobs - Tr	817303	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Sac_Cosumnes Brgd CMGC Cp5 Contract Number: 03-0F2854 Elk Grove, California Rdwy Ex AB AC & Structrs This package consisted of constructing the temporary Cosumnes River and temporary Cosumnes River Overflow bridges, constructing the temporary northbound widening	\$13,850,380

ATTACHMENT 5

Granite Construction Company
Completed Projects greater than \$3mm
Valley Region Only

Data not available for completed jobs in 2022

Year	Responsible BU	Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Contract Amount
2020	Fresno - Tr	812565	County of Merced 2222 M Street Merced, CA 95340	Campus Parkway In Merced Contract Number: 2017191 Merced, California The project involved 1 mile of new alignment of Campus Parkway. That work involved constructing a bridge over Route 140 and BNSF train tracks, 581,000 CY of Import, 33,300 CY of Excavation, 55,000 CY of new road material, Landscaping, 5,000 feet of Storm drain, and 500 CY of curb and gutter. State Route 140 was completely rebuilt 11,000 tons of HMA and added a new signalized intersection with added turn pockets,	\$28,381,347
2020	Fresno - Tr	941325	County of Fresno 2220 Tulare St., 6th Floor Fresno, CA 93721-2127	FR_County & SB1 Overlay 2019 Contract Number: 19-07-C Fresno, California HMA Overlay, various locations throughout the County of Fresno included mountain work. Items of work included; cold planning, utility lowering and raising, placement of HMA dike and HMA berms and striping. Approximately 40,000 Tons.	\$5,919,931
2019	Fresno - Tr	831626	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy I-5 Near Huron Contract Number: 06-0U0804 Cantua Creek, California Panel replacement, cold plane, HMA and RHMA paving, and MGS. Road Reconstruction & RHMA Overlay	\$12,140,069
2019	Fresno	692674	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	FR_I-5 Rhma Overlay-Los Banos Contract Number: 10-1H4104 Los Banos, California 10' RHMA Overlay and shoulder improvements for 17 Miles on I-5	\$30,235,993
2019	Fresno	860502	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy 99 Betty Drive Contract No.: 06-471504 Tulare County, CA The new interchange encompasses a new Betty Dr. overcrossing with signalized on and off ramps. Several surrounding County of Tulare roadways will be improved with widened travel lanes, signalized intersections, upgraded roadway surfaces and a new storm drain system and basins. SR99 will be upgraded with emergency shoulders a new pumping plant to handle the storm water below the new overcrossing.	\$10,154,485
2019	Fresno - Sp	715242	Pacific Gas and Electric Company 245 Marker Street San Francisco, CA 94105	PG&E Lemoore Center Contract Number: 21-16-400 Lemoore, California Sitework Grading, Concrete Sw/Curbs and Parking lot paving	\$3,961,346
2019	Fresno - Tr	778210	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	FR_Hwy I-5 near Lost Hills Contract Number: 06-0S4904 Kettleman City, California Replace failed concrete slab	\$18,197,700

ATTACHMENT 5

Granite Construction Company
Completed Projects greater than \$3mm
Valley Region Only

Data not available for completed jobs in 2022

Year	Responsible BU	Job ID	Name and Address of Owner	Name, Location of Project, and Kind of Work	Contract Amount
2019	Fresno - Tr	831626	State of California Department of Transportation 1727 30th Street Sacramento, CA 95816-7005	Hwy I-5 Near Huron Contract Number: 06-0U0804 Cantua Creek, California Panel replacement, cold plane, HMA and RHMA paving, and MGS. Road Reconstruction 8. RHMA Overlay	\$12,140,069
2019	Sacramento - Sp	859586	Spsg Partners 4010 West Chandler Avenue Santa Ana, CA	Sac_Pacific Heights Dump Fc Contract Number: 1 Oroville, California Recycle debris from Wildfire	\$9,912,188

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GRANITE CONSTRUCTION COMPANY

BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Yr Des	Rat Grp Desc
01.12887	FORD ESCAPE	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2013	2WD SUV
01.12888	FORD ESCAPE HYBRID	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2014	2WD SUV
01.13396	FORD ESCAPE	CA HEAVY CIVIL	AUTOMOBILES & SUVS	2013	2WD SUV
01.21562	FORD ESCAPE 4X4	WEST REG. EST.	AUTOMOBILES & SUVS	2015	4WD SUV
01.25333	FORD ESCAPE	Sacramento Area - No. Cal. Br	AUTOMOBILES & SUVS	2016	2WD SUV
03.12545	KOR-IT CORING TRAILER	Stockton Branch	TRAILERS	2012	MISC TRAILER
03.1286	TOWMASTER T-121DD 18' FLATBED	Sacramento Area - No. Cal. Br	TRAILERS	2006	FLATBED TRAILER
03.14238	GREAT DANE 45' FLATBED	Equipment Job 205599	TRAILERS	1985	FLATBED TRAILER
03.1713	FRUEH VAN TRLR-TRACK CRUSH PLT	SVB PORTABLE PLANT 205867	TRAILERS	1996	MISC TRAILER
03.1858	KLEIN KPT-120 12K WATER TOWER	Sacramento Area - No. Cal. Br	TRAILERS	2011	WATER TOWER
03.1865	FRUEH 42'X96" FLATBED TRLR	GE Central Estimating	TRAILERS	1992	FLATBED TRAILER
03.19402	MEGA 12,000 GL WATER TOWER	Sacramento Area - No. Cal. Br	TRAILERS	2014	WATER TOWER
03.229	KLEIN 10500GL WATER TOWER	Phase 15 Apron Rehab	TRAILERS	1982	WATER TOWER
03.28382	RAYTECH INFRARED 6X8 ASPH HEAT		TRAILERS	1993	MISC TRAILER
03.36002	TRAILKING TKT12U 20' TILT DECK		TRAILERS	2019	TILT BED TRAILER
03.474	MCLELLAN 500 GL FUEL TRAILER	Nacimiento Dam Spillway Modif.	TRAILERS	2001	MISC TRAILER
03.8004	FLATBED PULL TRAILER	Oroville Community Day School	TRAILERS		FLATBED TRAILER
03.922	KLEIN 10500GL WATER TOWER	ROSA RANCHETTES	TRAILERS	1989	WATER TOWER
04.12897	FORD F350 4X4 W/UTILITY BED	Sacramento Area - No. Cal. Br	TRUCKS	2012	FLATBED/UTIL TRK 1TN & SMALLER
04.12902	PETE 365 3AX LUBE	Sacramento Area - No. Cal. Br	TRUCKS	2014	FUEL/LUBE TRUCK, 3 AXLE
04.13233R	FORD F550	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.14471R	PETE WATER TRK W/OPERATOR	Sacramento Area - No. Cal. Br	TRUCKS	2003	WATER TRK, 3 AXLE 3-4K GAL
04.14656R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1988	WATER TRK, 3 AXLE 3-4K GAL
04.14657R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.1473A	SCORPION ATTENUATOR BODY	Stockton Branch	TRUCKS	2011	ATTENUATOR TRUCK
04.15469R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1992	WATER TRK, 3 AXLE 3-4K GAL
04.15470R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	2013	WATER TRK, 3 AXLE 3-4K GAL
04.15498R	FORD	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.15577R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15596R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15622R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.15634R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1991	WATER TRK, 3 AXLE 3-4K GAL
04.15707R	PETERBILT	Sacramento Area - No. Cal. Br	TRUCKS	1997	WATER TRK, 3 AXLE 3-4K GAL
04.1601A	SCORPION ATTENUATOR BODY	Stockton Branch	TRUCKS	2011	ATTENUATOR TRUCK
04.17743R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1999	WATER TRK, 3 AXLE 3-4K GAL
04.17744R	FREIGHTLINER	Sacramento Area - No. Cal. Br	TRUCKS	1998	WATER TRK, 3 AXLE 3-4K GAL
04.17745R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	2010	WATER TRK, 3 AXLE 3-4K GAL
04.17746R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	2008	WATER TRK, 3 AXLE 3-4K GAL
04.17747R	MACK	Sacramento Area - No. Cal. Br	TRUCKS	2009	WATER TRK, 3 AXLE 3-4K GAL
04.17789R	KENWORTH	Sacramento Area - No. Cal. Br	TRUCKS	1996	WATER TRK, 3 AXLE 3-4K GAL
04.17806R	FORD	Sacramento Area - No. Cal. Br	TRUCKS	1993	WATER TRK, 3 AXLE 3-4K GAL
04.17834R	INTERNATIONAL	Sacramento Area - No. Cal. Br	TRUCKS	1992	WATER TRK, 3 AXLE 3-4K GAL
04.18252R	STERLING	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19012R	KENWORTH 2008	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19013R	PETERBILT 2009	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19537R	STERLING 4K W.T.-WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS	2000	WATER TRK, 3 AXLE 3-4K GAL
04.19558R	PETERBILT 379 - GOLD & SONS	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19989R	PETERBILT WT - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19990R	FREIGHTLINER WATER TRUCK - WC	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.19991R	KENWORTH WATER TRUCK - WC	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.20065R	KENWORTH 4K W.T. - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.20536R	FORD F750 WATER TRUCK	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.20889	FORD F450 CREWCAB UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2015	FLATBED/UTIL TRK, 1.1-2.4 TN
04.21629	FORD F550 MECHANIC TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2015	MECH TRK W/CRANE
04.21651	FORD F350 SUPERCAB 4X2 UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2015	FLATBED/UTIL TRK 1TN & SMALLER
04.21652	FORD F350 REG CAB 4X2 UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2013	FLATBED/UTIL TRK 1TN & SMALLER
04.21693R	FREIGHTLINER M2	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.22556R	STERLING 4000G	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23032R	PETERBILT 379 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23166R	INTERNATIONAL 9200- WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23167R	KENWORTH T-80 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.23168R	PETERBILT 378 - WEST COAST	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.24299	FORD F650 TRAFFIC CONTROL	Sacramento Area - No. Cal. Br	TRUCKS	2015	TRAFFIC CONTROL TRUCK
04.24717	FORD F350 UTILITY	BRADSHAW AGGREGATE 205827	TRUCKS	2016	FLATBED/UTIL TRK 1TN & SMALLER
04.24718	FORD F550 CONTRACTOR/CRANE	Sacramento Area - No. Cal. Br	TRUCKS	2016	FLATBED/UTIL TRK, 1.1-2.4 TN
04.24842	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2016	MECH TRK W/CRANE
04.24850	PETE 567 3AX SUPER LUBER	Sacramento Area - No. Cal. Br	TRUCKS	2016	FUEL/LUBE TRUCK, 3 AXLE
04.25044	FORD F550 CONTRACTOR/CRANE	Sacramento Area - No. Cal. Br	TRUCKS	2016	FLATBED/UTIL TRK, 1.1-2.4 TN
04.25652R	PETERBILT 08	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.26539R	FORD LN9	Sacramento Area - No. Cal. Br	TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.27410R	FREIGHTLINER M2 M6 AVALANCHE	Sacramento Area - No. Cal. Br	TRUCKS		MISCELLANEOUS TRUCKS
04.28735R	PETERBILT 379	Sacramento Area - No. Cal. Br	TRUCKS		DUMP TRUCK, 10 YD & SMALLER
04.29393R	FREIGHTLINER 2K WATER TRUCK		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.29728R	FRTLN9 2K WATER TRUCK		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.30262R	FORD F550		TRUCKS		DUMP TRUCK, 10 YD & SMALLER
04.30794	FORD F550 PAVING TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2017	FLATBED/UTIL TRK, 1.1-2.4 TN
04.31032	PETE 567 3AX SUPER LUBER	Sacramento Area - No. Cal. Br	TRUCKS	2017	FUEL/LUBE TRUCK, 3 AXLE

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ATTACHMENT 5

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Yr Des	Rat Grp Desc
04.31364	FORD F650 TRAFFIC CONTROL	Sacramento Area - No. Cal. Br	TRUCKS	2017	TRAFFIC CONTROL TRUCK
04.31371R	FORD SUPERDUTY		TRUCKS		MISCELLANEOUS TRUCKS
04.31801	FORD F450 FLATBED UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2017	FLATBED/UTIL TRK, 1.1-2.4 TN
04.31905	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2018	MECH TRK W/CRANE
04.31906	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2018	MECH TRK W/CRANE
04.32535	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32536	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32537	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32538	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32539	FORD F550 FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK, 1.1-2.4 TN
04.32540	FORD F550 FLATBED UTILITY	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK, 1.1-2.4 TN
04.32631	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.32735R	FREIGHTLINER M2		TRUCKS		FLATBED/DRY TRK, 2.5 TN & LGR
04.33261	FORD F350 UTILITY TRUCK	Sacramento Area - No. Cal. Br	TRUCKS	2018	FLATBED/UTIL TRK 1TN & SMALLER
04.33315R	FORD F750 2K H2O		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.34121R	KENWORTH T800 3.8K H2O		TRUCKS		WATER TRK, 3 AXLE 3-4K GAL
04.35131R	FREIGHTLINER 2000GAL		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.35984	PETE 337 2.5TN 2AX MECHANIC	INDIO EQUIPMENT	TRUCKS	2019	MECH TRK W/CRANE
04.35995	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.35996	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.35997	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2019	MECH TRK W/CRANE
04.42009	PETE 337 2AX FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/DRY TRK, 2.5 TN & LGR
04.42403	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42407	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42413	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.42414	PETE 337 2.5TN 2AX MECHANIC	Sacramento Area - No. Cal. Br	TRUCKS	2020	MECH TRK W/CRANE
04.43458	FORD F350 UTILITY TRUCK 4X4	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/UTIL TRK 1TN & SMALLER
04.43459	FORD F550 FLATBED	Sacramento Area - No. Cal. Br	TRUCKS	2020	FLATBED/UTIL TRK, 1.1-2.4 TN
04.46042	PETE 337 ATTENUATOR TRUCK		TRUCKS	2021	ATTENUATOR TRUCK
04.46043	PETE 337 ATTENUATOR TRUCK		TRUCKS	2021	ATTENUATOR TRUCK
04.46103	FORD F650 TRAFFIC CONTROL		TRUCKS	2019	TRAFFIC CONTROL TRUCK
04.47252R	PETERBILT 2K GALLON		TRUCKS		WATER TRK, 2 AXLE. 2-2.5K GAL
04.47375	FORD F550 MECHANIC TRUCK		TRUCKS	2021	MECH TRK W/CRANE
04.47377	FORD F550 MECHANIC TRUCK		TRUCKS	2021	MECH TRK W/CRANE
06.015	FORD F250	FOLSOM DAM AUX SPILLWAY	PICKUPS	2005	2WD 3/4 TON PICKUP
06.10246	FORD F150	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 1/2 TON PICKUP
06.1032	FORD .5 TON PICKUP S/C	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2008	2WD 1/2 TON PICKUP
06.1046	FORD F150 SUPERCAB	BRADSHAW A.C. PLANT 205828	PICKUPS	2008	2WD 1/2 TON PICKUP
06.12243	FORD F150 CREWCAB 4X4	GW CMG Admin. (GCI)	PICKUPS	2012	4WD 1/2 TON PICKUP
06.12378	FORD F150 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2012	4WD 1/2 TON PICKUP
06.12379	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 1/2 TON PICKUP
06.12380	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12381	FORD .75 TON PICKUP	Sacramento - Plant Ops.	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12382	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12383	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12384	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12385	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12387	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.1249	FORD F250 SUPER DUTY 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2011	4WD 1/2 TON PICKUP
06.12517	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12518	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2012	2WD 3/4 TON PICKUP
06.12885	FORD .5 TON PICKUP 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2013	4WD 1/2 TON PICKUP
06.12889	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12890	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12891	FORD .5 TON CREW 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2013	4WD 1/2 TON PICKUP
06.12892	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12895	FORD .5 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12896	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 3/4 TON PICKUP
06.12910	FORD F150 PICKUP	Eastern WA Plants Ops. (2)	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12919	FORD F150 SUPERCAB	CENTRAL VALLEY BRANCH	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12931	FORD .5 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12932	FORD .5 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 1/2 TON PICKUP
06.12934	FORD .75 TON PICKUP	Stockton Branch	PICKUPS	2013	2WD 3/4 TON PICKUP
06.18636	FORD F150 CREW CAB 4X4	CA HEAVY CIVIL	PICKUPS	2013	4WD 1/2 TON PICKUP
06.19005	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19006	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19007	FORD .5 TON PICKUP V-6	Sacramento Area - No. Cal. Br	PICKUPS	2013	2WD 1/2 TON PICKUP
06.19644R	FORD F250 - TGI	Sacramento Area - No. Cal. Br	PICKUPS		2WD 3/4 TON PICKUP
06.20321	FORD F150 PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21258	FORD .5 TON S/C 2WD	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21259	FORD .5 TON S/C 2WD	Sacramento Area - No. Cal. Br	PICKUPS	2014	2WD 1/2 TON PICKUP
06.21356	FORD F150 SUPERCAB	ARIZONA- TUCSON OFFICE	PICKUPS	2014	2WD 1/2 TON PICKUP
06.2191	FORD .75 TON CARGO VAN	2008 Rancho Cordova Pvmnt Rehab	PICKUPS	2002	2WD 3/4 TON PICKUP
06.24540	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25082	FORD .75 TON PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25876	FORD F250 SUPER CAB PICKUP	CAPAY AGGREGATE 205847	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25877	FORD F150 SUPER CAB PICKUP	BRADSHAW AGGREGATE 205827	PICKUPS	2016	2WD 1/2 TON PICKUP

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ATTACHMENT 5

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm CIs Desc	Yr Des	Rat Grp Desc
06.25878	FORD F150 SUPER CAB PICKUP	BRADSHAW AGGREGATE	205827 PICKUPS	2016	2WD 1/2 TON PICKUP
06.25880	FORD F150 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.25882	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25883	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25884	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25886	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.25887	FORD F250 SUPER CAB PICKUP	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.291	FORD .5 TON CREWCAB 4X4	HIGHWAY 175 AGGREGATE	20382 PICKUPS	2006	4WD 1/2 TON PICKUP
06.29796	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.29797	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 1/2 TON PICKUP
06.30096	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.30482	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.30486	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32298	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32299	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32300	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2016	2WD 3/4 TON PICKUP
06.32306	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.32308	FORD F150 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2017	2WD 1/2 TON PICKUP
06.33567	FORD F150 CREW CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.33568	FORD F150 CREW CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.33573	FORD F150 SUPER CAB	BAKERSFIELD BRANCH	PICKUPS	2018	2WD 1/2 TON PICKUP
06.34468	FORD F150 CREW CAB 4X4		PICKUPS	2018	4WD 1/2 TON PICKUP
06.35095	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.35096	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.35098	FORD F250 SUPER CAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2018	4WD 1/2 TON PICKUP
06.367	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2006	2WD 3/4 TON PICKUP
06.39811	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39812	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39813	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39814	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39815	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39816	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.39817	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2018	2WD 3/4 TON PICKUP
06.405	FORD .75 TON PICKUP	HWY 80 @ COLFAX - MB	PICKUPS	2006	2WD 3/4 TON PICKUP
06.41145	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 3/4 TON PICKUP
06.41146	FORD F250 SUPER CAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 3/4 TON PICKUP
06.41147	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41148	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41149	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41150	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41151	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41152	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.41153	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2019	2WD 1/2 TON PICKUP
06.43617	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43618	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43619	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43620	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43622	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43623	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43624	FORD F150 CREWCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43625	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43626	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43627	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43628	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43631	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43632	FORD F150 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 1/2 TON PICKUP
06.43662	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2020	4WD 1/2 TON PICKUP
06.44104	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.44105	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.44106	FORD F150 CREWCAB 4X4	Sacramento Area - No. Cal. Br	PICKUPS	2019	4WD 1/2 TON PICKUP
06.46736	FORD F250 SUPERCAB	Sacramento Area - No. Cal. Br	PICKUPS	2020	2WD 3/4 TON PICKUP
06.46737	FORD F250 SUPERCAB		PICKUPS	2020	2WD 3/4 TON PICKUP
06.502	FORD .5 TON PICKUP	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2006	2WD 1/2 TON PICKUP
06.529	FORD .5 TON PICKUP	I-5 PVMNT REHAB-ELK GROVE-JS	PICKUPS	2006	2WD 1/2 TON PICKUP
06.534	FORD .5 TON PICKUP	FFY 2011 Street Overlay	PICKUPS	2006	2WD 1/2 TON PICKUP
06.550	FORD F150 4X4	FOLSOM DAM AUX SPILLWAY	PICKUPS	2006	4WD 1/2 TON PICKUP
06.750	FORD .75 TON PICKUP	SAC RAILYARDS-SE	PICKUPS	2008	2WD 3/4 TON PICKUP
06.765	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 3/4 TON PICKUP
06.807	FORD .5 TON PICKUP	VERNALIS AC PLANT	215835 PICKUPS	2007	2WD 1/2 TON PICKUP
06.811	FORD .5 TON PICKUP	DEVIL'S SLIDE TUNNEL	PICKUPS	2007	2WD 1/2 TON PICKUP
06.948	FORD .75 TON PICKUP	CA Health Care Facility	PICKUPS	2008	2WD 3/4 TON PICKUP
06.950	FORD .75 TON PICKUP	BLUE LEDGE MINE-SH	PICKUPS	2008	2WD 3/4 TON PICKUP
06.955	FORD .75 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 3/4 TON PICKUP
06.997	FORD .5 TON PICKUP	SMUD SUPPLEMENTAL FILL-MH	PICKUPS	2008	2WD 1/2 TON PICKUP
06.998	FORD .5 TON PICKUP	FOLSOM DAM AUX SPILLWAY	PICKUPS	2008	2WD 1/2 TON PICKUP
07.18721	CAT D8T DOZER/RIPPER	Sacramento Area - No. Cal. Br	TRACK TYPE TRACTORS	2012	CAT D8 DOZER/RIPPER
07.20227R	CAT D8T - ECCO	BAY AREA BRANCH	TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER

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GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm CIs Desc	Mdl Yr Des	Rat Grp Desc
07.22557	CAT D6T LPG DOZER/RIPPER	EQUIPMENT JOB SE CONNECTOR	TRACK TYPE TRACTORS	2014	CAT D6 CRAWLER
07.25903R	CAT D6K2		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.29394R	CAT D6N XL		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.310	CAT D9T DOZER/RIPPER	BRADSHAW AGGREGATE	205827 TRACK TYPE TRACTORS	2007	CAT D9 DOZER/RIPPER
07.33359R	DAT D9R		TRACK TYPE TRACTORS		CAT D9 DOZER/RIPPER
07.35132R	CAT D5K2 XL		TRACK TYPE TRACTORS		CAT D5/D6M CRAWLER
07.35141R	CAT D6K		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.39565R	CAT D8T		TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER
07.48596R	CAT D9T DOZER		TRACK TYPE TRACTORS		CAT D9 DOZER/RIPPER
07.49420R	CAT D6T DOZER		TRACK TYPE TRACTORS		CAT D6 CRAWLER
07.50632R	CAT D8T		TRACK TYPE TRACTORS		CAT D8 DOZER/RIPPER
08.10019	CAT 930H WHEEL LOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2010	CAT 930 LOADER
08.1117	JD 710G BACKHOE/LOADER 4X4	FOLSOM DAM AUX SPILLWAY	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1119	JD 710G BACKHOE/LOADER 4X4	CA Health Care Facility	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1122	JD 210LE SKIPLOADER 4X4	I-5 PVMNT REHAB-ELK GROVE-JS	RUBBER TIRE TRACTORS	2005	SKIPLOADER
08.1123	JD 210LE SKIPLOADER 4X4	Stockton Grade Separation	RUBBER TIRE TRACTORS	2005	SKIPLOADER
08.1157	JD 710G BACKHOE	SAC RAILYARDS-SE	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1158	JD 710G BACKHOE	CENTRAL VALLEY GAS - K002 -SB	RUBBER TIRE TRACTORS	2005	LARGE BACKHOE
08.1251	JD 210LE SKIPLOADER 4X4	CA Health Care Facility	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1252	JD 210LE SKIPLOADER 4X4	Grant Line Rd. & 7th Signal	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1271	JD 210LE SKIP LOADER	CAPAY AGGREGATE	205847 RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.1273	JD 210LE SKIP LOADER	SAC RAILYARDS-SE	RUBBER TIRE TRACTORS	2007	SKIPLOADER
08.12789R	CAT 966G II	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		CAT 966/972 LOADER
08.1286	CAT 246B SKID STEER	ROUTE 99 / SKYWAY INTERCHNG-SI	RUBBER TIRE TRACTORS	2004	SKID STEER
08.12936	JD 210K SKIPLOADER 4X4	Stockton Branch	RUBBER TIRE TRACTORS	2013	SKIPLOADER
08.1308	CAT TL943 TELEHANDLER 4X4	FOLSOM DAM AUX SPILLWAY	RUBBER TIRE TRACTORS	2007	FORKLIFT, 5.5-10 TON
08.1309	CAT TL943 TELEHANDLER 4X4	SVB PORTABLE PLANT	205867 RUBBER TIRE TRACTORS	2007	FORKLIFT, 5.5-10 TON
08.13846	SKYTRAK 10054 TELEHANDLER	Equipment Job 205599	RUBBER TIRE TRACTORS	2012	FORKLIFT, 5.5-10 TON
08.14247R	CAT TL1055	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.14336R	CAT TL1055	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.21327R	CAT 259D - HOLT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS		SKID STEER
08.21523R	CAT 259D - HOLT		RUBBER TIRE TRACTORS		SKID STEER
08.22143R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.23339R	CAT 259D - HOLT		RUBBER TIRE TRACTORS		SKID STEER
08.24935R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.24936R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.25565R	JD 644K		RUBBER TIRE TRACTORS		CAT 950/962 LOADER
08.25760R	CAT TL1055C		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.28667R	CAT 450		RUBBER TIRE TRACTORS		LARGE BACKHOE
08.28736R	BOBCAT T590		RUBBER TIRE TRACTORS		SKID STEER
08.28847R	CAT 246D		RUBBER TIRE TRACTORS		SKID STEER
08.28848R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.29011R	CAT 259D		RUBBER TIRE TRACTORS		SKID STEER
08.29395R	CAT 415F2IL		RUBBER TIRE TRACTORS		SKIPLOADER
08.29396R	CAT TL1255C		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.29397R	CAT 966M		RUBBER TIRE TRACTORS		CAT 966/972 LOADER
08.29522	CAT 415F2IL SKIPLOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2017	SKIPLOADER
08.29668	CAT 950M WHEEL LOADER		RUBBER TIRE TRACTORS	2016	CAT 950/962 LOADER
08.29709R	JD 310J		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.29710R	JD HERC		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.29729R	JD 210K		RUBBER TIRE TRACTORS		SKIPLOADER
08.30016R	JLG G6-42A		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.30066R	CAT 938M		RUBBER TIRE TRACTORS		CAT 930 LOADER
08.30994R	CAT TL1055		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.32132R	CAT 982M		RUBBER TIRE TRACTORS		CAT 982 LOADER
08.32517R	VOLVO L220H		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.33149	CAT 450F BACKHOE/LOADER 4X4		RUBBER TIRE TRACTORS	2018	LARGE BACKHOE
08.33739R	JD 844KII		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.34052R	CAT TH255C		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35133R	CAT 926M		RUBBER TIRE TRACTORS		CAT 920 LOADER
08.35658R	TOYOTA 8FGU25		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35659R	TOYOTA 8FGU25		RUBBER TIRE TRACTORS		FORKLIFT, 2-5 TON
08.35748	TOYOTA 8FDU15 FORKLIFT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	FORKLIFT, 2-5 TON
08.35749	TOYOTA 8FDU15 FORKLIFT	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	FORKLIFT, 2-5 TON
08.36727R	CAT 246D		RUBBER TIRE TRACTORS		SKID STEER
08.40722	JD 644K WHEEL LOADER	Sacramento Area - No. Cal. Br	RUBBER TIRE TRACTORS	2019	CAT 950/962 LOADER
08.40732R	CAT 420F2		RUBBER TIRE TRACTORS		SMALL BACKHOE
08.40755	CAT 259D COMPACT TRACK LOADER		RUBBER TIRE TRACTORS	2019	SKID STEER
08.40777	CAT 430F2 BACKHOE/LOADER		RUBBER TIRE TRACTORS	2019	SMALL BACKHOE
08.43885R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.44857R	CAT 980M WHEEL LOADER		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.47242R	CAT 980M		RUBBER TIRE TRACTORS		CAT 980 LOADER
08.47248R	SKYJACK SJ1256THS		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47249R	SKYJACK SJ1256THS		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47250R	SKYJACK SJ1056TH		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47253R	JLG 1255		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47567R	JD 844K LOADER		RUBBER TIRE TRACTORS		CAT 980 LOADER

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GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Yr Des	Rat Grp Desc
08.47720R	JLG 1255		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.47857R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.48344R	CAT 259D3		RUBBER TIRE TRACTORS		SKID STEER
08.48345R	SKYJACK SJ1256		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.48789R	SKYJACK SJ1256		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.48790R	CAT TL1255D		RUBBER TIRE TRACTORS		FORKLIFT, 5.5-10 TON
08.723	BROCE CR-350 ROAD BROOM	Grant Line Rd. & 7th Signal	RUBBER TIRE TRACTORS	2002	BROOM
09.23773R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.23774R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.23776R	VOLVO A35C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.27411R	VOLVO A35D		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.30995R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33437R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33438R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.33439R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36554R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36555R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36556R	VOLVO A40E		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36579R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36580R	VOLVO A35D		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36582R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36583R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36584R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36585R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36586R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36650R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36651R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36652R	CAT 730		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36653R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.36654R	CAT 730C2		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45345R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45346R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45347R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.45348R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.47832R	CAT 740		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.47833R	CAT 740B		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49259R	CAT 740B		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49260R	CAT 745		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49261R	CAT 745		OFF HIGHWAY TRUCKS		ROCK TRUCK, 35-49 TON
09.49306R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49307R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49308R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49361R	JD 460E		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.49485R	VOLVO A45G		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.50633R	CAT 745		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
09.50664R	CAT 745C		OFF HIGHWAY TRUCKS		ARTIC TRUCK, 40 TON
10.19110	CAT C578B ROLLER	Sacramento Area - No. Cal. Br	COMPACTORS	2013	VIBR ROLLER 10 TN & LARGER
10.19435	CAT C578B ROLLER	Sacramento Area - No. Cal. Br	COMPACTORS	2012	VIBR ROLLER 10 TN & LARGER
10.27009	IMPACTOR 3000H PVMT BREAKER	EQUIPMENT JOB HWY 99 CMGC	COMPACTORS	2016	HYDRA-HAMMER, PVMT DEMO
10.33179R	HAMM HD+120I VO		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.33180	HAMM HD14 VT COMBI ROLLER		COMPACTORS		VIBR ROLLER, 4-6 TN
10.33850	HAMM HD+110I VVHF COMPACTOR		COMPACTORS	2018	VIBR ROLLER 10 TN & LARGER
10.33851	HAMM HD+110I VVHF COMPACTOR		COMPACTORS	2018	VIBR ROLLER 10 TN & LARGER
10.360	CAT PS200B PNEU ROLLER	Hi - Tech Parkway	COMPACTORS	1999	PNEU. 9 WHEEL, 9-25 TON
10.39311	HAMM HD+120I VVHF COMPACTOR		COMPACTORS	2019	VIBR ROLLER 10 TN & LARGER
10.419	CAT CB634D ASPHALT ROLLER	Stockton Grade Separation	COMPACTORS	2003	VIBR ROLLER 10 TN & LARGER
10.426	CAT CB214C ROLLER	NEWTOWN ROAD OVERLAY -SC	COMPACTORS	2000	VIBR ROLLER, 1-3 TN
10.431	CAT 815F COMPACTOR MA2	CA Health Care Facility	COMPACTORS	2003	CAT 815 COMP, 10-24 TON
10.44349R	HAMM HD+110I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.44350R	HAMM HD+110I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.44351R	HAMM HD+120I VVHF COMPACTOR		COMPACTORS		VIBR ROLLER 10 TN & LARGER
10.448	CAT CP663E SD,P VIB ROLLER	HWY 41 REHAB. NEAR KETTLEMAN	COMPACTORS	2004	VIBR ROLLER 10 TN & LARGER
10.464	CAT CS663E SD VIB COMPACTOR	CA Health Care Facility	COMPACTORS	2005	VIBR ROLLER 10 TN & LARGER
10.47243R	CAT CP54		COMPACTORS		VIBR ROLLER, 7-9 TN
10.47246R	CAT 825K		COMPACTORS		CAT 825 COMP, 30-39 TON
10.535	CAT CB224E VIB COMPACTOR	Amarada Rd. Patch Paving	COMPACTORS	2007	VIBR ROLLER, 1-3 TN
11.2172	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2173	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2174	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2175	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2176	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2177	2 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2178	1 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
11.2179	1 TON JIB CRANE-SACRAMENTO	Sacramento Area - No. Cal. Br	CRANES		SHOP CRANE
12.10000	CAT 14M MOTOR GRADER	Hwy 101 PIP (GCC/MCM A JV)	MOTOR GRADERS	2011	CAT 14 MOTOR GRADER
12.20063R	CAT 140M2 - HOLT	Sacramento Area - No. Cal. Br	MOTOR GRADERS		CAT 140 MOTOR GRADER
12.23644	CAT 160M3 AWD MOTOR GRADER	Sacramento Area - No. Cal. Br	MOTOR GRADERS	2015	CAT 14 MOTOR GRADER

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ATTACHMENT 5

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Yr Des	Rat Grp Desc
12.30947	CAT 14M3 MOTOR GRADER		MOTOR GRADERS	2017	CAT 14 MOTOR GRADER
12.339	CAT 14H MOTOR GRADER	I-5 PVMNT REHAB-ELK GROVE-JS	MOTOR GRADERS	2003	CAT 14 MOTOR GRADER
12.34908	CAT 160M3 AWD MOTOR GRADER		MOTOR GRADERS	2018	CAT 14 MOTOR GRADER
12.350	CAT 14H MOTOR GRADER W/TOPCON	CA Health Care Facility	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.352	CAT 163H MOTOR GRADER AWD	SAC RAILYARDS-SE	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.379	CAT 14H MOTOR GRADER	SAC RAILYARDS-SE	MOTOR GRADERS	2005	CAT 14 MOTOR GRADER
12.39359	CAT 14M3 MOTOR GRADER		MOTOR GRADERS	2019	CAT 14 MOTOR GRADER
12.46091R	CAT 140H		MOTOR GRADERS		CAT 140 MOTOR GRADER
14.131	HYSTR C210A 39 HP SF VIBRATORY	STATE ROUTE 16 WIDENING	PULL BEHIND IMPLEMENTS		VIB SHEEPSFOOT ROLLER
14.14830R	BR DISC	Sacramento Area - No. Cal. Br	PULL BEHIND IMPLEMENTS		DISC
14.186	BUHOG H D DISC 6-6 FT STUBBLE	Sacramento Area - No. Cal. Br	PULL BEHIND IMPLEMENTS		DISC
14.254	KELLO-BILT 6001836B DISC 1'6"	CA Health Care Facility	PULL BEHIND IMPLEMENTS	2008	DISC
14.30996R	CAT MT SCRAPER		PULL BEHIND IMPLEMENTS		PULL SCRAPER, 19 YD.
15.29435	WILLS PUSH BOAT/TWIN 150HP OB	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT	2017	TRUCKABLE TUG BOAT
15.31209	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31210	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31211	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31212	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31213	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31214	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31215	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31216	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31217	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31218	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31219	QUADRAFLOAT 40'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X5
15.31220	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31221	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31222	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31223	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31224	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31225	DUOFLOAT 20'X10X5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31226	LOADING RAMP 20'X10'5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31227	LOADING RAMP 20'X10'5'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X5
15.31228	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31229	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31230	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31231	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31232	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31233	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31234	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31235	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31236	QUADRAFLOAT 40'X1'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 40X10X7
15.31237	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31238	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31239	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31240	DUOFLOAT 20'X10'X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31241	LOADING RAMP 20'X10X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
15.31242	LOADING RAMP 20'X10X7'	Sacramento Area - No. Cal. Br	MARINE EQUIPMENT		SECTIONAL BARGE 20X10X7
16.1201	GOMACO CC1200 CURB CADET	I-5 PVMNT REHAB-ELK GROVE-JS	ASPHALT PAVING EQUIPMENT	2001	CONCRETE CURB PAVER
16.12937	TEREX CR522 ASPH PAVER	Stockton Branch	ASPHALT PAVING EQUIPMENT	2013	AC PAVER, LARGE, WHEEL
16.12938	TEREX MS-2 PAVER FEEDER	Stockton Branch	ASPHALT PAVING EQUIPMENT	2013	AC PAVER FEEDER
16.1467	GOMACO TC600 TINE/CURE MACHINE	LUBBOCK CO US 62 PH3B	ASPHALT PAVING EQUIPMENT	2005	CONC CURE/TINE MACHINE
16.1469	GOMACO GT3600 TRIMMER/SLIPFORM	WAWONA ROAD, YOSEMITE	ASPHALT PAVING EQUIPMENT	2005	CONCRETE CURB PAVER
16.1470	GOMACO PS2600 PLACER SPREADER	LUBBOCK US82 E W FRWY PH2	ASPHALT PAVING EQUIPMENT	1998	PLACER SPREADER
16.1478	CDR MS-2 60" PICK-UP MACHINE	SKYWAY OVERCROSSING- SM	ASPHALT PAVING EQUIPMENT	2006	AC PAVER FEEDER
16.1479	CDR MS-2 60" PICK-UP MACHINE	Stockton Grade Separation	ASPHALT PAVING EQUIPMENT	2006	AC PAVER FEEDER
16.1790	TEREX CR552 HOT MIX PAVER	I-5 PVMNT REHAB-ELK GROVE-JS	ASPHALT PAVING EQUIPMENT	2010	AC PAVER, LARGE, WHEEL
16.23291R	BOMAG CR362 - HERRMANN		ASPHALT PAVING EQUIPMENT		AC PAVER, MEDIUM, TRACK
16.288	POWER CURBER 440-XL	Harrison Road-Speedway to Old	ASPHALT PAVING EQUIPMENT	1998	CONCRETE CURB PAVER
16.32534	ROADTEC SB2500E SHUTTLE BUGGY		ASPHALT PAVING EQUIPMENT	2018	SHUTTLE BUGGY
16.33092	CAT AP1055F ASPHALT PAVER		ASPHALT PAVING EQUIPMENT	2018	AC PAVER, LARGE, TRACK
16.35793	G&Z S600 SLIPFORM PAVER	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2019	LARGE CONC HIGHWAY PAVER
16.43903	WEILER E1250B REMIX VEHICLE	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2020	SHUTTLE BUGGY
16.43906	CAT AP655F ASPHALT PAVER	Sacramento Area - No. Cal. Br	ASPHALT PAVING EQUIPMENT	2020	AC PAVER, MEDIUM, TRACK
16.46615	GOMACO RTP-500 TRACK PLACER		ASPHALT PAVING EQUIPMENT	2021	PLACER SPREADER
16.7111	GOMACO CUR/TINE MACHINE	CDOT #06-460604 I-5@FORT TEJON	ASPHALT PAVING EQUIPMENT	1989	CONC CURE/TINE MACHINE
16.915	GOMACO COMMANDER III	Tabooma Business Park BM	ASPHALT PAVING EQUIPMENT	1998	CONCRETE CURB PAVER
18.034	CAT 615C II SCRAPER	10-0E9304 Hwy 26	WHEEL TRACTOR SCRAPERS	1998	CAT 615 ELEVATING SCRAPER
18.049	CAT 623G SCRAPER	SAC RAILYARDS-SE	WHEEL TRACTOR SCRAPERS	2003	CAT 623 ELEVATING SCRAPER
18.054	CAT 623G SCRAPER	Ft HunterLiggett ECS Warehouse	WHEEL TRACTOR SCRAPERS	2004	CAT 623 ELEVATING SCRAPER
18.060	CAT 623G SCRAPER	ADOT-I-10 Marana to Cortaro	WHEEL TRACTOR SCRAPERS	2005	CAT 623 ELEVATING SCRAPER
18.064	CAT 615C II SCRAPER	West Dunne Avenue Safety Impr.	WHEEL TRACTOR SCRAPERS	1998	CAT 615 ELEVATING SCRAPER
18.48954R	CAT 623K		WHEEL TRACTOR SCRAPERS		CAT 623 ELEVATING SCRAPER
18.48955R	CAT 623K		WHEEL TRACTOR SCRAPERS		CAT 623 ELEVATING SCRAPER
18.49516R	CAT 613C II SCRAPER		WHEEL TRACTOR SCRAPERS		CAT 613, JD 762 SCRAPER
22.062	SPI 12'X 63' OFFICE TRLR		OFFICE TRAILERS	1999	OFFICE TRAILER
22.165	MSI 12X60FT OFFICE TRAILER	I-80 Truckee to Floriston	OFFICE TRAILERS	2001	OFFICE TRAILER

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ATTACHMENT 5

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Mdl Yr Des	Rat Grp Desc
22.165A	MSI 12X60FT OFFICE TRLR	I-80 Truckee to Floriston	OFFICE TRAILERS		OFFICE TRAILER
22.282	10X20FT TRAILER PHM OFFICE	Sacramento Area - No. Cal. Br	OFFICE TRAILERS	1978	OFFICE TRAILER
22.847	FREUH 50' PARTS VAN		OFFICE TRAILERS	1981	PARTS AND TOOL VAN
22.871	24X60 DBL WIDE OFFICE COMPLEX		OFFICE TRAILERS		OFFICE TRAILER
22.896	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.897	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.898	W SCOTSMAN 64X12 OFFICE TRLR		OFFICE TRAILERS	2006	OFFICE TRAILER
22.928	TRIPLE WIDE 33X60 OFFICE TRAIL	Sacramento Area - No. Cal. Br	OFFICE TRAILERS	1978	OFFICE TRAILER
27.205099	BARGES-LOST CREEK		PORTABLE PLANTS		PORTABLE OTHER PLANT
29.32564R	DITCH WITCH MT80		TRENCHERS		SMALL TRENCHER
30.10971	CAT 328D CLR EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS	2012	EXCAVATOR, 21-35 METRIC TON
30.12177R	CAT 312E	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.17893R	CAT 328D LCR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.18951R	CAT 374DL EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
30.20285R	CAT 328D LCR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.29398R	CAT 336F	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS		EXCAVATOR, 36-50 METRIC TON
30.30015R	CAT 335F W BREAKER		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.30067R	CAT 313F EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.32822	CAT 335F LCR EXCAVATOR		HYDRAULIC EXCAVATORS	2018	EXCAVATOR, 21-35 METRIC TON
30.40296R	CAT 385CL		HYDRAULIC EXCAVATORS		EXCAVATOR, 81-115 METRIC TON
30.40431R	HITACHI ZX8706		HYDRAULIC EXCAVATORS		EXCAVATOR, 81-115 METRIC TON
30.41523R	JD 470GLC		HYDRAULIC EXCAVATORS		EXCAVATOR, 36-50 METRIC TON
30.44036	CAT 336 EXCAVATOR	Sacramento Area - No. Cal. Br	HYDRAULIC EXCAVATORS	2020	EXCAVATOR, 21-35 METRIC TON
30.454	CAT 330CL EXCAVATOR	CA Health Care Facility	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.456	CAT 321C LCT HYD EXCAVATOR	FOLSOM DAM AUX SPILLWAY	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.464	CAT 330 EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.477	JD 80C EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2006	EXCAVATOR, 0-20 METRIC TON
30.47721R	CAT 308E2		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.47722R	CAT 308J		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.47993R	HYUNDAI R300LR EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.482	CAT 321C LCR EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.483	CAT 325CL EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2005	EXCAVATOR, 21-35 METRIC TON
30.486	CAT 345CL EXCAVATOR	SAC RAILYARDS-SE	HYDRAULIC EXCAVATORS	2006	EXCAVATOR, 36-50 METRIC TON
30.49079R	CAT 335F EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.49124R	CAT 325FCR EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 21-35 METRIC TON
30.49601R	YANMAR V100		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.49901R	JD 670G		HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
30.50275R	TAKEUCHI TB2150 EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.50399R	KOMATSU PC138 EXCAVATOR		HYDRAULIC EXCAVATORS		EXCAVATOR, 0-20 METRIC TON
30.50423R	CAT 315F EXCAVATOR		RUBBER TIRE TRACTORS		EXCAVATOR, 0-20 METRIC TON
30.50631R	CAT 374		HYDRAULIC EXCAVATORS		EXCAVATOR, 51-80 METRIC TON
59.10000	TRIMBLE GCS900 3D GPS SYSTEM	BAY AREA BRANCH	SPECIALTY EQUIPMENT		GPS GRADE CONTROL SYSTEMS
59.14008	TRIMBLE GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	GPS GRADE CONTROL SYSTEMS
59.14009	TRIMBLE GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	GPS GRADE CONTROL SYSTEMS
59.14337R	GENIE S85 MANLIFT	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT		MANLIFT
59.14348R	GENIE S65 MANLIFT	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT		MANLIFT
59.14768	NEPTUNE WHEEL WASH	BAY AREA BRANCH	SPECIALTY EQUIPMENT	2013	SPECIALTY EQUIPMENT
59.15610	PAVESMART GEN-2 GRADE CONTROL	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2013	SPECIALTY EQUIPMENT
59.19028	TRIMBLE GCS900 GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2014	GPS GRADE CONTROL SYSTEMS
59.220	PAC TEC PV-350 POWER VAC	10-0E9304 Hwy 26	SPECIALTY EQUIPMENT	2002	SPECIALTY EQUIPMENT
59.23606	TRIMBLE GPS SYSTEM	EQUIPMENT JOB SE CONNECTOR	SPECIALTY EQUIPMENT		GPS GRADE CONTROL SYSTEMS
59.26531R	JLG 860SJ		SPECIALTY EQUIPMENT		MANLIFT
59.277	FELCO 28' BEDDING CONVEYOR		SPECIALTY EQUIPMENT		SPECIALTY EQUIPMENT
59.28849R	GENIE S65		SPECIALTY EQUIPMENT		MANLIFT
59.29727R	GENIE S65		SPECIALTY EQUIPMENT		MANLIFT
59.30236	TRIMBLE GCS900 3D GPS SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2017	GPS GRADE CONTROL SYSTEMS
59.33061	CS9100 / CS9300 HSP SYSTEM	Sacramento Area - No. Cal. Br	SPECIALTY EQUIPMENT	2018	SPECIALTY EQUIPMENT
59.47244R	GENIE S85 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47245R	GENIE S-65 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47247R	GENIE S-65 MANLIFT		SPECIALTY EQUIPMENT		MANLIFT
59.47251R	SKYJACK SJ66T		SPECIALTY EQUIPMENT		MANLIFT
59.47254R	GENIE S-85XC		SPECIALTY EQUIPMENT		MANLIFT
59.47255R	SKYJACK SJ86T		SPECIALTY EQUIPMENT		MANLIFT
59.47858R	SKYJACK SJ6822RT		SPECIALTY EQUIPMENT		MANLIFT
59.47859R	SKYJACK SJ6832RT		SPECIALTY EQUIPMENT		MANLIFT
59.47860R	GENIE GS2669RT		SPECIALTY EQUIPMENT		MANLIFT
59.48346R	SKYJACK 66T BOOMLIFT		SPECIALTY EQUIPMENT		MANLIFT
88.35751	REXCON 12SE PCC PLANT	Sacramento Area - No. Cal. Br	OTHER PLANTS		PCC PLANT
BD050	BD STOCKTON AREA OFFICE	Stockton Branch	BUILDINGS		
BD092	BD SACRAMENTO OFFICE	Sacramento Area - No. Cal. Br	BUILDINGS		
BD131	BD BRADSHAW YARD SHOP BUILDING	Sacramento Area - No. Cal. Br	BUILDINGS		
BD132	BD BRADSHAW YARD SMALL TOOLS	Sacramento Area - No. Cal. Br	BUILDINGS		
BD143	BD OROVILLE OFFICE/SHOP	Sacramento Area - No. Cal. Br	BUILDINGS		
BD169	BD STOCKTON AREA OFFICE SHOP	Stockton Branch	BUILDINGS	2004	
BD169A	BD STOCKTON AREA STORAGE SHED	Stockton Branch	BUILDINGS		
BD241	BD VERNALIS PLT ENG. SERV.LAB	Stockton Branch	BUILDINGS		
BD242	BD VERNALIS PLANT OFFICE	Stockton Branch	BUILDINGS		

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ATTACHMENT 5

GRANITE CONSTRUCTION COMPANY
EQUIPMENT LIST AS OF MARCH 2022
BASED ON CODE 2050

Equipment Number	Description	Location Description	Eqm Cls Desc	Acq Yr	Des. Rat	Grp Desc
BF079	BF SACTO STEAM CLEAN		BUILDING FIXTURES			UNRATED/FIXED ASSETS
BF095	BF FUEL STORAGE & MONITORING		BUILDING FIXTURES			UNRATED/FIXED ASSETS
BF096	BF STEAM CLEAN FACILITY		BUILDING FIXTURES			UNRATED/FIXED ASSETS
IN012TAX	IN COVENANT - COLLET PURCHASE		INTANGIBLES			UNRATED/FIXED ASSETS
L05019	L RUST PROPERTY		REAL ESTATE - LAND			UNRATED/FIXED ASSETS
L05020	L KIEFER PROPERTY		REAL ESTATE - LAND			UNRATED/FIXED ASSETS
L05033	L 6360 MAYHEW RD, ACCESS RD		REAL ESTATE - LAND	1995		UNRATED/FIXED ASSETS
L05051	L SMITH COOK, COOK	Sacramento Area - No. Cal. Br	ACTIVE QUARRIES			UNRATED/FIXED ASSETS
L05052	L SMITH PROPERTY		ACTIVE QUARRIES			UNRATED/FIXED ASSETS
L06001	L PRYOR, CAPAY FACILITY		REAL ESTATE - LAND			UNRATED/FIXED ASSETS
L08001	L OROVILLE, ROBINSON	Sacramento Area - No. Cal. Br	REAL ESTATE - LAND			UNRATED/FIXED ASSETS
LI019	LI PARKING LOT FOR BD169		LAND IMPROVEMENTS	2004		
LI068A	LI STOCK PILES PAVING		LAND IMPROVEMENTS			UNRATED/FIXED ASSETS
LI073	LI NEW NORTH DRIVEWAY ACCESS		LAND IMPROVEMENTS	2004		UNRATED/FIXED ASSETS

MEMORANDUM



ITEM 9.5.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Ben Chan, Assistant Civil Engineer
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CONTRACT NO. 2023-37 IN AN AMOUNT NOT TO EXCEED \$1,807,580.00 WITH TIM PAXIN'S PACIFIC EXCAVATION, INC. FOR THE SUNRISE/FOLSOM BOULEVARD SAFETY IMPROVEMENTS PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute construction Contract No. 2023-37 in an amount not to exceed \$1,807,580.00 with Tim Paxin's Pacific Excavation, Inc. to construct the Sunrise/Folsom Boulevard Safety Improvements Project.

BACKGROUND

The City of Rancho Cordova successfully acquired \$1,930,500.00 in grant funds for the Sunrise/Folsom Boulevard Safety Improvements. The project will install flashing beacons, electronic speed feedback advisory signs, advanced vehicle detection systems; and improve signal hardware, striping and markings along Sunrise Boulevard, from Jackson Road to South Bridge Street, and Folsom Boulevard, from Bradshaw Road to Hazel Avenue located in the City of Rancho Cordova (Attachment 2 map of project limits). The completed project will enhance safety along these corridors.

Bids for this work were solicited on the City's website, CIPList.com and the Sacramento, Placer and El Dorado County Builders Exchanges on January 20, 2023. Bids for the project were publicly opened on Tuesday, February 14, 2023. A total of two bids were received and the lowest responsible total base bid amount was \$1,807,580.00. The bid summary sheet is provided as Attachment 3.

The contract award is based on the lowest total amount of the base bid plus one alternate bid. Staff recommends awarding the construction contract to the lowest responsible bidder, Tim Paxin's Pacific Excavation, Inc. in the amount of \$1,807,580.00 for the base bid only.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact on the City's General Fund. Funding for this contract will consist of \$1,930,500.00 in Federal Grant funds. The remaining is funded through the Gas Tax Fund. This project is included in the City's current approved Capital Improvement Plan and in the fiscal 2022/23 budget.

ATTACHMENT(S)

1. Resolution
2. Location Map
3. Bid Summary
4. Contract 2023-37

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CONTRACT NO. 2023-37 IN AN AMOUNT NOT TO EXCEED \$1,807,580.00 WITH TIM PAXIN'S PACIFIC EXCAVATION, INC. FOR THE SUNRISE/FOLSOM BOULEVARD SAFETY IMPROVEMENTS PROJECT

WHEREAS, the City solicited bids for the Sunrise/Folsom Boulevard Safety Improvements under the requirements of state and local law and publicly opened bids on February 14, 2023; and

WHEREAS, the lowest responsible bidder was Tim Paxin's Pacific Excavation, Inc.; and

WHEREAS, adoption of this resolution will award Construction Contract No. 2023-37 to Tim Paxin's Pacific Excavation, Inc. in an amount not to exceed \$1,807,580.00 for the Sunrise/Folsom Boulevard Safety Improvements Project; and

WHEREAS, funding for this project consists of a Federal Grant Fund and Gas Tax Fund. There is no impact to the city's General Fund; and

WHEREAS, this project was reviewed under the requirements of the California Environmental Quality Act (CEQA) at the time the City approved its five year Capital Improvement Program, and it has been determined to be exempt from further review pursuant to CEQA Regulation 15301(l) regarding repairs, maintenance, or minor alterations to "existing facilities," so long as the project only involves negligible or no expansion beyond the current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2023-37 in an amount not to exceed \$1,807,580.00 with Tim Paxin's Pacific Excavation, Inc. and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

ITEM 9.5.

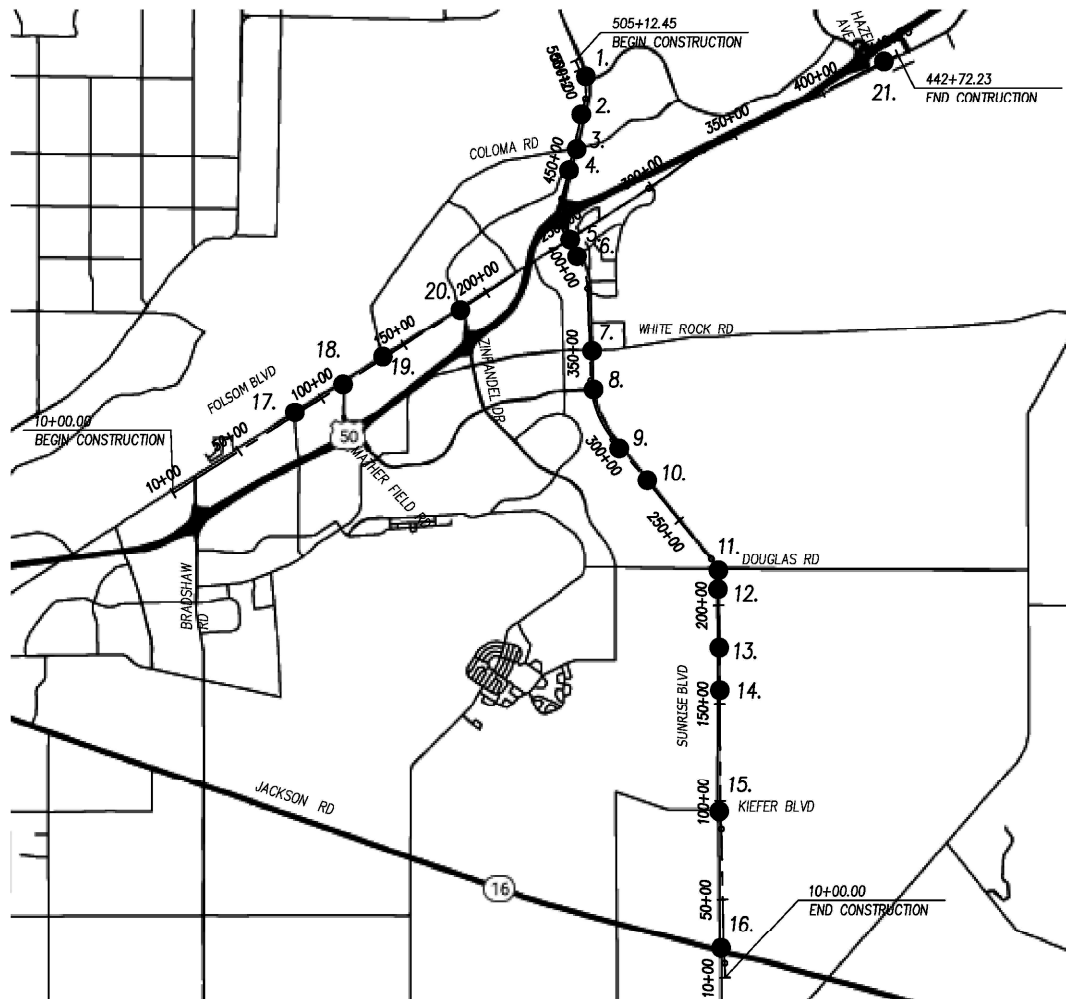
ATTACHMENT 1

Stacy Leitner, CMC
City Clerk



SUNRISE/FOLSOM BLVD SAFETY IMPROVEMENTS PROJECT

ALONG FOLSOM BLVD AND SUNRISE BLVD WITHIN
THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO
PROJECT NO. CP20-2199
FEDERAL AID PROJECT NO. HSIPL-5482(041)



● PROJECT AREA LOCATIONS

LOCATION MAP
SCALE: NOT TO SCALE

ITEM 9.5.

ATTACHMENT 3



Sunrise/Folsom Blvd Safety Improvements Project
Bid Summary - CP20-2199, HSIPL-5482(041)
Rancho Cordova City Hall
2729 Prospect Park Drive, Rancho Cordova, CA 95670
Feb 14th, 2023, 2:00 PM, City Hall, Community Board Room

	Construction Contractor	Base Bid Amount	Alternate 1 Bid Amount	Total Bid Amount	Proposal Signed	Contractors License	DIR Registration	Equal Employment	Public Contract Code	Experience / Qualifications Statement	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	Non-Lobbying Certification	Disclosure of Lobbying	Federal Minimum Wage Rates	Exhibit 12-B	Addendum 1
A	Pacific Excavation, Inc.	\$1,807,580.00	\$50,022.00	\$1,857,602.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	St. Francis Electric, Inc.	\$1,907,800.00	\$52,500.00	\$1,960,300.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C																		
D																		
E																		
F																		
G																		
H																		
I																		
J																		

Attendees:
 Stacy Leitner, City Clerk
 Haley Arata, Deputy City Clerk
 Ben Chan, Public Works
 Jesse Yabes, Public Works

Stacy Leitner
 Stacy Leitner, City Clerk

2/28/23
 Date

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND TIM PAXIN'S PACIFIC EXCAVATION, INC.
FOR THE SUNRISE/FOLSOM BLVD SAFETY IMPROVEMENTS**

THIS AGREEMENT made and entered into between the City of Rancho Cordova ("City") and Tim Paxin's Pacific Excavation, Inc. (Contractor") as of March 21, 2023.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for Sunrise/Folsom Blvd Safety Improvements ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a notice inviting sealed bids for the performance of said work; and

WHEREAS, the notice was published on January 20th, 2023, on the CIPList.com and the City of Rancho Cordova website ("Notice"); and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the Project specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said Project, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said Project and award to a contract therefore on March 20, 2023.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated September 2001 (Revised January 2016); the City of Rancho Cordova Contract Specifications for Project, the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the "Plans and Specifications."

Section 2. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for **Contract No. 2023-37**, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

Section 3. COMPLETION OF WORK. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as Exhibit "A" and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: **One million eight hundred seven thousand five hundred eighty dollars and no cents (\$1,807,580.00)**. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 6. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

Section 7. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 8. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 9. INDEMNIFICATION.

- 9.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless City, its governing Board, officers, directors, agents, employees and volunteers from and against any and all claims, demands, actions, losses, liabilities, damages, and all costs incidental thereto, including cost of defense, settlement, arbitration, and reasonable attorneys' fees arising out of, pertaining to, or resulting from the acts or omissions of anyone else directly or indirectly acting on behalf of the Contractor, or for which the Contractor is legally liable under law, regardless of whether caused in part by a party indemnified hereunder.
- 9.2 No Limitation of Liability for Indemnification.** The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

Section 10. MISCELLANEOUS PROVISIONS.

- 10.1** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.
- 10.2 Contract Administration.** This Agreement shall be administered by Ben Chan ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.3 Notices.** Any written notice to Contractor shall be sent to:
- Prescilla Gastelum, Corporate Secretary
Tim Paxin's Pacific Excavation, Inc.
9796 Kent Street
Elk Grove, CA 95624
- Any written notice to City shall be sent to:
- Ben Chan
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670
- 10.4 IRS Form W-9.** Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.
- 10.5 Amendments.** The terms of the Agreement and Plans and Specifications shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written agreement signed by the parties.

ITEM 9.5.

**ATTACHMENT 4
CONTRACT NO. 2023-37**

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Micah Runner, City Manager

Prescilla Gastelum, Corporate Secretary

Date

Date

Attest:

Stacy Leitner, CMC, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

MEMORANDUM



ITEM 9.6.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Dalia Fadl, Principal Engineer
SUBJECT: **A RESOLUTION DECLARING THE RESULTS OF A MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE FOR THE RANCHO CORDOVA STORAGE PROJECT IN THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Adopt the Resolution declaring the results of the mail ballot election relating to the imposition of the Annual Stormwater Utility Fee for the Rancho Cordova Storage project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee for the Rancho Cordova Storage project. Since majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Rancho Cordova Storage project pursuant to the Fee Ordinance.

BACKGROUND

The City Council previously adopted a Resolution on January 17, 2023, declaring its intention to impose the annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the Rancho Cordova Storage project. A protest hearing was conducted on February 6, 2023, at which time no written protest was received from the property owner representing a majority of the parcels subject to the Fee. Council then adopted a Resolution authorizing the mailing of property owner ballots for the purpose of submitting the Fee to a vote of the owners, subject to the Fee.

The Clerk has tabulated the ballots returned by the property owners for the Rancho Cordova Storage project. The majority vote of the owners of the parcels approved imposing the annual Fee on the Rancho Cordova Storage project pursuant to the Ordinance. The Council action tonight would be to adopt the Resolution declaring the results of the mail ballot election.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution

3. Exhibit B to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DECLARING THE RESULTS OF A MAIL BALLOT ELECTION
RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE FOR THE
RANCHO CORDOVA STORAGE PROJECT IN THE CITY OF RANCHO CORDOVA**

WHEREAS, on January 17, 2023, the City Council adopted a Resolution declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") for the Rancho Cordova Storage project; and

WHEREAS, Article XIII D of the California Constitution (Proposition 218) requires the City to follow certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Proposition 218); and

WHEREAS, the City has determined that the Fee is a property related fee, subject to the provisions of Proposition 218; and

WHEREAS, before imposing the Fee, the City Council is required to hold a noticed public hearing on a written report (the "Written Report") containing a description of each parcel of real property within the City to which the Fee is applicable and the amount of the Fee for each such parcel for Fiscal Year 2022-2023 and to consider protests to the Fee and, if a majority protest is not received at the public hearing, the Council must submit the question of the imposition of the Fee to a vote of the owners of the property subject to the proposed Fee for approval before the proposed Fee may be levied; and

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed Fee on February 6, 2023, and took testimony, both written and oral; and

WHEREAS, having determined a written protest was not received from property owners representing a majority of the parcels subject to the Fee, the City Council adopted a Resolution authorizing the mailing of the property owner ballots (the "Ballot Measure") for the purpose of submitting the Fee to a vote of the owners of parcels subject to the Fee, and subject to approval by a majority vote of the owners of parcel subject to the Fee; and

WHEREAS, pursuant to the terms of Ordinance No. 7-2014 and the unanimous consent of the property owner, the Property Owner Balloting was conducted and completed, and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Ballot Return in Connection with the Proposed Stormwater Utility Fee (the "Certificate"), a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

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

1. The above recitals are true and correct.
2. The Certificate is hereby accepted into the records of the City.
3. The Ballot Measure is authorized as set forth in Exhibit A attached hereto and by this

reference incorporated herein.

4. The results of the Ballot Measure are as set forth in the Certificate on file with the City Clerk and attached to this Resolution as Exhibit B ("Certificate").
5. The City Clerk is authorized to declare the results of the mail ballot election relating to the imposition of the Stormwater Utility fee on the Rancho Cordova Storage project.
6. Pursuant to said Certificate, the Ballot Measure submitted was approved by a majority vote of the owner of parcels subject to the Fee, the Fee is hereby imposed pursuant to Ordinance No. 7-2014 on the Rancho Cordova Storage project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Stacy Leitner, CMC
City Clerk

Rancho Cordova Stormwater Utility Fee – Official Property Owner Ballot

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

Assessor's Parcel Numbers: **072-0540-002-0000, 072-0540-003-0000**

Property Address: Security Park Dr. & Quicksilver Dr.

Designation: Vacant Land

Total Parcel(s) Area (acres): 5.9

Assessor's Parcel Numbers: **072-0540-002-0000, 072-0540-003-0000**

Owner Name: **Darin D. Moore**

Proposed Maximum FY 2022-2023 Annual Fee Amount: \$143.40 per DMU

In order to provide the City of Rancho Cordova with a dedicated funding source to repair, reconstruct and maintain the storm drain system and to protect water quality, shall the City impose an annual Stormwater Utility Fee as shown in the Rate Analysis Report, dated 8/7/2014?

☒ **YES** I support the proposed annual Stormwater Utility Fee

☐ **NO** I oppose the proposed annual Stormwater Utility Fee

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

2/16/23
Date

DARIN MOORE
Printed Name


Signature

Vote Here

If approved by a majority of the returned ballots, the proposed maximum annual Storm Drain User Fee rate for FY 2022-2023 will be \$143.40 per Drainage Measurement Unit (DMU). The maximum rate per DMU will increase annually by the amount of the increase of the CPI. However, each year the City Council will hold a public hearing and determine the actual rate per DMU that will be charged. At the annual public hearing, the City Council will set the actual rate for the next year, which would be equal to or less than the annual maximum rate. The Council may decide to reduce the rate or set the rate to \$0 per DMU in any fiscal year.

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

Upon completion, fold the ballot, place it in the addressed, return envelope and seal the envelope. Pursuant to the enclosed instructions, mail the ballot to the address shown on the return envelope, or deliver to the City Clerk at City Hall located at 1:30 p.m. Tuesday March 7, 2023.

Return to:

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

SUMMARY OF PROPERTY OWNER BALLOT PROCEDURES

If you are the owner, or the authorized representative of the owner, of the property described on the enclosed Property Owner Ballot, you may submit the enclosed Property Owner Ballot to the City to support or oppose the proposed annual Stormwater Utility Fee. Complete Property Owner Balloting Procedures are on file at the City Clerk's office. Please follow the instructions below to complete and return your Property Owner Ballot.

1. Mark your vote on the enclosed Property Owner Ballot by placing an "X" in the appropriate box.
2. Mark, sign and date your Property Owner Ballot in ink. Property Owner Ballots received without a signature will not be counted. Do not use pencil.
3. Place your ballot in an envelope and seal the envelope.
4. Property Owner Ballots may be mailed or hand delivered to the City Clerk's office at 2729 Prospect Park Drive, Rancho Cordova, CA 95670.
5. The City **MUST** receive all Property Owner Ballots before 1:30 p.m. Tuesday, March 7, 2023. Any Property Owner Ballot received after this time cannot legally be counted. **Postmarks will not be accepted, and ballots received after the deadline will not be counted.** (Property Owner Ballots may be delivered to the City Clerk prior to this date and time during normal business hours.)
6. The tabulation of Property Owner Ballots will be performed by the City Clerk after 1:30 p.m. on Tuesday, March 7, 2023.
7. The City Clerk shall not disclose the contents of any ballot in such a way as to identify how a property owner voted until the ballots become public record.
8. The City Council may establish the annual Stormwater Utility Fee only if a majority of the Property Owner Ballots returned are in favor of the Fee.
9. If more than a majority of the Property Owner Ballots returned are opposed to the Fee, then the annual Stormwater Utility Fee will not be imposed.

The City of Rancho Cordova complies with the Americans with Disabilities Act. If you are a qualified individual with a disability and need assistance with completing or returning the enclosed ballot, please contact the City Clerk's office at (916) 851-8720.

The information in this notice and the accompanying materials were compiled and are distributed at public expense by the City of Rancho Cordova in compliance with Article XIIIID of the California Constitution. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the voters to vote "yes" or "no" on the enclosed Property Owner Ballot.

EXHIBIT B

CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS
IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE
IN THE CITY OF RANCHO CORDOVA

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee that the day for the return of mailed ballot, March 7, 2023. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: 1

Total "Yes" Ballots: 1

Total "No" Ballots: 0



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.7.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Lorianne Ulm, Community Engagement Analyst II
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE GENERAL SERVICES CONTRACT NO. 2020-175-3 IN AN AMOUNT NOT TO EXCEED \$164,000 WITH ETHAN FLEENER CONSTRUCTION, FOR FUNDING THE RESIDENTIAL BEAUTIFICATION PROGRAM**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would enhance qualified properties visible from the public street or sidewalk with improvements which are highlighted in the City's Good Neighbor Guide, which will benefit the City of Rancho Cordova and its residents by creating beautiful and sustainable properties in Rancho Cordova.

BACKGROUND

On June 20, 2022, the City Council approved Resolution No. 119-2022, for projects and programs to be funded from the approved Measure H 1/2 cent sales tax measure for the fiscal year ending June 30, 2023. Additionally, on June 15, 2020, the City Council approved Resolution No. 64-2020, which also approved projects and programs to be funded from the approved Measure H 1/2 cent sales tax measure for the fiscal year ending June 30, 2021. Exhibit A to both Resolution No. 64-2020 and Resolution No. 119-2022, allocated funding for community development, community building, outreach, community service activities, and beautification projects, programs, and incentives.

In an effort to provide various beautification opportunities for our community, the City entered into a contract with Ethan Fleener Construction in November of 2020 to enhance qualified properties visible from the public street or sidewalk with improvements which are highlighted in the City's Good Neighbor Guide, which will benefit the City of Rancho Cordova and its residents by creating beautiful and sustainable properties in Rancho Cordova.

This third amendment to the General Services Agreement (GSA) modifies the end date of the contract to support the Residential Beautification Program, also known as the Good Neighbor Assistance Program, and provides additional funds to support this effort through the fiscal year

ending June 30, 2023. The third amendment increases the overall budget by \$24,000, bringing the total GSA amount to \$164,000.

FISCAL IMPACT AND FUNDING SOURCE

There is no additional fiscal impact since the available funding was already authorized under Resolution No. 64-2020 and Resolution No. 119-2022.

ATTACHMENT(S)

1. Resolution
2. General Service Agreement Third Amendment 3-2023

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO THE THIRD AMENDMENT TO THE AGREEMENT WITH ETHAN FLEENER CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$164,000 FOR FUNDING THE RESIDENTIAL BEAUTIFICATION PROGRAM

WHEREAS, the parties will enter into the third amendment to the General Services Agreement (GSA) for the amount of \$164,000 for the Residential Beautification Program; and

WHEREAS, this is an increase of \$24,000, from \$140,000 to \$164,000; and

WHEREAS, this third amendment also aligns the GSA to end at the fiscal year end date of June 30, 2023; and

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

WHEREAS, funding for the amended GSA will be from Measure H, Community Enhancement & Investment Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to enter into the third amendment to the GSA in the amount of \$164,000 for funding the Residential Beautification Program, also known as the Good Neighbor Assistance Program.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Stacy Leitner, CMC
City Clerk

**THIRD AMENDMENT TO THE GENERAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND ETHAN FLEENER CONSTRUCTION**

This Third Amendment to the General Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and Ethan Fleener Construction ("Contractor") as of March 20, 2023. City and Contractor are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a General Services Agreement ("GSA") dated November 12, 2020 for the purpose of beautification improvements associated with our Good Neighbor Assistance Program; and

WHEREAS, this Amendment will modify the date of the contract continuing to support our Residential Beautification Program, also known as the Good Neighbor Assistance Program, and provides additional funds to support this effort through the fiscal year ending June 30, 2023; and

WHEREAS, the Parties agree that changes to the term and the not to exceed amount per household in the GSA are necessary in order for the City to continue receiving services by Contractor.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the GSA from December 31, 2023, to June 30, 2023. The first sentence of Section 2 of the GSA, "Term," 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, 2023, and Contractor 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 13."

2. Section 4 of the GSA, "Compensation," provides for the City to pay Contractor a sum not to exceed \$140,000. The Parties agree to amend Section 2 of the GSA in order to increase the compensation amount to pay Contractor for additional services. The first sentence of Section 4 of the GSA is amended to read as follows:

"City hereby agrees to pay Contractor a sum not to exceed One Hundred Sixty-Four Thousand Dollars (\$164,000), notwithstanding any contrary indication that may be contained in Contractor's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

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

4. 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.
5. **Contract Administration.** This Agreement shall be administered by The City of Rancho Cordova's Community Engagement Manager ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
6. **Notices.** Any written notice to Professional shall be sent to:
Ethan Fleener Construction
2544 Vernaccia Circle
Rancho Cordova, CA 95670

Any written notice to City shall be sent to:
Lorianne Ulm
Community Engagement Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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

CITY OF RANCHO CORDOVA

CONTRACTOR

Micah Runner, City Manager

Ethan Fleener, Owner

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

MEMORANDUM



ITEM 9.8.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE THIRD AMENDMENT TO A CONTRACT WITH BPR CONSULTING GROUP, LLC. TO INCREASE THE ON-CALL CONTRACT AMOUNT FROM \$750,000 TO \$2,250,000**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute a Third Amendment to the Contract to increase the contract amount from \$750,000 to an amount not to exceed \$2,250,000.

BACKGROUND

The City entered into an On-Call Professional Services Agreement dated August 31, 2021, in the amount of \$100,000 for the purpose of providing on-call plan review, permitting, and field inspection services through March 1, 2022. A First Amendment to the Agreement extended the end date from March 1, 2022, to December 31, 2025, and increased the amount from \$100,000 to \$750,000. A Second Amendment to the Agreement amended the Scope of Work to include on-call Building Official services. This Third Amendment to the Agreement will increase the on-call amount from \$750,000 to an amount not to exceed \$2,250,000.

FISCAL IMPACT AND FUNDING SOURCE

The services covered by this Contract are funded by building permit fees collected.

ATTACHMENT(S)

1. Resolution
2. BPR - Third Amendment to Contract

CITY OF RANCHO CORDOVA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BPR CONSULTING GROUP, LLC TO INCREASE THE CONTRACT AMOUNT.

WHEREAS, the City entered into an On-Call Professional Services Agreement (Agreement) dated August 31, 2021, with BPR Consulting Group, LLC for the purpose of providing on-call professional plan review, permitting, and field inspection services through March 1, 2022;

WHEREAS, a First Amendment to the Agreement further extended the end date of the term from March 1, 2022, to December 31, 2025, and increased the amount from \$100,000 to \$750,000; and

WHEREAS, a Second Amendment to the Agreement amended the Scope of Work to include on-call Building Official services; and

WHEREAS, this Third Amendment to the Agreement increases the on-call amount from \$750,000 to an amount not to exceed \$2,250,000; and

WHEREAS, the parties agree that changes to the contract amount are necessary in order for the City to continue receiving certain professional services from the Professional.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute a Third Amendment to the Professional Services Agreement with BPR Consulting Group, LLC to increase the contract amount.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Stacy Leitner, CMC
City Clerk

**THIRD AMENDMENT TO THE ON-CALL PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND BPR CONSULTING GROUP, LLC**

This Third Amendment to the On-Call Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and BPR Consulting Group, LLC ("Professional") as of March 8, 2023. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated August 31, 2021 for the purpose of providing on-call professional plan review, permitting, and field inspection services; and

WHEREAS, the First Amendment extended the end date of the term from March 1, 2022, to December 31, 2025 and increased the amount from \$100,000 to \$750,000; and

WHEREAS, the Second Amendment amended the scope of work to include on-call Building Official services; and

WHEREAS, this Third Amendment will increase the on-call amount from \$750,000 to \$2,250,000; and

WHEREAS, the Parties agree that changes to the scope of services provided for in the PSA are necessary in order for the City to continue receiving necessary services from Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the PSA, "Compensation" provides for the City to pay Professional a sum not to exceed Seven Hundred Fifty Thousand Dollars (\$750,000). 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 Two Hundred Fifty Thousand Dollars (\$2,250,000), notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement:

2. 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.

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

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

CITY OF RANCHO CORDOVA

BPR CONSULTING GROUP, LLC

Micah Runner, City Manager

Bill Rodgers,
Director of Plan Review Services

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

MEMORANDUM



ITEM 9.9.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Kim Juran, Administrative Services Director
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 44-2018-3 TO AN AMOUNT NOT TO EXCEED \$3,115,534 WITH TYLER TECHNOLOGIES ENERGOV THROUGH MARCH 31, 2026**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would allow the City to extend its contract with Tyler Technologies EnerGov.

BACKGROUND

The City utilizes Tyler Technologies EnerGov land management and permitting software system for many functions across the City including planning, permitting, inspections, code enforcement, animal services and license, business license, and cashiering. The City selected Tyler Technologies EnerGov system in 2018 and went live with the licensing module in 2020 and the permitting and inspection modules in 2021. This system is the primary business application utilized by the majority of City staff and is utilized by some outside agency staff that participate in the City's electronic plan review process. Due to the large number of staff that utilize this system, the City maintains a site license that enables all staff to access all aspects of the system. The EnerGov system also enables the City to offer the ability for customers to apply for and pay for permits and licenses online.

The proposed contract amendment extends the City's existing contract with Tyler Technologies EnerGov through March 31, 2026, and increases the contract amount by \$1,157,904 for its annual Software as a Service site license fees, to a total amount not to exceed the contract amount of \$3,115,534.

FISCAL IMPACT AND FUNDING SOURCE

The ongoing annual Software as a Service (SAAS) license fees for the EnerGov system are incorporated into the City's operating budget.

ATTACHMENT(S)

1. Resolution

2. Tyler Technologies, Inc. Invoice

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
NO. 44-2018-3 TO AN AMOUNT NOT TO EXCEED \$3,115,534 WITH TYLER
TECHNOLOGIES ENERGОВ THROUGH MARCH 31, 2026**

WHEREAS, the City utilizes a land management and permitting software system for many functions across the City including planning review, permitting, inspections, code enforcement, business license, and cashing; and

WHEREAS, the City selected Tyler Technologies EnerGov land management system in 2018 and went live with the licensing module in 2020 and permitting and inspection modules in 2021; and

WHEREAS, this system is the primary business application utilized by the majority of City staff and is utilized by some outside agency staff that participate in the City's electronic plan review process; and

WHEREAS, due to the large number of staff that utilize this system, the City maintains a site license that enables all staff to access all aspects of the system; and

WHEREAS, the proposed contract amendment extends the City's existing contract with Tyler Technologies EnerGov through March 31, 2026 and increases the contract amount by \$1,157,904 for its annual Software as a Service site license fees.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 44-2018-3 to an amount not to exceed \$3,115,534 with Tyler Technologies Evergov through March 31, 2026.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

Stacy Leitner, CMC
City Clerk



Remittance:
Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

**ATTACHMENT 2
Invoice**

Invoice No	Date	Page
025-413109	03/01/2023	1 of 2

Questions:
Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com



Bill To: CITY OF RANCHO CORDOVA
ATTN: ROD VAN BUSKIRK
2729 PROSPECT PARK DRIVE - SUITE 117
RANCHO CORDOVA, CA 95670-6291

Ship To: CITY OF RANCHO CORDOVA
ATTN: ROD VAN BUSKIRK
2729 PROSPECT PARK DRIVE - SUITE 117
RANCHO CORDOVA, CA 95670-6291

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
52119 - MAIN - MAIN	174059		USD	NET30	03/31/2023

Date	Description	Units	Rate	Extended Price
Contract No.: Rancho Cordova, CA				
	EnerGov Report Writing Services Maintenance - Included with Package	1	0.00	0.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Permitting and Land Management Suite - Annual SaaS Fee	1	142,090.00	142,090.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Licensing and Regulatory Management Suite - Annual SaaS Fee	1	11,841.00	11,841.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Citizen Self Service (PLM Suite) - Annual SaaS Fee	1	16,538.00	16,538.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Citizen Self Service (LRM Suite) - Annual SaaS Fee	1	16,538.00	16,538.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov eReviews - Annual SaaS Fee	1	16,538.00	16,538.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov iG Workforce Apps - Annual SaaS Fee - Included with Package	1	0.00	0.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Tyler GIS - Annual SaaS Fee - Included with Package	1	0.00	0.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Permitting and Land Management SDK - Annual SaaS Fee - Included with Package	1	0.00	0.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Report Toolkit - Annual SaaS Fee - Included with Package	1	0.00	0.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Energov Hosted Report Management	1	6,000.00	6,000.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Tyler Cashiering	1	10,700.00	10,700.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Tyler Content Manager Standard Edition	1	19,950.00	19,950.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Decision Engine	1	9,135.00	9,135.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	EnerGov Enterprise Site License	1	105,000.00	105,000.00
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Citizen Connect	1	2,992.50	2,992.50
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Business Management Feeds	1	4,987.50	4,987.50
	Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024			
	Community Development Feeds	1	4,987.50	4,987.50

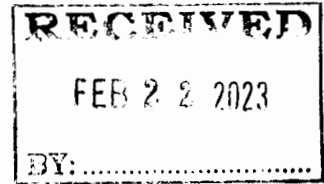


Remittance:
Tyler Technologies, Inc.
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

**ATTACHMENT 2
Invoice**

Invoice No	Date	Page
025-413109	03/01/2023	2 of 2

Questions:
Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Email: ar@tylertech.com



Bill To: CITY OF RANCHO CORDOVA
ATTN: ROD VAN BUSKIRK
2729 PROSPECT PARK DRIVE - SUITE 117
RANCHO CORDOVA, CA 95670-6291

Ship To: CITY OF RANCHO CORDOVA
ATTN: ROD VAN BUSKIRK
2729 PROSPECT PARK DRIVE - SUITE 117
RANCHO CORDOVA, CA 95670-6291

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
52119 - MAIN - MAIN	174059		USD	NET30	03/31/2023

Date	Description	Units	Rate	Extended Price
------	-------------	-------	------	----------------

Maintenance: Start: 01/Apr/2023, End: 31/Mar/2024

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal	367,297.50
Sales Tax	0.00
Invoice Total	367,297.50

MEMORANDUM



ITEM 10.1.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Ka Vang, Management Technician
Stefan Heisler, Housing Manager
SUBJECT: **A RESOLUTION APPROVING THE 2022 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The 2022 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) will be submitted for U.S. Department of Housing and Urban Development (HUD) review according to program requirements and timelines.

BACKGROUND

The City receives an annual entitlement allocation of CDBG funds from HUD. The City received \$635,018 of CDBG funds in Program Year (PY) 2022. CDBG allows the City to carry out housing and community development projects and programs, such as housing rehabilitation, neighborhood infrastructure improvements, and public services, for low- and moderate-income individuals, households, and neighborhoods.

HUD requires an annual evaluation of the programs and projects funded through its CDBG grant allocation, known as the CAPER. The PY 2022 CAPER describes the City's accomplishments in the implementation of programs and activities under the CDBG program. It also reports the progress of the City in meeting the overall five-year goals and priorities identified as part of the 2020-2024 Consolidated Plan.

Community Development Block Grant (CDBG) regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to its approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent on February 17, 2023, and copies of the CAPER were made available for public review at City Hall and on the City's website. The public comment period opened March 3, 2023, and closed on March 17, 2023, and any comments received will be acknowledged and incorporated into the final draft of the CAPER and submitted to HUD.

PY 2022 was the City's third year of the 2020-2024 Consolidated Plan cycle. The City's program is in good standing with HUD, and program administrators have continued to work on refining guidelines and procedures, assisting service providers to provide technical assistance in administering CDBG funds, and partnering with regional neighbors to improve efficiencies and identify best practices for program administration.

A summary of the accomplishments achieved in 2022 include:

- Helping 318 low-income households, including families at risk of homelessness, remain in their housing;
- Completing 2,802 code enforcement inspections of general properties in the CDBG target area;
- Conducting 4,766 inspections of rental units in the CDBG target area;
- Providing social services and meals for 213 seniors in the community;
- Completing 17 housing rehabilitation projects on homes occupied by low-income households; and
- Providing youth mentoring services to 870 at-risk youth.

FISCAL IMPACT AND FUNDING SOURCE

The CAPER has no fiscal impact on the City.

ATTACHMENT(S)

1. Resolution
2. Final 2022 CAPER

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE 2022 COMMUNITY DEVELOPMENT BLOCK
GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR
SUBMITTAL TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of Rancho Cordova has applied for and received Community Development Block Grant (CDBG) funds as an entitlement jurisdiction from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

WHEREAS, HUD requires that entitlement jurisdictions complete an annual evaluation of their grants programs through a report known as the Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, City staff has completed the 2022 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on February 17, 2023; and

WHEREAS, the 15-day public comment period did open March 3, 2023, and closed March 17, 2023, and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA: approves the 2022 CAPER; authorizes the City Manager, or his designee, to submit the CAPER to HUD; and authorizes staff to make technical modifications to the CAPER as required by HUD.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Linda Budge, Mayor

ITEM 10.1.

ATTACHMENT 1

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova

2022 Consolidated Annual Performance and Evaluation Report (CAPER)

Community Development Block Grant

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

Listed below are the approved projects and programs that were funded using the City's 2022 CDBG allocation. These programs were selected through a competitive application process that occurred in July and August of 2020. Each project was selected to assist in carrying out the City's CDBG priority needs, as identified in the 2020-2024 Consolidated Plan's Strategic Plan section:

- \$102,000 in funding was allocated for **Code Enforcement** (\$51,000) services and the **Rental Housing Inspection** (\$51,000) program, which provide health and safety code inspections for residential housing, businesses, and renter-occupied residential housing in the CDBG target area.
- \$44,198 in funding was allocated to **Meals on Wheels by ACC**, a program that aids senior populations, including homebound seniors, by providing access to nutritious meals.
- \$39,470 in funding was allocated to **Folsom Cordova Community Partnership** to help support the Group Mentoring Initiative program. This program provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.
- \$15,000 in CV funding was allocated to **The Empowered Life Community Program** to help support the SheBuilds program, supporting female youths from LMI households
- \$87,673.77 (\$70,798 in CV funds and \$16,875.77 in EN funds) in funding was allocated to **Folsom Cordova Community Partnership** to help support the COVID-19 Relief Safety Net Services. This program provides rental and food assistance as well as sanitation kits.
- \$54,034 (\$45,000 in CV funds and \$9,034 in EN funds) in funding was allocated to **Boys & Girls Clubs of Greater Sacramento** for the Club Connect Program, which provides weekly kits to low-income youth and families that are in need of assistance.
- \$10,728 in funding was allocated to **Sacramento Self-Help Housing** for a renter's helpline, which provides counseling and mediation services for landlord/tenant disputes for City residents in a housing crisis or dispute.
- \$7,525 in funding was allocated to **Sacramento Self Help-Housing** for fair housing services, which includes advocacy, enforcement, mediation, and marketing and education materials.
- \$17,668 in funding was allocated to **Sacramento Self-Help Housing** for improving community outreach.
- \$307,298 in funding was allocated to **Rebuilding Together Sacramento** for homeownership repairs through the Roof Rehab & Repair Program and the Critical Systems Home Repair program.
- \$5,614 in funding was allocated to **Cordova Recreation and Parks Division** for the Lincoln

Village Park Accessibility Swing project

- \$102,475 in funding was allocated to **the City of Rancho Cordova's Housing Division** for the general administrative costs to facilitate and manage the CDBG program. Administrative costs include the management of monitoring efforts, assisting subrecipients of CDBG funds with information and guidance on CDBG policies and procedures, planning for future CDBG goals and actions, and any other general administration activities involved in the implementation of the CDBG program.
- \$10,000 in funding was allocated to **HOME Monitoring** as City is recipient of State HOME funds and is required to perform annual monitoring on HCD's behalf

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1, below, provides a detailed evaluation of the City's individual programs and projects, and compares them to the goals identified in the 2022 Annual Action Plan (AAP) and the 2020-2024 Consolidated Plan.

ITEM 10.1.

ATTACHMENT 2

Project/Activity	Agency/Operator	Goal	Funding	Total Expenses	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2022	Act. 2022	% Comp.
Planning and Administration - PA-22												
Planning and Administration	City Staff	Planning and Administration	\$102,475	\$42,734.64	Successfully administered the CDBG program according to HUD regulations	Efficient Administration				NA	NA	NA
Planning and Administration: Fair Housing	Sacramento Self-Help Housing	Homelessness Prevention	\$7,525	\$0	Public Services Low/Mod Housing Benefit	Household Housing Unit				NA	NA	NA
Planning and Administration: HOME Monitoring	City Staff	Planning and Administration	\$10,000	\$0	Monitoring City's State HOME project	Review Completion				NA	NA	NA
Public Services - PS-22												
Homelessness Prevention - Households and Housing Units							2,100	1,025	49%	446	318	71%
Renters Helpline	Sacramento Self-Help Housing	Homelessness Prevention	\$10,728	\$8,092.86	Public Services Low/Mod Housing Benefit	Household Housing Unit				445	317	71%
Community Outreach	Sacramento Self-Help Housing	Homelessness Prevention	\$17,668	\$17,668	Public Services other than Low/Mod Housing Benefit	Website completion				1	1	100%
Senior and Disability Services - Persons Assisted							500	758	152%	182	213	117%
Senior Nutrition Program	Meals on Wheels	Senior and Disability Services	\$44,198	\$44,198	Public Services other than Low/Mod Housing Benefit	Persons Assisted				182	213	117%
Child and Youth Services - Persons Assisted							1,000	1,489	149%	1,011	924	91%
Group Mentoring Initiative	Folsom Cordova Community Partnership	Youth Services	\$39,470	\$38,635.17	Public Services other than Low/Mod Housing Benefit	Persons Assisted				100	96	96%
The Empowered Life Community Program	SheBuilds	Youth Services	\$15,000	\$14,999.78	Public Services other than Low/Mod Housing Benefit	Persons Assisted				20	18	90%
Club Connect Program	Boys & Girls Clubs of Greater Sacramento	Youth Services	\$54,034	\$23,914.73	Public Services other than Low/Mod Housing Benefit	Persons Assisted				750	756	101%
COVID-19 Relief Safety Net Services	Folsom Cordova Community Partnership	Public Services	\$87,673.77	\$59,220.32	Public Services other than Low/Mod Housing Benefit	Persons Assisted				141	132	94%
Housing Preservation Program HP-22												
Housing Preservation - Code Cases and Inspections							5,000	17,658	202%	5,000	7,568	353%
Code Enforcement	City Staff	Housing Preservation	\$51,000	\$51,000	Housing Code Enforcement/Foreclosed Property Care	Code Cases				2,500	2,802	112%
Rental Housing Inspection Program	City Staff	Housing Preservation	\$51,000	\$51,000	Housing Code Enforcement/Foreclosed Property Care	Code Cases				2,500	4,766	190%
Housing Preservation - Housing Units							70	60	86%	14	17	121%
Critical Repair Program	Rebuilding Together Sacramento	Housing Preservation-Homeless Prevention	\$307,298	\$297,933.95	Homeowner Housing Rehabilitated	Household Housing Unit				14	17	121%
Public Infrastructure PI-22												
Public Infrastructure - Persons Provided Improved Access							30,000	51,760	173%	1	1	100%

ITEM 10.1.

ATTACHMENT 2

Project/Activity	Agency/Operator	Goal	Funding	Total Expenses	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2022	Act. 2022	% Comp .
Lincoln Village Park Accessible Swing Project	Cordova Recreation and Parks Division	Public Infrastructure	\$5,614	\$5,614	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Projects Completed				1	1	100%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2022 program year was the third year of the 2020-2024 Five Year Consolidated Plan. The 2020-2024 Consolidated Plan identifies the following nine goals and priorities for projects that the City intends to fund through CDBG allocations during the plan’s five-year cycle. Those goals are as follows:

• Homelessness Prevention	• Public Infrastructure	• Public Facilities
• Senior and Disability Services	• Homeless Housing	• COVID-19 Preparation, Prevention, and Response
• Child and Youth Services	• Housing Preservation Program	• Program Administration

CDBG-funded programs in the 2022 program year aligned with six of the nine goals that are outlined in the 2020-2024 Consolidated Plan. The six goals supported in 2022 were Homelessness Prevention, Senior Services, Child and Youth Services, Public Infrastructure, Housing Preservation Program, and Program Administration. Table 1 above shows these goals and their associated projects in more detail, along with the one-year progress against the five-year goals established in the Consolidated Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Race	CDBG	%
White	1,076	41.27%
Black or African American	427	16.38%
Asian	301	11.55%
American Indian or American Native	49	1.88%
Native Hawaiian or Other Pacific Islander	16	0.61%
American Indian or American Native and White	31	1.19%
Black or African American and White	37	1.42%
Asian and White	26	1%
American Indian or American Native and Black/African American	11	0.42%
Other Multi-Racial	633	24.28%
Total	2,607	-

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above shows the racial and ethnic distribution of persons who received assistance or services through the regular entitlement CDBG program during the 2022 program year.

The City strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. All of the CDBG-funded public service programs, including senior services, youth services, and housing counseling, are available to residents citywide. Projects that focus on facility or infrastructure improvements are generally limited to the CDBG target area so they may benefit as many low- and moderate-income residents as possible.

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$808,726.17	\$373,785.20
CDBG-CV	public - federal	\$861,317	\$674,819.01

Table 4 - Resources Made Available**Narrative**

In the 2022 program year, the City received an award of \$629,308 and \$174,525.85 in rollover funds. The following is a list of 2022 City CDBG programs and approved allocation amounts:

- Planning and Administration
 - Planning and Administration – \$102,625
 - SSHH: Fair Housing Services – \$7,525
 - HOME Monitoring - \$10,000
- Housing Preservation Program
 - Rental Housing Inspection Program – \$51,000
 - Code Enforcement – \$51,000
 - Housing Repair – \$307,298
- Non-Housing Community Development Needs
 - Public Infrastructure and Facilities
 - Lincoln Village Park Accessible Swing project – \$5,614
 - Public Services
 - Folsom Cordova Community Partnership: Group Mentoring Initiative – \$39,470
 - Folsom Cordova Community Partnership: COVID-19 Relief Safety Net Services – \$87,673.77
 - Meals on Wheels: Senior Nutrition – \$44,198
 - SSHH: Renters Helpline – \$10,728
 - SheBuilds – \$15,000
 - SSHH: Renter’s Helpline Community Outreach – \$17,668
 - Boys & Girls Clubs of Greater Sacramento: Club Connect Program – \$54,034

All recipient and subrecipient programs performed according to CDBG Laws and Regulations, found in the Federal Code of Civil Procedure, 24 Code of Federal Regulations (CFR) Part 570 Community Development Block Grants. In addition to all laws and regulations, the City and its subrecipients have made regular drawdowns and completed quarterly reports. All projects, aside from the ADA Sidewalk Improvement project, were completed during the program year, and all projects were completed within their allocated budget. The City has met timeliness requirements every year since becoming an entitlement jurisdiction.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	68%	71%	Rental Housing Inspection, Code Enforcement, Critical Repairs projects take place in the CDBG target area

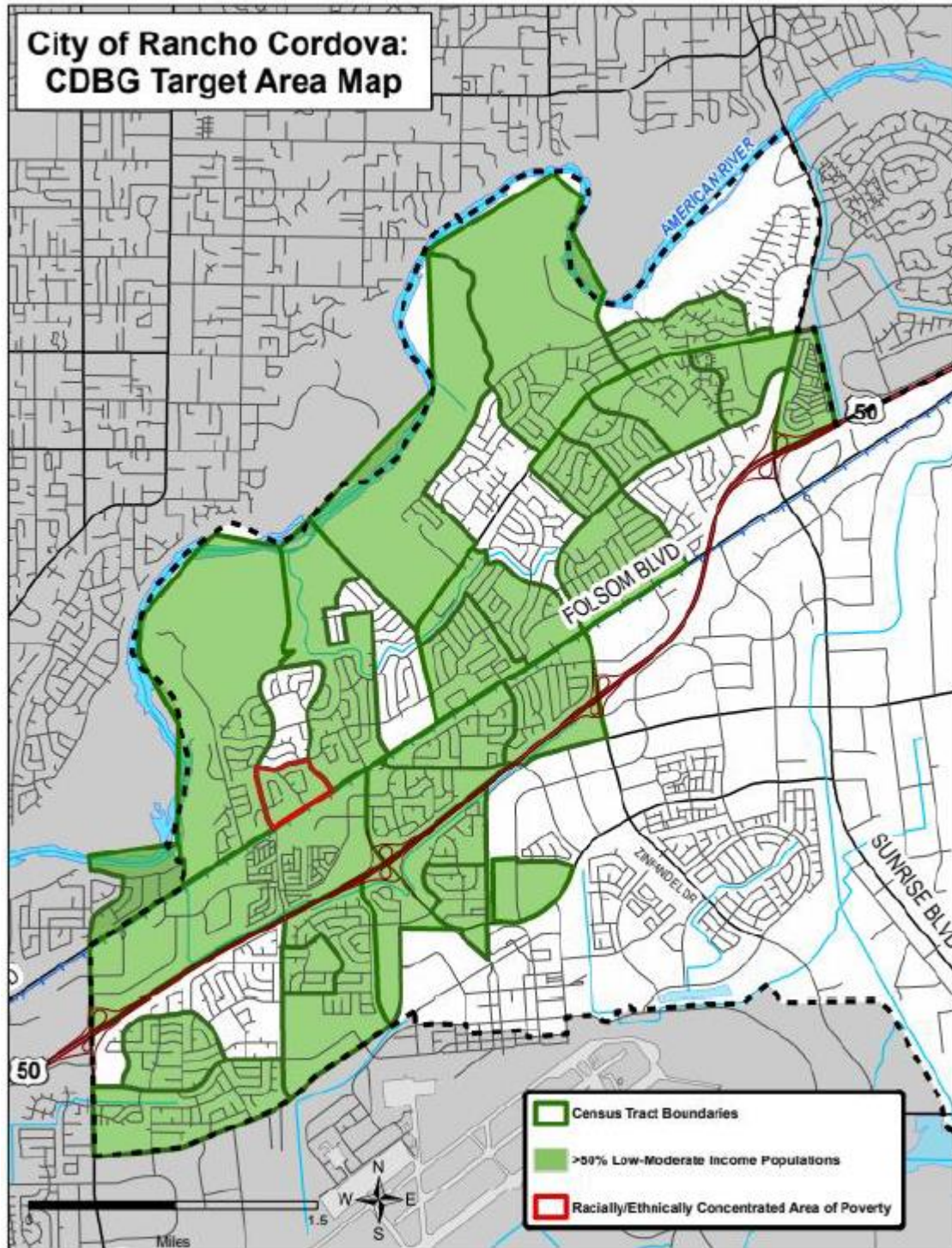
Table 5 – Identify the geographic distribution and location of investments**Narrative**

For the 2022 program year allocation, approximately 71 percent (\$448,282) was spent on activities in the CDBG target area (net administration expenses).

Geographic distribution of activities is widely varied, but most activities take place in or near low- or moderate-income areas. The location of an activity largely depends on the type of activity. Some of the City's 2022 CDBG activities, such as Meals on Wheels and SSHH's Housing Counseling, are able to serve populations across the entire City, while other projects and programs are located and provided to populations in the CDBG target area. The primary geographic area identified for use in CDBG-funded activities is the CDBG target area, which is made up of census tracts in which more than 50 percent of households earn less than 80 percent of area median income (AMI).

The Rental Housing Inspection program and Code Enforcement activities, funded by CDBG, take place in the City's designated CDBG target areas, as seen in **Map 1** below. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

As shown in **Map 1**, much of the City, including many residential neighborhoods, is in the CDBG target area. This allows for a significant percentage of the annual CDBG allocation to be focused in these low-moderate income areas of the City.



Map 1

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding.

The City's CDBG program does not have any match requirements. The City has pursued State of California housing funds whenever appropriate and will continue to look for opportunities to leverage private and non-federal resources. The City will also begin to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects will have the best results for the community and the low- and very low-income residents they are intended to serve. Sources may include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding.

The City did not utilize publicly owned land or property to address the needs identified in the 2022 Annual Action Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	41	99
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	14	17
Number of households supported through Acquisition of Existing Units	0	0
Total	55	116

Table 7 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In the 2022 program year, the City continued to address its affordable housing needs in a variety of ways. For example, the City's partnership with Rebuilding Together Sacramento made it possible for income-qualified residents to receive health and safety repairs to their homes. These residents might otherwise not have a habitable home, which could lead to homelessness. The repair program also contributes toward the continued preservation of the existing stock of affordable housing, a high priority goal identified in the 2020-2024 Consolidated Plan. This program successfully repaired 17 homes within the CDBG target area. FCCP's COVID-19 Relief Safety Net Services provided rental and utility assistances to 99 households

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the Rental Housing

Inspection and Code Enforcement programs, run by the City's Neighborhood Services Division, is largely because of the funding and technical assistance received through the CDBG program.

Discuss how these outcomes will impact future annual action plans.

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG dollars where they will do the most good for low- and moderate-income households through better access to affordable housing, services, and public infrastructure.

The City's plan for the 2022 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness. The City will continue to contract with SSHH to provide housing counseling and homelessness prevention to Rancho Cordova residents. For anyone that wishes to learn more information about SSHH, information is accessible to Rancho Cordova residents at <https://www.sacselfhelp.org/>, by telephone, and by walk-in appointment.

Due to the continued success of Rebuilding Together Sacramento's Critical Systems Repair project, the City will continue to fund this program in the 2023 AAP. This program has proven to be effective in assisting low-income individuals with housing repairs and directly benefitting individuals who lack alternative options to housing improvements. Additionally, this organization continues to abide by CDBG reporting and reimbursement procedures, which is a beneficial aspect to the administration costs of the CDBG program.

With 2022 program funds, the City allocated \$102,000 to the two City-run Neighborhood Services projects: the Rental Housing Inspection program and Code Enforcement. These programs were able to exceed their planned goals for the program year and provide the CDBG target area with blight and nuisance prevention, along with assistance in mitigating rental housing unit dilapidation and safety problems. The City will continue to allocate CDBG funds to these two programs for the 2023 program year, but the City is phasing out these programs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	% Total
Extremely Low Income	742	51%
Low Income	469	32%
Moderate Income	177	12%
Non-Low/Moderate Income	65	4.5%
Total	1,453	-
Total Low-to-Moderate Income Persons Served	1,388	95.5%

Table 8 – Number of Households Served

Narrative Information

Income categories for the CDBG program are set through the HUD Metro Fair-Market-Rate Area (HMFA) formula. HUD adjusts this formula each year to address inflation and changes in household costs. The CDBG requirement is that a minimum of 70 percent of all CDBG recipients must be low to moderate income. The HMFA for Sacramento-Roseville-Arden Arcade, CA Metro Area in the 2022 program year was \$102,200 for a family of four; since 80 percent of HMFA is considered low income, this calculates to \$81,050 for a family of four. All persons assisted with CDBG-funded programs are required to provide income data to identify which category they fit: extremely low income (30 percent or less of HMFA), low income (31-50 percent of HMFA), moderate income (51-80 percent of HMFA), or above moderate income (81+ percent of HMFA). About 95 percent of persons assisted through CDBG funds were low- to moderate-income individuals.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City established a set of strategies and priority actions to expand homeless services and provide supportive housing opportunities to elderly persons, disabled veterans, and other persons with special needs. Since CDBG funding fluctuates from year to year, the City is seeking additional funding for programs and services aimed at assisting homeless persons and non-homeless special needs populations to supplement funding of current programs.

During the 2022 program year, the City continued its relationship with SSHH to assist homeless and special needs populations. SSHH provides vital homelessness prevention services and resources to individuals and families who are at imminent risk of homelessness due to housing discrimination and/or landlord disputes. SSHH provides a Renters Helpline, as well as Housing Counseling, to help with landlord/tenant disputes and housing discrimination cases. A collaborative approach between SSHH and Project Sentinel provides a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The SSHH team deals directly with concerns about landlord/tenant disputes while fair housing issues are identified and referred to Project Sentinel. The collaborative team aims to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities, and to protect residents in danger of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in the regional Continuum of Care (CoC) through the nonprofit Sacramento Steps Forward (SSF). SSF manages the Sacramento Area CoC process, which establishes a set of strategies and priority actions to expand the City's homeless programs and services and provide supportive housing opportunities and services. The CoC is working on several system updates to improve the flow of shelters and transitional housing, which includes policy and process improvement for the County shelters, lower barriers to housing programs, and improvement to placements into the different housing services offered in the region. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and includes job training, as well as housing and supportive services. The City also coordinated with the County, Mather Veterans Administration Hospital, and a competitively selected nonprofit development team to develop a comprehensive range of housing opportunities for homeless, near-homeless, and disabled veterans. None of these efforts are funded through CDBG and are all supported through other funding sources and staff time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City contracts with SSHH to provide counseling to low-income households who are at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. Clients receiving services from SSHH also include those discharged from public institutions. The Housing Counseling providers keep a detailed database of housing resources that are available to homeless and near-homeless residents. SSHH also provided assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. Residents can also call the Renters Helpline at (916) 389-7877 and get access to homeless and homelessness prevention services. Through a collaborative approach between SSHH and Project Sentinel, the City is able to help facilitate the provision of a telephone hotline, tenant education, housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City refers individuals to housing counseling providers that keep a detailed database of housing resources that are available to homeless and near-homeless residents. Rancho Cordova is home to the Mather Veterans Village, which provides transitional and permanent supportive housing specifically for homeless and near-homeless veterans in the region. The Mather Community Campus provides units as both a permanent and transitional living facility, as well as offering job training and supportive services for homeless individuals and families to prevent repeated patterns of homelessness. The City does not receive enough in CDBG funds to support these projects solely through the CDBG program and relies on coordination with other agencies and nonprofits as well as alternative funding sources to support these projects.

Additionally, the City's 2013-2021 Housing Element identifies a specific policy to remove potential constraints to housing for persons with disabilities:

- H.3.3 – Provide housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, homeless individuals, and single-parent households.

Projects such as the Mather Veterans Village work to address underserved needs of individuals in the City with disabilities and other special needs. Concurrently, goals and policies in the Housing Element, such as the one mentioned above, work to break down barriers to affordable housing among these same populations.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City does not own any public housing; however, the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA), manages 63 public housing units across 11 properties complexes and several single-family homes throughout the City. Additionally, there are 312 affordable housing units of various sizes (1, 2, 3, and 4 bedrooms) in the City, financed by SHRA. The 2020-2024 Consolidated Plan does not include plans to construct or operate public housing.

The City is currently utilizing non-CDBG funds to help residents experiencing homelessness address housing needs and is the primary driving force behind two enhanced housing services, known as Transitional Housing and the Hotel Voucher Programs. The Transitional House is leased by the City and managed by Sacramento Self-Help Housing and has a maximum occupancy of five residents. The Transitional House provides a safe place for individuals to live and receive wrap around services while searching for permanent housing. Similarly, the Hotel Voucher Program provides emergency, temporary, shelter during a transitional period to drug or alcohol rehabilitation or other housing opportunities. An individual who receives a hotel voucher must have a service plan, in place, with the Homeless Outreach Navigator prior to receiving the voucher. Since beginning the program in late 2022, the Transitional Home has housed 6 individuals while 34 individuals have received a hotel voucher.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

While the City is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident involvement in SHRA-owned and -operated public housing unless specifically asked to do so by SHRA.

Actions taken to provide assistance to troubled PHAs

SHRA has a Satisfactory Participation Score with HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. Details of these actions can be found in the City's 2021-2029 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has removed regulatory barriers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services, discussed previously in the Homeless and Other Special Needs narrative, and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County, Mather Veterans Administration Hospital, and service provider efforts to locate and develop a continuum of housing opportunities for disabled veterans.

The City has continued its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City has worked directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2022 program year, several organizations (including SSHH, Meals on Wheels, and Folsom Cordova Community Partnership) are being funded with CDBG funds and continuing to provide services in Rancho Cordova.

The City addressed the worst-case housing needs of persons with disabilities through activities that serve the City generally. The City funded the Renters Helpline, Housing Counseling, Code Enforcement, Rental Housing Inspection Program, and Critical Repair Program during the 2022 program year:

- Renters Helpline responds to requests from Rancho Cordova residents in danger of becoming homeless.
- Housing Counseling provides support services to residents at risk of homelessness or to homeless persons to aid them in securing housing.
- Code Enforcement identifies health and safety violations present in single-family housing.
- Rental Inspection Program inspects rental units for health and safety violations.
- Critical Repair Program provides home repairs to single-family homeowners.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard.

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategy:

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100. All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110. At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

When needed, Rebuilding Together Sacramento conducts lead-based paint inspections through a contractor.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City continued to fund SSHH in the 2022 program year, as SSHH provides vital services and resources to families who are homeless or are at imminent risk of homelessness, and Rebuilding Sacramento Together, a program that helps low-income homeowners rehabilitate necessary health- and safety-related issues in their homes in order to avoid homelessness due to habitability issues.

The City also continued to fund other anti-poverty programs, such as the Senior Nutrition program offered by Meals on Wheels and the Folsom Cordova Community Partnership's Group Mentoring

Initiative for Youth populations and their families. This latter program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova.

In November 2020, Rancho Cordova voters approved Measure R, a half-cent sales tax measure, which will generate an estimated \$12 million revenue for the City's general fund. Funds may be used to attract jobs and address homelessness.

In November 2014, Rancho Cordova voters approved Measure H, a half-cent sales tax measure, which has generated revenue for the City's general fund. The local fund is called the Community Enhancement Fund and provides funding for projects administered by individual residents, organizations, businesses, and community partners who are interested in enhancing the Rancho Cordova community. During the 2022 CDBG program year, there were several Community Enhancement Fund projects, many of which will reduce the number of poverty-level families. Projects include, but are not limited to, on-site youth career centers, senior nutritional support, youth meal services, food pantry improvements, home repairs, and a winter homeless shelter.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City developed a monitoring system to ensure that the activities carried out in furtherance of the AAP are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department is responsible for the management, implementation, and monitoring of Consolidated Plan documents, including the AAP and all other subsequent documents related to the implementation of the CDBG program.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City strives to provide training opportunities and technical assistance to grant subrecipients and works to establish best practices. The City's goal is for all subrecipients to update their programs to integrate industry best practices into the day-to-day and long-term activities of programs. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard to

responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements and forms to encourage efficiency and consistency, and sharing information from workshops.

During the 2022 program year, the City implemented contracts with local service organizations that provide assistance to senior/elderly households, households at imminent risk of homelessness, and special needs populations. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continued need for these services.

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

On June 21, 2021, the City of Rancho Cordova adopted the 2021–2029 Housing Element. The Housing Element includes an analysis of vacant and underused land in the City that can be developed into housing for low-, moderate-, and above moderate-income housing. It also contains an analysis of potential governmental and nongovernmental constraints to housing development in the City as well as policies and goals the City should take to produce more affordable housing.

During the 2022 program year, the City partnered with SSHH to provide fair housing and landlord/tenant services. The City is also a partner in the Renters Helpline, a service offered by SSHH that is designed to determine if calls they receive represent a fair housing issue or a landlord/tenant or life crisis issue. SSHH staff is trained to answer calls and make accurate determinations. In the City of Rancho Cordova, the Renters Helpline assisted 317 persons between January 1, 2022, and December 31, 2022.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff communicated with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Staff provided technical assistance to subrecipients throughout the year as needed.

During the 2022 program year, City staff performed desk monitoring to examine the progress the subrecipients were making toward performance targets. Subrecipients are required to report the demographics of their service population on a quarterly basis, as well as additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to emphasize the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

The City requires all applicable CDBG subrecipients to comply with minority/women business enterprise (MBE/WBE) requirements when procuring their activities. This is written into their subrecipient agreements. At each year's Notice of Funding Availability meeting, staff informs potential CDBG subrecipients that they will be subject to a monitoring every year that they receive CDBG funds. Additionally, for all construction projects that require adherence to Davis-Bacon, staff conducts a labor compliance review to ensure the project's procurement has followed MBE/WBE standards.

In November 2022, CDBG staff conducted monitorings of the Boys and Girls Club of Greater Sacramento and Sacramento Self-Help Housing. Both organizations were found to be operating CDBG activities in accordance with HUD regulations and their subrecipient agreements.

The City will continue to conduct ongoing desk monitoring on all CDBG-funded programs throughout the 2022 program year, as well as a monitoring of two subrecipients that will be selected at a later date. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the 2022 program year. The City is also current on quarterly and semi-annual reports due to HUD.

Citizen Participation Plan 91.105(d); 91.115(d)**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

This report was made available for public review during a 15-day public comment period from February 17, 2023 to March 3, 2023

A public notice announcing its availability was published in the *Grapevine Independent* and posted on the City's website on February 17, 2023. The public notice included the purpose of the report, the premise of the CDBG program, information identifying the public hearing that will be held to approve of the CAPER, the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions.

Copies of this CAPER were made available for public review and comment in electronic format found online on the City of Rancho Cordova's website (www.cityofranhocordova.org). City Council approved the CAPER at a public hearing held on March 20, 2023.

The following is a summary of comments received from citizen participation:

- [TO BE COMPLETED AFTER CITY COUNCIL MEETING]

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

NA

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

NA

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 2 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 3 – Qualitative Efforts - Number of Activities by Program

Narrative

The city did not have any projects applicable to Section 3 in 2022.

MEMORANDUM

ITEM 10.2.



DATE: March 20, 2023

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **SUNRIDGE LOT J VILLAGE 4 DESIGN REVIEW AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15182, C, RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) - PROJECT NO. PLND-0223-0062**

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Cresleigh Homes Corporation	Deana Ellis
1410 Rocky Ridge Drive, Suite 120	1410 Rocky Ridge Drive, Suite 120
Roseville, CA 95661	Roseville, CA 95661

PROJECT:	Sunridge Lot J Village 4 Design Review Amendment
FILE:	PLND-0223-0062
LOCATION:	South of Douglas Road and East of Rancho Cordova Parkway within the Sunridge Specific Plan
APN:	067-1060-004-0000
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Adopt the Resolution approving Sunridge Lot J Village 4 Design Review Amendment.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Sunridge Lot J Village 4 Design Review Amendment to add two additional house floor plans to the approved Design Review.

PROJECT DESCRIPTION

The project site, Sunridge Lot J, is located south of Douglas Road and east of Rancho Cordova Parkway as shown in **Figure 1: Site Location**. On September 6, 2022, the City Council approved the Sunridge Lot J Village 4 Major Design Review for three house floor plans. The applicant, Cresleigh Homes, is requesting an amendment to the approved design review to add two additional house floor plans.

Figure 1: Site Location



ANALYSIS

GENERAL PLAN/SPECIFIC PLAN CONSISTENCY:

The project site General Plan designation is Medium Density Residential (MDR). The Medium Density land use designation is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The Design Review amendment does not propose any changes to the residential use and is consistent with the MDR designation.

ZONING ORDINANCE:

The project site is located within Sunridge Lot J area that includes several residential density districts (RD-residential, commercial, and open space). The project site is zoned Residential Density 10 (RD-10) Sunridge Specific Plan District. The proposed Design Review amendment does not propose any changes to the residential use and is consistent with RD-10 zoning district.

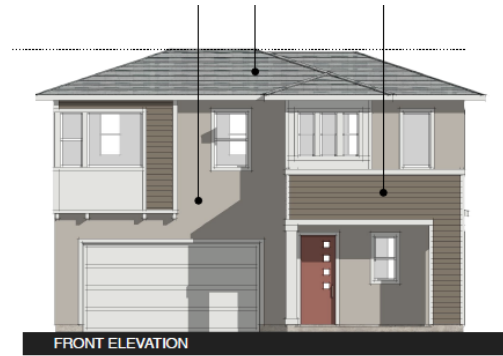
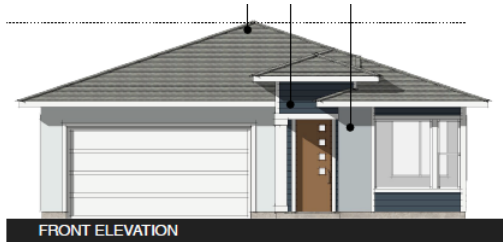
MAJOR DESIGN REVIEW AMENDMENT

On September 6, 2022, the City Council approved the Major Design Review for Sunridge Lot J Village 4. The approved Sunridge Lot J Village 4 Design Review includes three house plans, each with three proposed modern architectural styles. The proposed amendment includes two additional house plans, as shown in **Figure 2: Village 4 Additional Floor Plans**. The proposed additional floor plans provide smaller floor plans options at 1,339 square feet and 1,650 square feet. Each additional floor plan is proposed with three modern architectural styles similar to the previously approved design. The additional floor plans would result in a total of five house floor plans, each with three proposed modern architectural styles. All house floor plans, including the additional two new floor plans, and elevations (front, side, rear elevations) for each floor plan are shown in the attached Design Review Booklet ([Attachment 2](#)).

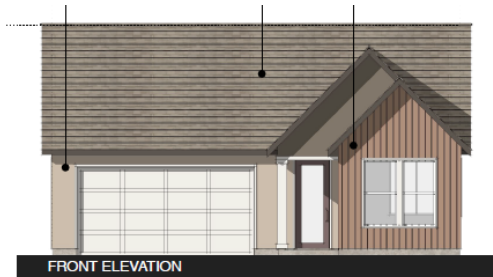
Figure 2: Village 4 Additional Floor Plans



Mayfair



Park Manor



The proposed additional house floor plans and elevation designs include multiple color schemes for body, fascia, trim/garage, roof material, and additional accent colors. The proposed designs are in compliance with the Sunridge Specific Plan Development Design Standards in the following ways:

- The proposed project utilizes materials, colors, and finishes that are coordinated to achieve a sense of continuity and quality in design.
- The proposed designs include multiple color schemes and architectural details that create a visual interest and variation within the subdivision.
- All proposed housing unit plans are oriented with a portion of the active living space (living room, kitchen, family room) located toward the street/sidewalk side of the dwelling.
- All proposed housing unit plans provide a transition space between the sidewalk and the interior space of the dwelling in the form of front yard landscaping and a covered entryway.
- The primary entrance to each housing unit is visible from the primary access street.
- All proposed housing unit plans have a garage door that does not extend beyond the primary living area of the home.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Homes located on the corner will also include a courtyard area along the public right-of-way with a pathway leading from the sidewalk to either the courtyard area or front porch area.

Approval of the Design Review Amendment, subject to the Design Review Booklet ([Attachment 2](#)) and the Conditions of Approval ([Attachment 3](#)) must be in compliance with the Sunridge

Specific Plan Development Design Standards. Supportive evidence for approval is shown in Attachment 1.

ENVIRONMENTAL

A Mitigated Negative Declaration (MND) was approved for Sunridge Lot J rezone and subdivision in 2006. The MND for Sunridge Lot J included site specific mitigation measures and references the mitigation measures within the Mitigation Monitoring & Reporting Program prepared for the Sunridge Specific Plan EIR. The MND determined that the rezone and subdivision resulted in no significant increase to the impacts previously studied in the EIR for the Sunridge Specific Plan. The proposed project is consistent with the approved subdivision and therefore, no further environmental analysis is required.

FISCAL IMPACT

Approval of the Design Review Amendment for the design of production homes within Sunridge Lot J Village 4 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 MOTION

Staff recommends that the City Council take the following actions:

- Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration for the Sunridge Lot J rezone and subdivision; and
- Adopt the Resolution approving Sunridge Lot J Village 4 Design Review Amendment.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Design Review Booklet
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW AMENDMENT FOR SUNRIDGE LOT J VILLAGE 4
PROJECT NO. PLND-0223-0062**

WHEREAS, Cresleigh Homes Corporation (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review Amendment for Sunridge Lot J Village 4 located within Sunridge Specific Plan. Parcel Number: 067-1060-004-0000; and

WHEREAS, the Applicant is proposing two additional house floor plans to the previously approved Design Review (DD10028, approved September 6, 2022); and

WHEREAS, the submitted application is in compliance with applicable design guidelines of the Sunridge Specific Plan; and

WHEREAS, a Mitigated Negative Declaration was approved for Sunridge Lot J rezone and subdivision in 2006 in accordance with the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, on March 20, 2023, the City Council held a properly noticed public hearing at which it received a report from City staff regarding the design review 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 sections 65090 and 65091.

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

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepare for the Sunridge Lot J rezone and subdivision in 2006.

- a) **Finding:** The project site has been analyzed and is in compliance with the California Environmental Quality Act (CEQA).

Evidence: A Mitigated Negative Declaration was approved for Sunridge Lot J rezone and subdivision in 2006. The Mitigated Negative Declaration (MND) for Lot J included site specific mitigation measures and references the mitigation measures within the MMRP prepared for the Specific Plan EIR. The MND determined that the rezone and subdivision resulted in no significant increase to the impacts previously studied in the FEIR for the SRSP. The proposed project is consistent with the approved subdivision and therefore, no further environmental analysis is required.

2. Approve the Design Review amendment, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B). The proposed project is in compliance with applicable guidelines of the Sunridge Specific Plan Development Design Standards, including in the following ways:

- The proposed project utilizes materials, colors, and finishes that are coordinated to achieve a sense of continuity and quality in design.
- The proposed designs include multiple color schemes and architectural details that create a visual interest and variation within the subdivision.
- All proposed housing unit plans are oriented with a portion of the active living space (living room, kitchen, family room) located toward the street/sidewalk side of the dwelling.
- All proposed housing unit plans provide a transition space between the sidewalk and the interior space of the dwelling in the form of front yard landscaping and a covered entryway.
- The primary entrance to each housing unit is visible from the primary access street.
- All proposed housing unit plans have a garage door that does not extend beyond the primary living area of the home.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Homes located on the corner will also include a courtyard area along the public right-of-way with a pathway leading from the sidewalk to either the courtyard area or front porch area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of March 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

SUNRIDGE VILLAGE 4

SINGLE FAMILY DEVELOPMENT

SUBSTANTIAL CONFORMANCE REVIEW



CITY OF RANCHO CORDOVA
02.03.2023

SHEET INDEX

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L 2 of 4	PROPOSED PLANT MATERIALS
L 3 of 4	CONCEPTUAL PRODUCTION LANDSCAPE PLANS
L 4 or 4	CONCEPTUAL PRODUCTION LANDSCAPE PLANS
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A1.2	PLAN 1 SCHEMATIC PERSPECTIVE - "SKYLINE"
A1.3	PLAN 1 SCHEMATIC ELEVATIONS - "SKYLINE"
A1.4	PLAN 1 SCHEMATIC PERSPECTIVE - "MAYFAIR"
A1.5	PLAN 1 SCHEMATIC ELEVATIONS - "MAYFAIR"
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A2.4	PLAN 2 SCHEMATIC ELEVATIONS - "SKYLINE"
A2.5	PLAN 2 SCHEMATIC PERSPECTIVE - "MAYFAIR"
A2.6	PLAN 2 SCHEMATIC ELEVATIONS - "MAYFAIR"
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A3.3	PLAN 3 SCHEMATIC PERSPECTIVE - "SKYLINE"
A3.4	PLAN 3 SCHEMATIC ELEVATIONS - "SKYLINE"
A3.5	PLAN 3 SCHEMATIC PERSPECTIVE - "MAYFAIR"
A3.6	PLAN 3 SCHEMATIC ELEVATIONS - "MAYFAIR"
A3.7	PLAN 3 SCHEMATIC PERSPECTIVE - "PARK MANOR"
A3.8	PLAN 3 SCHEMATIC ELEVATIONS - "PARK MANOR"
A3.9	PLAN 3 SCHEMATIC ENHANCED ELEVATIONS
A4.1	PLAN 4 SCHEMATIC FIRST FLOOR PLAN
A4.2	PLAN 4 SCHEMATIC SECOND FLOOR PLAN
A4.3	PLAN 4 SCHEMATIC PERSPECTIVE - "SKYLINE"
A4.4	PLAN 4 SCHEMATIC ELEVATIONS - "SKYLINE"
A4.5	PLAN 4 SCHEMATIC PERSPECTIVE - "MAYFAIR"
A4.6	PLAN 4 SCHEMATIC ELEVATIONS - "MAYFAIR"
A4.7	PLAN 4 SCHEMATIC PERSPECTIVE - "PARK MANOR"
A4.8	PLAN 4 SCHEMATIC ELEVATIONS - "PARK MANOR"
A4.9	PLAN 4 SCHEMATIC ENHANCED ELEVATIONS
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A5.7	PLAN 5 SCHEMATIC PERSPECTIVE - "PARK MANOR"
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A7.1	COLOR + MATERIALS SCHEMES 1-3 - "SKYLINE"
A7.2	COLOR + MATERIALS SCHEMES 4-6 - "MAYFAIR"
A7.3	COLOR + MATERIALS SCHEMES 7-9 - "PARK MANOR"

NEW PLANS
CITY COUNCIL APPROVED RESOLUTION NO. 163 - 2022

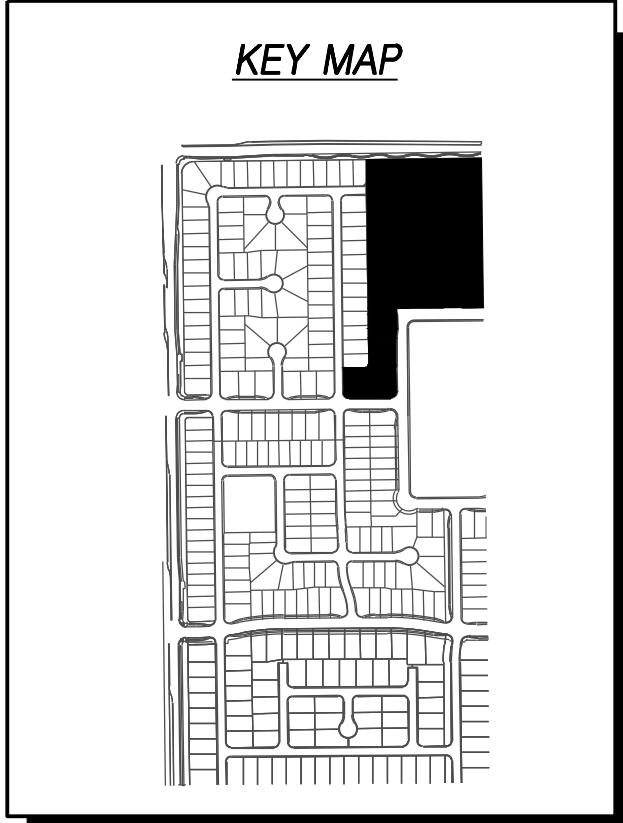




PRELIMINARY STREET TREE PLAN

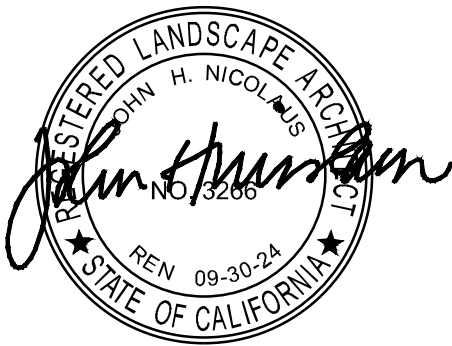
SUNRIDGE VILLAGE 4

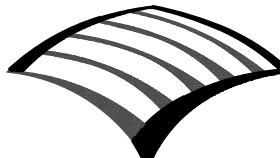
CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2023



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE
	LAURUS NOBILIS / SWEET BAY LAUREL - STANDARD	24"BOX	LOW
	ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE® ELM	24"BOX	MEDIUM
	ZELKOVA SERRATA 'CITY SPIRIT' / SAWLEAF ZELKOVA	24"BOX	LOW

- TREE PLANTING NOTE:
- TREES SHALL NOT OBSTRUCT VISION AT INTERSECTIONS OR ALLEYS, PURSUANT TO SACRAMENTO COUNTY STD. DRAWING 4-18
 - TREES WILL BE SHIFTED AS NEEDED TO COMPLY WITH REQUIRED CLEARANCES.





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Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

PROPOSED PLANT MATERIALS

SUNRIDGE VILLAGE 4

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2023

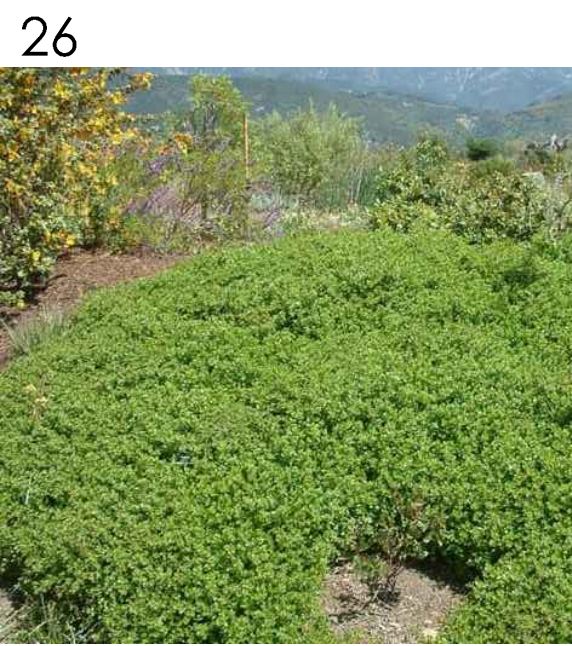
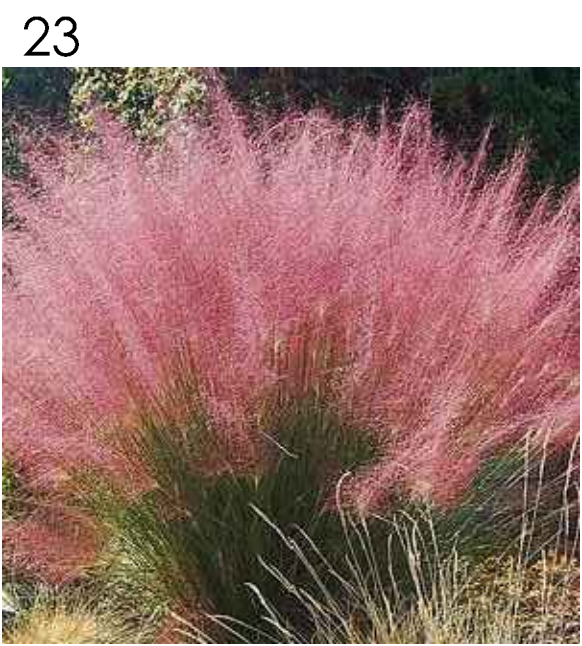
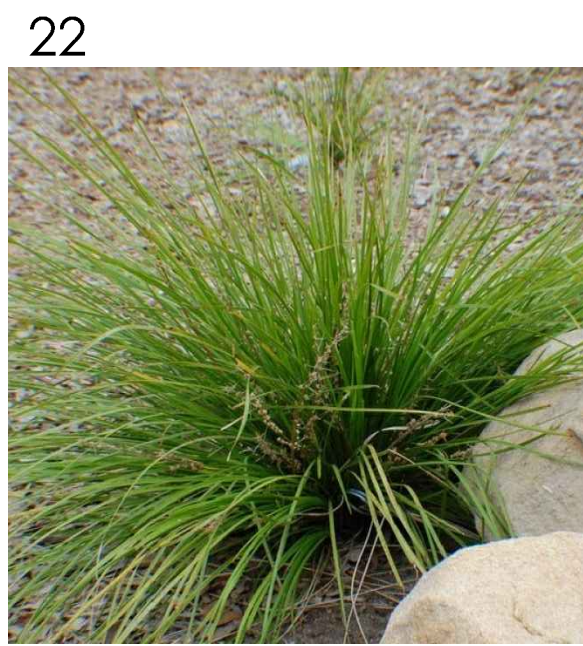
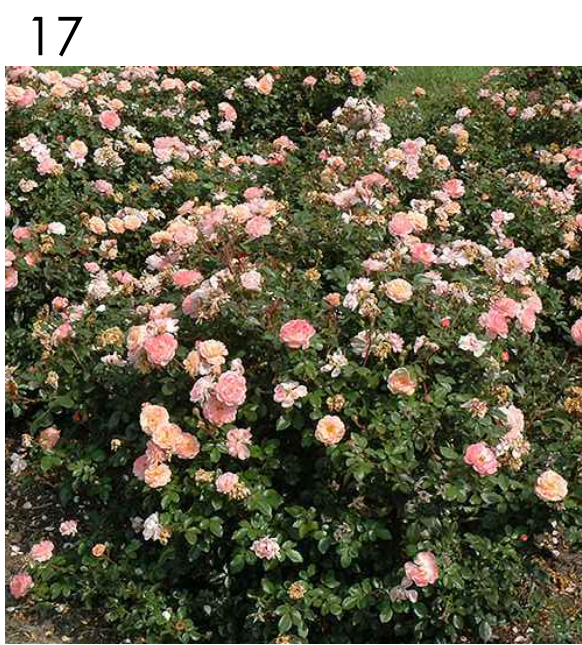
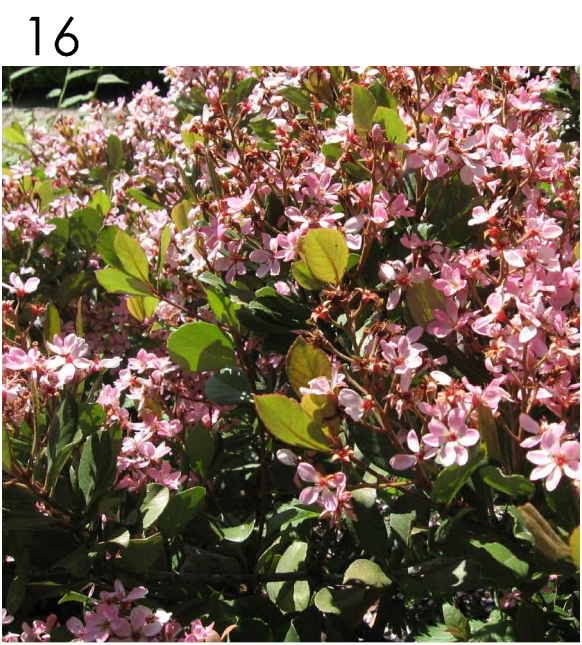
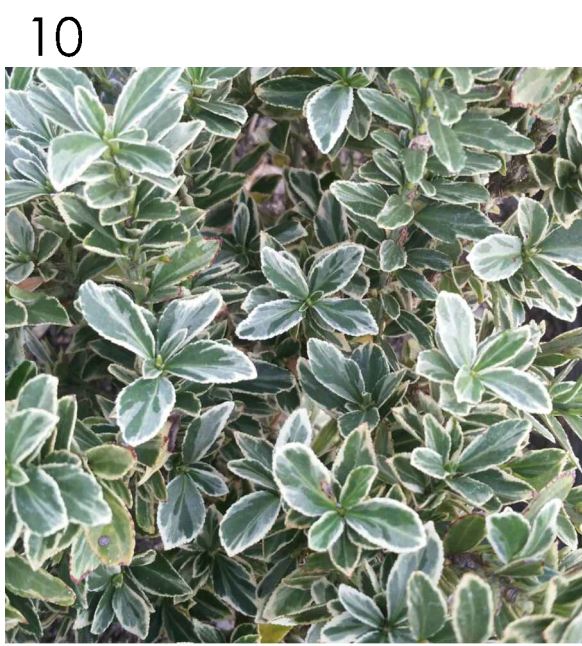
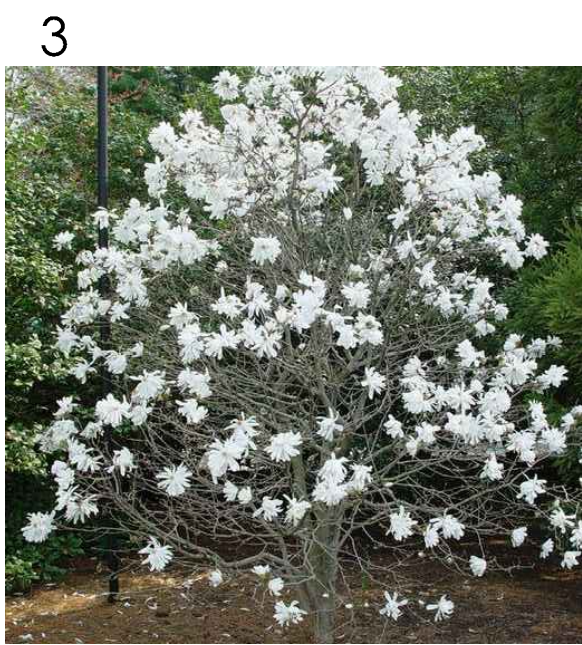
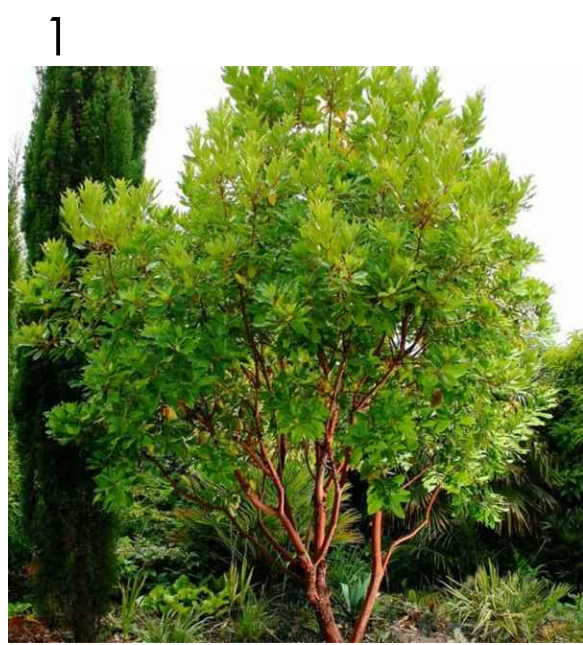
PLANT SCHEDULE

TREES	SIZE
1 ARBUTUS X 'MARINA' / ARBUTUS STANDARD	24"BOX
2 LAURUS NOBILIS / SWEET BAY	24"BOX
3 MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK	24"BOX
4 OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX
5 ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE ELM	24"BOX
6 ZELKOVA SERRATA 'CITY SPRITE'	24" BOX

SHRUBS	SIZE
7 ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL
8 CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL
9 ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	5 GAL
10 EUONYMUS J. 'MICROPHYLLA VARIEGATA' / VARIEGATED EUONYMUS	5 GAL
11 GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL
12 HESPERALOE P. 'BRAKELIGHTS' / BRAKELIGHTS RED YUCCA	5 GAL
13 LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY	5 GAL
14 POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL
15 PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL
16 RHAPHIOLEPIS L 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL
17 ROSA X 'APRICOT DRIFT' / APRICOT DRIFT ROSE	5 GAL
18 ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL
19 WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA	5 GAL

GRASSES	SIZE
20 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL
21 DIETES VEGETA 'VARIEGATA' / VARIEGATED AFRICAN IRIS	5 GAL
22 LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	5 GAL
23 MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL
24 PHORMIUM X 'BLACK ADDER' / NEW ZEALAND FLAX	5 GAL

GROUND COVER	SIZE
25 ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNIKINNICK	5 GAL
26 BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	5 GAL
27 JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	1 GAL
28 LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	5 GAL



*APPROVED FOR PLANTING IN COUNTY
RIGHTS-OF-WAY AND PUBLIC EASEMENTS
PER IMPROVEMENTS STANDARDS, SECTION 4-32

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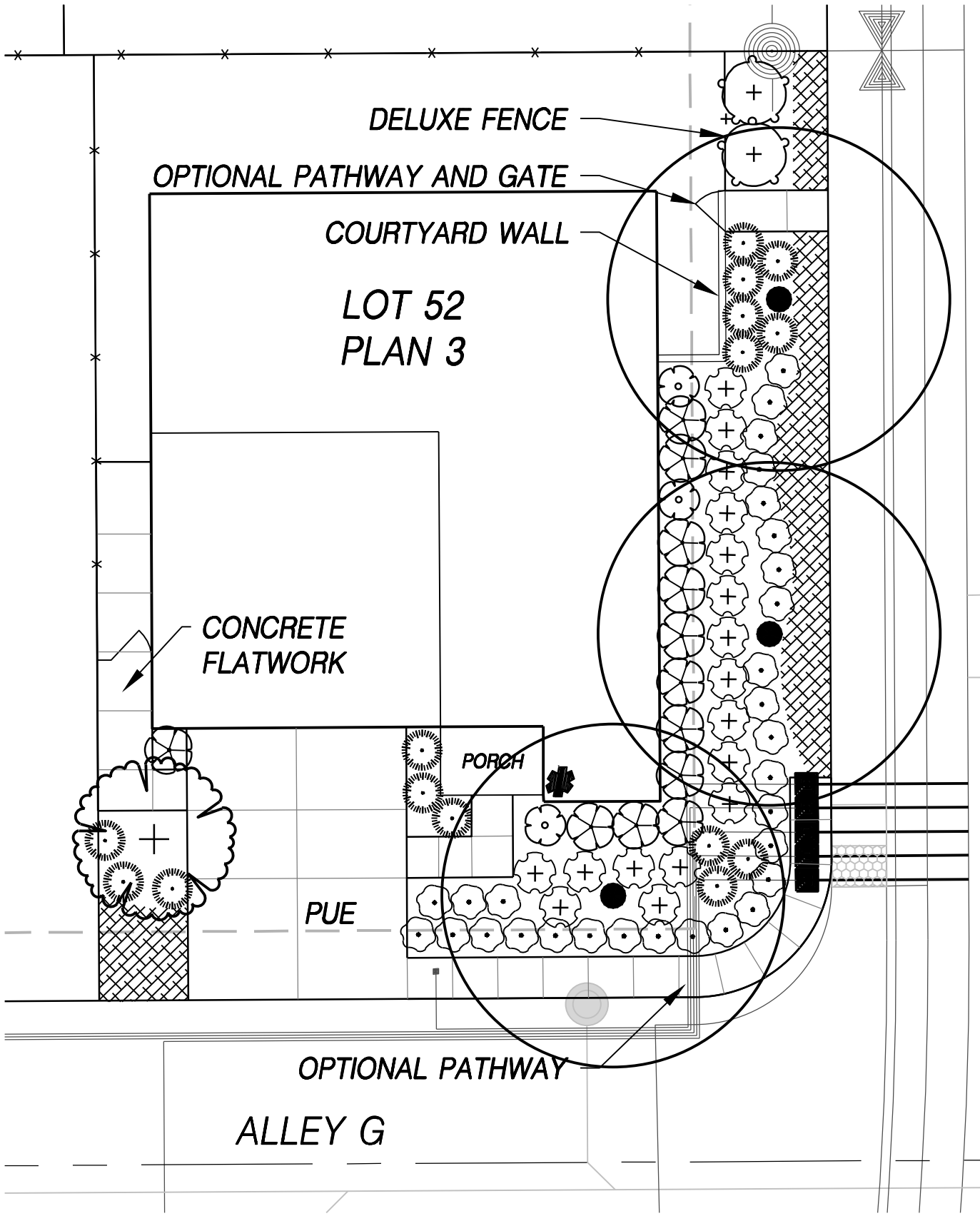
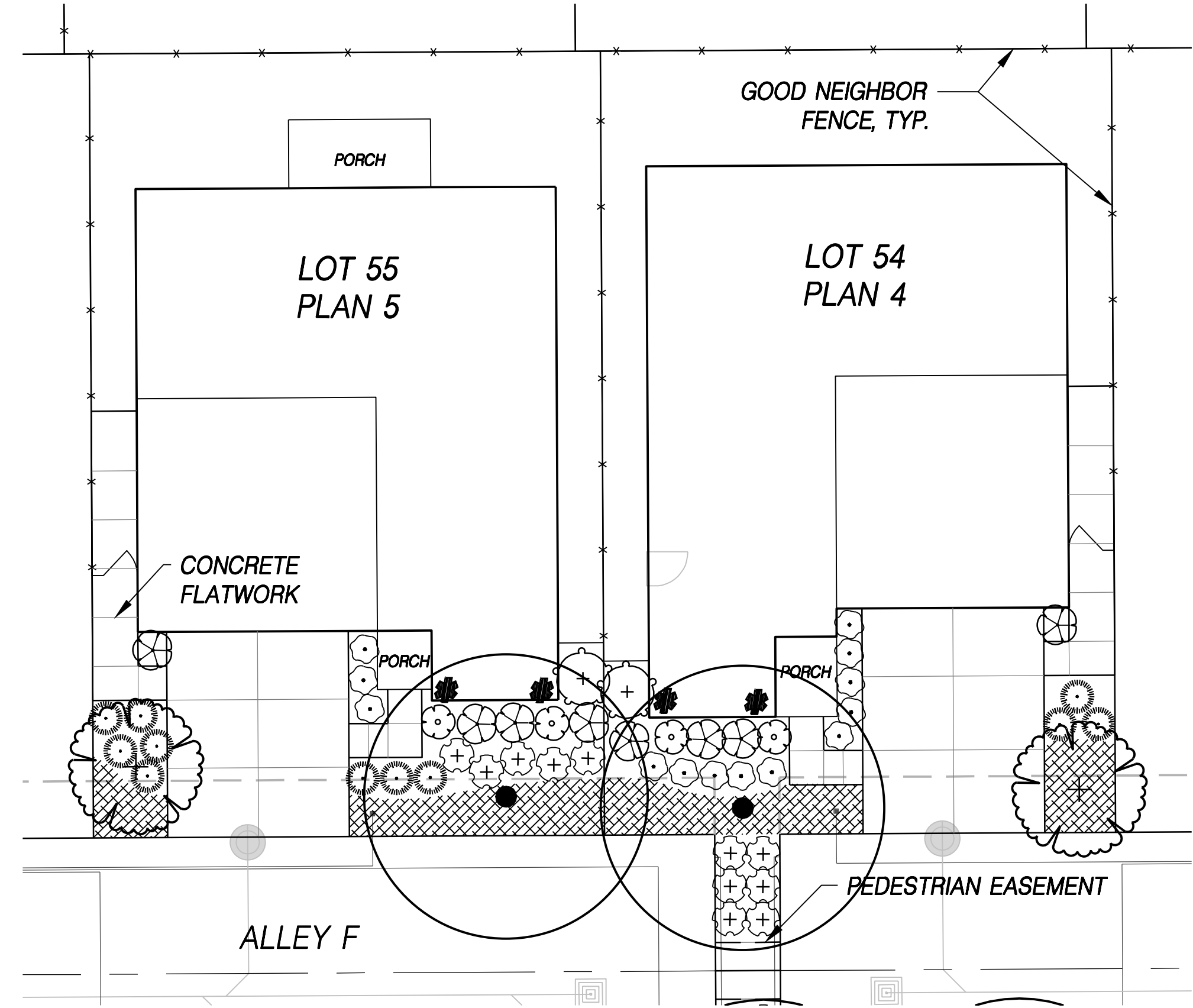
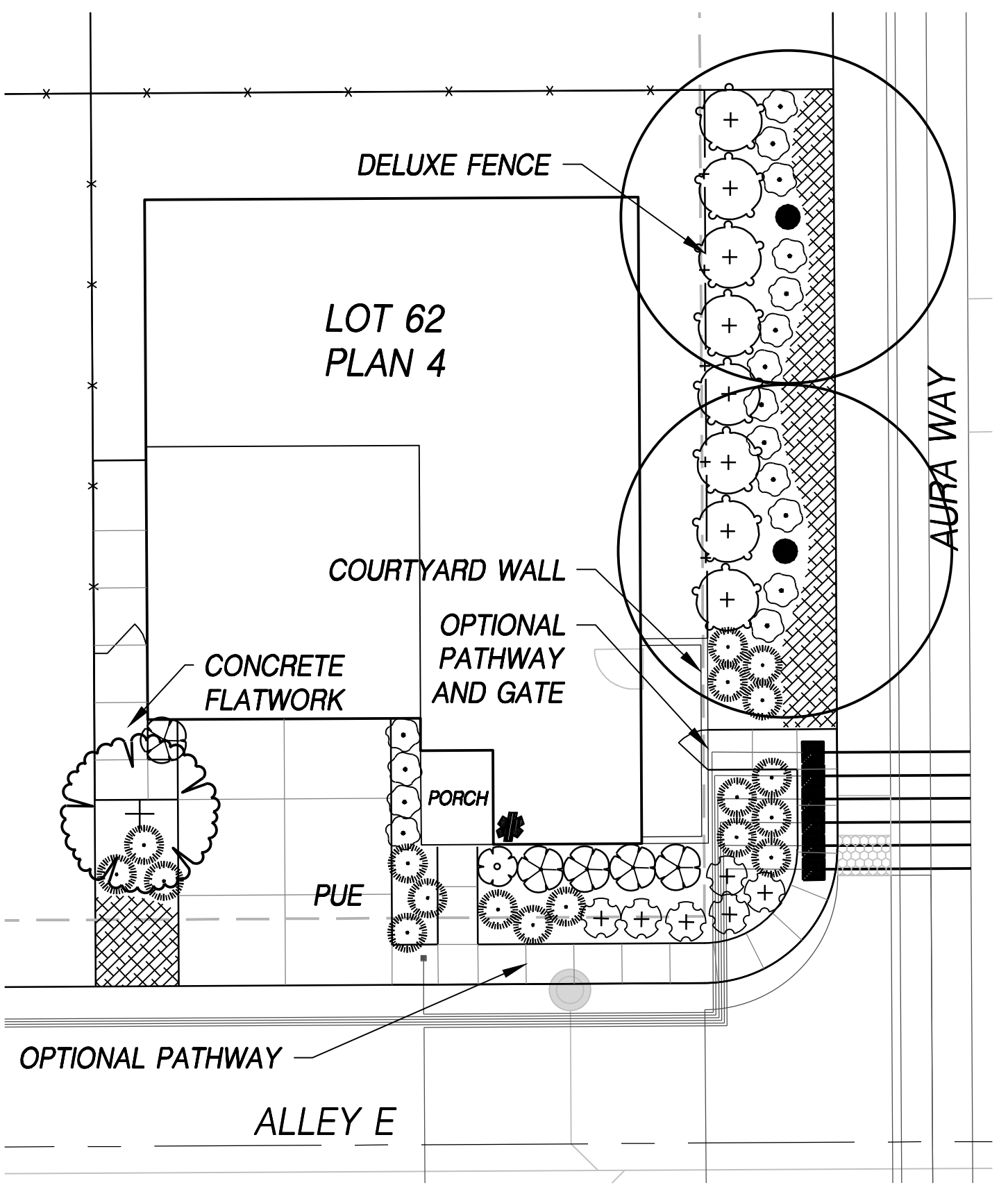
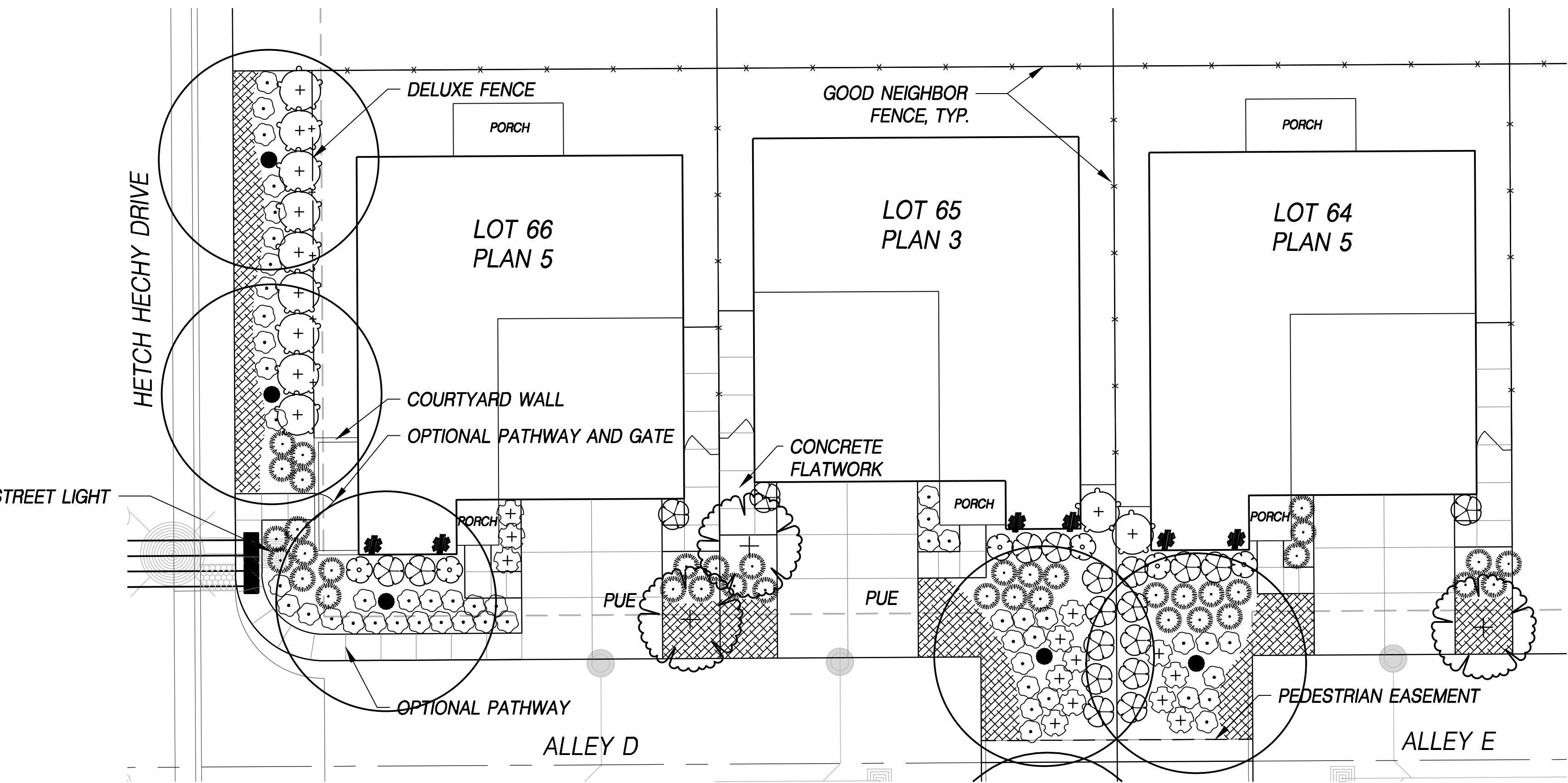
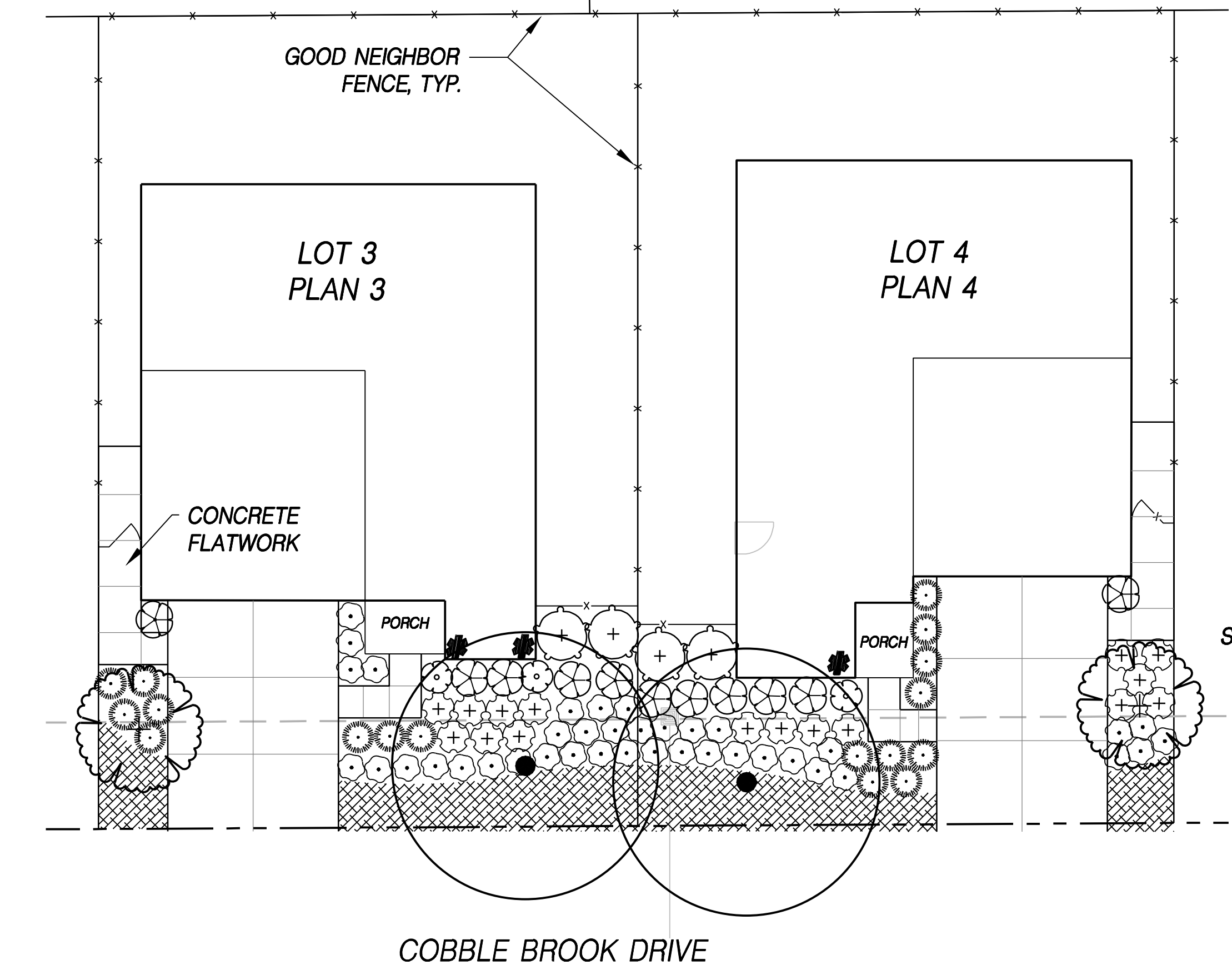
3301 C St, Bldg. 100-B
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CONCEPTUAL PRODUCTION LANDSCAPE PLANS

SUNRIDGE VILLAGE 4

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2023



CONCEPT PLANT SCHEDULE

	'ST' / STREET TREE (REFER TO STREET TREE MASTER PLAN)			'D' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. EVERY 2 LOTS) CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MATURE SIZE: 2' H X 2' W. BLOOM STALKS UP TO 6H. LIGHT: FULL SUN - PART SHADE	5 GAL, LOW
	'AT' / ACCENT TREE (ALTERNATE SPECIES PER LOT - EXCEPT WHERE STREET TREES) ARBUTUS X MARINA' / ARBUTUS STANDARD MATURE SIZE: 25-25' H X 25' W. MEDIUM GROWING. LAURUS NOBILIS / SWEET BAY MATURE SIZE: 40' H X 15-30' W. MEDIUM GROWING. MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK MATURE SIZE: 20-25' H X 20-25' W. MEDIUM GROWING. OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE MATURE SIZE: 25-30' H X 25-30' W. MEDIUM GROWING.	24"BOX, LOW 24"BOX, LOW 24"BOX, MEDIUM 24"BOX, LOW		'E' / FLOWERING ACCENT SHRUB (ALTERNATE SP. EVERY 2 LOTS) GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA MATURE SIZE: 1-2' H X 4' W. LIGHT: FULL SUN POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB MATURE SIZE: 3' H X 3' W. LIGHT: FULL SUN - PART SHADE. ROSA X APRICOT DRIFT / APRICOT DRIFT ROSE MATURE SIZE: 2' H X 3' W. LIGHT: FULL SUN	5 GAL, LOW 5 GAL, MEDIUM 5 GAL, LOW
	'A' / SMALL FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) EUONYMUS J. MICROPHYLLA VARIEGATA' / VARIEGATED EUONYMUS MATURE SIZE: 1-2' H X 1' W. LIGHT: FULL SUN. HESPERALOE P. 'BRAKELIGHTS' / BRAKELIGHTS RED YUCCA MATURE SIZE: 3'-4' H X 3'-4' W. LIGHT: FULL SUN. LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH MATURE SIZE: 3' H X 3' W. LIGHT: FULL SUN - PART SHADE. RHAPHIOLEPIS L. 'BALLERINA' / BALLERINA INDIAN HAWTHORN MATURE SIZE: 25' H X 3'-4' W. LIGHT: FULL SUN - PART SHADE.	5 GAL, LOW 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM		'T' / TALL COLUMNAR SHRUB (PLACE ON ONE SIDE OF THE FRONT WINDOW FOR ALL 'SKYLINE' ELEVATIONS. PLACE ON BOTH SIDES OF THE FRONT WINDOW FOR OTHER TWO ELEVATIONS.) PRUNUS CAROLINIANA 'BRIGHT N TIGHT' TM / BRIGHT N TIGHT CAROLINA LAUREL MATURE SIZE: 6'-8' H X 10' W. LIGHT: FULL SUN - PART SHADE.	5 GAL, LOW
	'B' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA MATURE SIZE: 3'-5' H X 3'-5' W. LIGHT: FULL SUN - PART SHADE CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MATURE SIZE: 3' H X 5' W. LIGHT: FULL SUN - PART SHADE. ROSMARINUS OFFICINALIS / ROSEMARY MATURE SIZE: 2'-6' H X 2'-5' W. LIGHT: FULL SUN WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA MATURE SIZE: 4'-6' H X 4'-5' W. LIGHT: FULL SUN	5 GAL, MEDIUM 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW		'GC' / GROUND COVER (ALTERNATE SP. EVERY 2 LOTS) ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINKINNICK MATURE SIZE: 1' H X 3'-5' W. LIGHT: FULL SUN - PART SHADE 36" O.C. SPACING. BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH MATURE SIZE: 1-2' H X 5'-6' W. LIGHT: FULL SUN. 36" O.C. SPACING. JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER MATURE SIZE: 1' H X 6'-8' W. LIGHT: FULL SUN. 36" O.C. SPACING. LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA MATURE SIZE: 1' H X 6'-8' W. LIGHT: FULL SUN. 36" O.C. SPACING.	5 GAL, MEDIUM 5 GAL, LOW 5 GAL, LOW
	'C' / LARGE FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) ELAEAGARUS DECIPiens 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE MATURE SIZE: 6'-8' H X 10' W. LIGHT: FULL SUN - PART SHADE LAURUS NOBILIS 'MONIK' TM / LITTLE RAGU SWEET BAY MATURE SIZE: 6'-8' H X 6'-8' W. LIGHT: FULL SUN - PART SHADE PHORMIUM X 'BLACK ADDER' / NEW ZEALAND FLAX MATURE SIZE: 6' H X 6' W. LIGHT: FULL SUN	5 GAL, LOW 5 GAL, LOW 5 GAL, LOW			

LANDSCAPE PLAN NOTES

- ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL AND LIMIT HIGH WATER USE PLANT MATERIAL.
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- IRRIGATION DESIGN SHALL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
- IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY. POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.
- A PRE-EMERGENT SHALL BE APPLIED IN ALL NON-SEEDED LANDSCAPED AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
- A 25% MINIMUM OF ALL PROPOSED TREES ARE REQUIRED TO BE A 24" BOX CONTAINER SIZE.
- A 30% MINIMUM OF ALL PROPOSED TREES ARE REQUIRED TO BE EVERGREEN.
- SHRUBS AND OTHER OBSTRUCTIONS SHALL NOT EXCEED 30" ABOVE PAVEMENT GRADE WITHIN CLEAR SIGHT TRIANGLES, PURSUANT TO SACRAMENTO COUNTY STD. DRAWING 4-18.

APPROXIMATE TOTAL LANDSCAPE AREA = 57,880 SQ. FT.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE LANDSCAPE DESIGN PLAN
STATEMENT, SIGNATURE AND DATE:

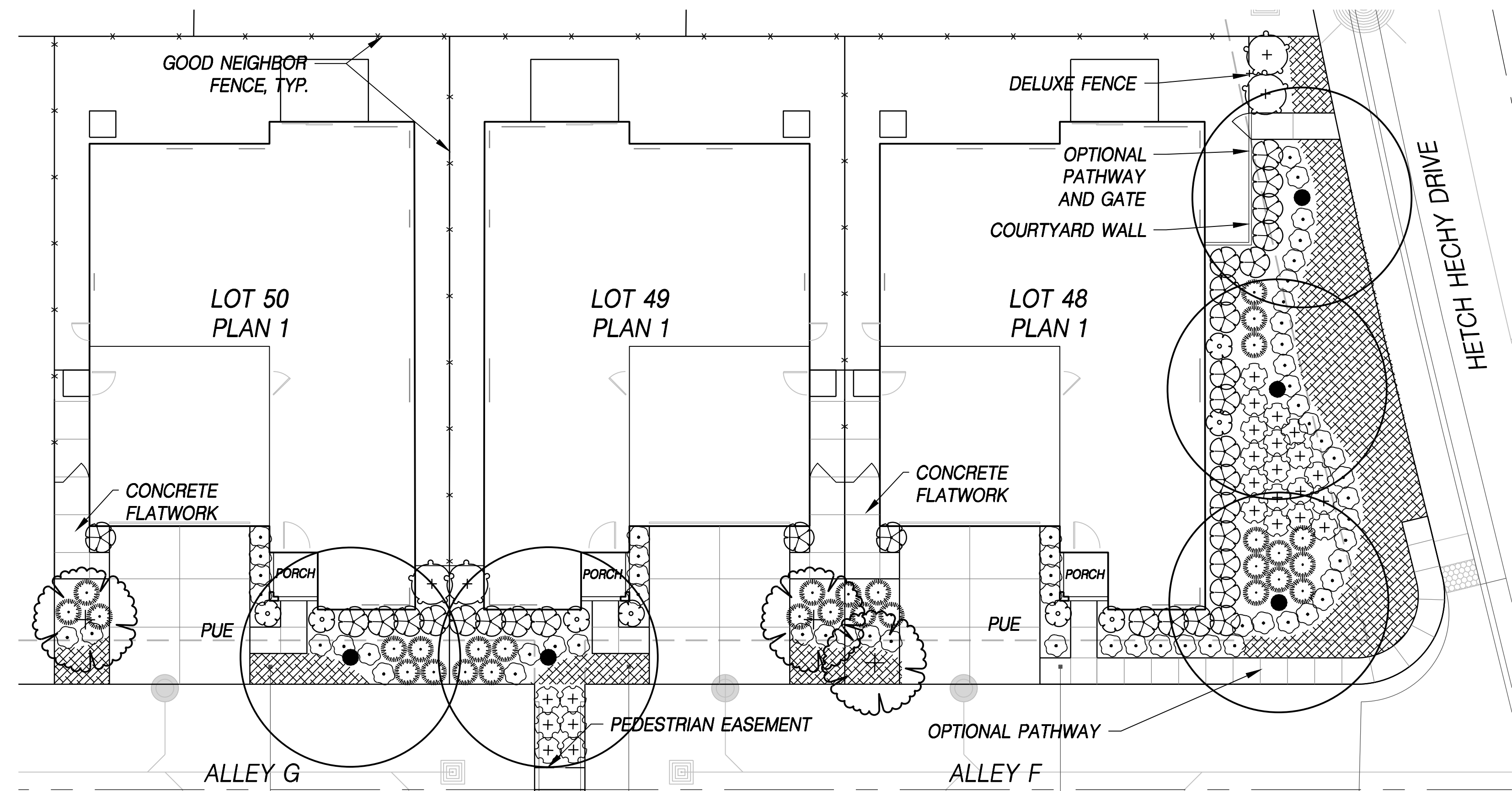
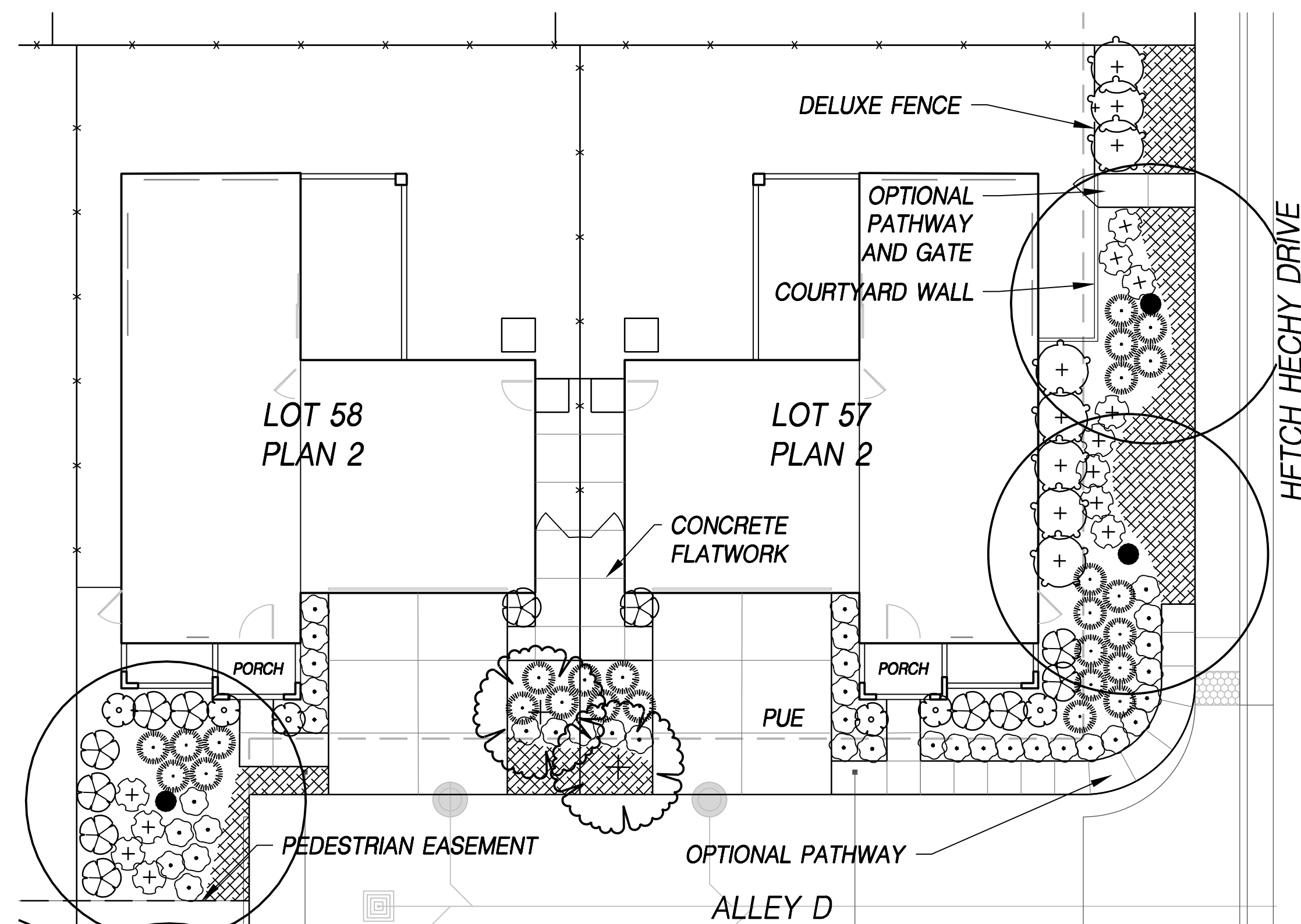
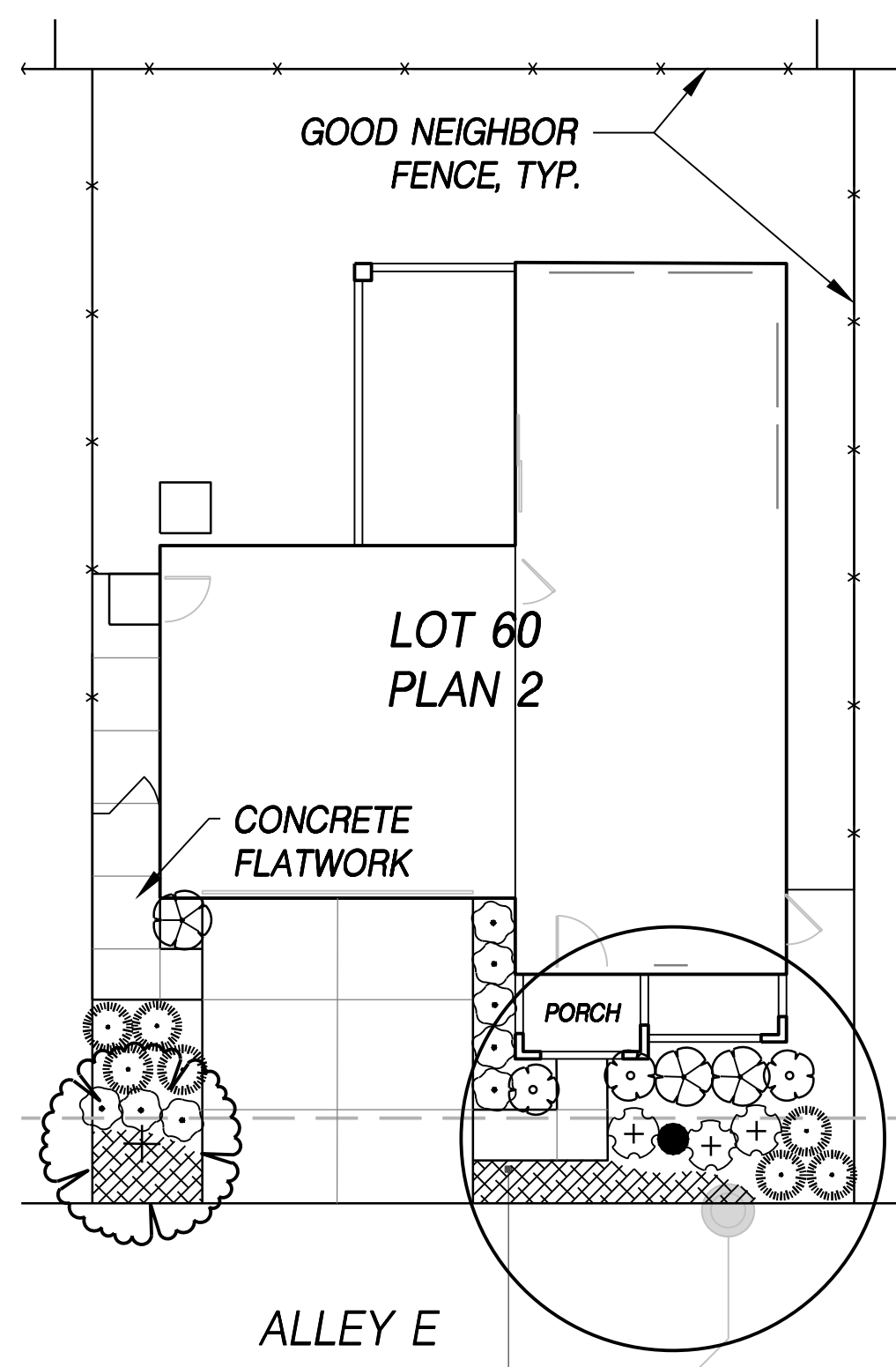
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM
ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN
PLAN.
SIGNATURE: *Jim Thurman* DATE: JANUARY 31, 2023



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

CONCEPTUAL PRODUCTION LANDSCAPE PLANS

SUNRIDGE VILLAGE 4

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2023

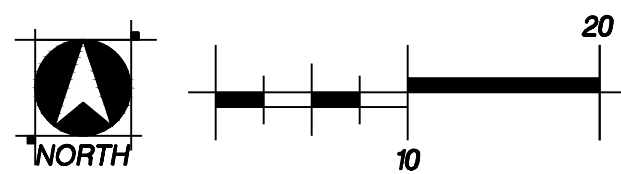
CONCEPT PLANT SCHEDULE

'ST' / STREET TREE (REFER TO STREET TREE MASTER PLAN) 'AT' / ACCENT TREE (ALTERNATE SPECIES PER LOT - EXCEPT WHERE STREET TREES) ARBUS X 'MARINA' / ARBUS STANDARD MATURE SIZE: 25-25' H X 25' W. MEDIUM GROWING. LAURUS NOBILIS / SWEET BAY MATURE SIZE: 40' H X 15-30' W. MEDIUM GROWING. MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK MATURE SIZE: 20-25' H X 20-25' W. MEDIUM GROWING. OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE MATURE SIZE: 25-30' H X 25-30' W. MEDIUM GROWING.	'1' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. EVERY 2 LOTS) CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MATURE SIZE: 2' H X 2' W. BLOOM STALKS UP TO 6H. LIGHT: FULL SUN - PART SHADE DIETES VEGETA 'VARIEGATA' / VARIEGATED AFRICAN IRIS MATURE SIZE: 3' H X 4' W. LIGHT: FULL SUN - PART SHADE. MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS MATURE SIZE: 4' H X 3' W. LIGHT: FULL SUN - PART SHADE.	5 GAL, LOW 5 GAL, LOW 5 GAL, LOW
'A' / SMALL FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) EUONYMUS J. MICROPHYLLA 'VARIEGATA' / VARIEGATED EUONYMUS MATURE SIZE: 1-2' H X 1' W. LIGHT: FULL SUN. HESPERALOE P. 'BRAKELIGHTS' / BRAKELIGHTS RED YUCCA MATURE SIZE: 3'-5' H X 3'-4' W. LIGHT: FULL SUN. LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH MATURE SIZE: 3' H X 3' W. LIGHT: FULL SUN - PART SHADE. RHAPHIOLEPS L. 'BALLERINA' / BALLERINA INDIAN HAWTHORN MATURE SIZE: 25' H X 3'-4' W. LIGHT: FULL SUN - PART SHADE.	'E' / FLOWERING ACCENT SHRUB (ALTERNATE SP. EVERY 2 LOTS) GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA MATURE SIZE: 1-2' H X 4' W. LIGHT: FULL SUN POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB MATURE SIZE: 3' H X 3' W. LIGHT: FULL SUN - PART SHADE. ROSA X 'APRICOT DRIFT' / APRICOT DRIFT ROSE MATURE SIZE: 2' H X 3' W. LIGHT: FULL SUN	24'BOX, LOW 24'BOX, LOW 24'BOX, MEDIUM 24'BOX, LOW
'B' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA MATURE SIZE: 3'-5' H X 3'-5' W. LIGHT: FULL SUN - PART SHADE. CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MATURE SIZE: 3' H X 5' W. LIGHT: FULL SUN - PART SHADE. ROSMARINUS OFFICINALIS / ROSEMARY MATURE SIZE: 2'-6' H X 2'-5' W. LIGHT: FULL SUN WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA MATURE SIZE: 4'-6' H X 4'-5' W. LIGHT: FULL SUN	'F' / TALL COLUMNAR SHRUB (PLACE ON ONE SIDE OF THE FRONT WINDOW FOR ALL 'SKYLINE' ELEVATIONS. PLACE ON BOTH SIDES OF THE FRONT WINDOW FOR OTHER TWO ELEVATIONS) PRUNUS CAROLINIANA 'BRIGHT N TIGHT' TM / BRIGHT N TIGHT CAROLINA LAUREL MATURE SIZE: 6'-8' H X 10' W. LIGHT: FULL SUN - PART SHADE.	5 GAL, LOW 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM
'C' / LARGE FOUNDATION SHRUB (ALTERNATE SP. EVERY 2 LOTS) ELAEAGARUS DECIPiens 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE MATURE SIZE: 6'-8' H X 10' W. LIGHT: FULL SUN - PART SHADE LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY MATURE SIZE: 6'-8' H X 6'-8' W. LIGHT: FULL SUN - PART SHADE PHORMIUM X 'BLACK ADDER' / NEW ZEALAND FLAX MATURE SIZE: 6' H X 6' W. LIGHT: FULL SUN	'GC' / GROUND COVER (ALTERNATE SP. EVERY 2 LOTS) ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINKINNICK MATURE SIZE: 1' H X 3'-5' W. LIGHT: FULL SUN - PART SHADE 36" O.C. SPACING. BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH MATURE SIZE: 1'-2' H X 5'-6' W. LIGHT: FULL SUN. 36" O.C. SPACING. JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER MATURE SIZE: 1' H X 6'-8' W. LIGHT: FULL SUN. 36" O.C. SPACING. LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA MATURE SIZE: 1' H X 6'-8' W. LIGHT: FULL SUN. 36" O.C. SPACING.	5 GAL, MEDIUM 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW

LANDSCAPE PLAN NOTES

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APPROXIMATE TOTAL LANDSCAPE AREA = 57,880 SQ. FT.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE LANDSCAPE DESIGN PLAN
STATEMENT, SIGNATURE AND DATE:I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM
ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN
PLAN.SIGNATURE: *John H. Hunsman* DATE: JANUARY 31, 2023

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

4 OF 4

NEW PLAN

PLAN 1 | "PARK MANOR"

STYLE NARRATIVE

The "PARK MANOR" is a modern interpretation of the classic farmhouse with a combination of steep-pitched gables and low-pitched shed roofs. Accent & panel areas feature vertical siding with a rich, natural color scheme. Metal awnings with corrugated metal roofing add a contemporary edge and additional shadow and definition to the facade.

ROOF DETAILS

SHED + ACCENT GABLE ROOF

ROOF PITCH (Main)	=	6:12
ROOF PITCH (Gable)	=	12:12
ROOF PITCH (Shed)	=	3:12
EAVE DIMENSION	=	12" & 24"
RAKE DIMENSION	=	12"

MATERIALS

STUCCO
VERTICAL PANEL SIDING (6" EXPOSURE)
METAL DETAILS
COMPOSITION ROOFING

COLUMNS

STEEP PITCH GABLE

NEW PLAN

PLAN 2 | "PARK MANOR"

STYLE NARRATIVE

The "PARK MANOR" is a modern interpretation of the classic farmhouse with a combination of steep-pitched gables and low-pitched shed roofs. Accent & panel areas feature vertical siding with a rich, natural color scheme. Metal awnings with corrugated metal roofing add a contemporary edge and additional shadow and definition to the facade.

ROOF DETAILS

SHED + ACCENT GABLE ROOF

ROOF PITCH (Main)	=	6:12
ROOF PITCH (Gable)	=	12:12
ROOF PITCH (Shed)	=	3:12
EAVE DIMENSION	=	12" & 24"
RAKE DIMENSION	=	12"

MATERIALS

STUCCO
VERTICAL PANEL SIDING (6" EXPOSURE)
METAL DETAILS
COMPOSITION ROOFING

COLUMNS

STEEP PITCH GABLE

APPROVED

PLAN 3 | "MAYFAIR"

STYLE NARRATIVE

Bold, geometric lines and simple massing are key elements of the "MAYFAIR" style. Hip roofs with deep, soffitted overhangs, large corner windows, accent horizontal siding and paneling, and modern garage & entry doors create a fresh look. Bold color schemes with bright accent colors complete the style.

ROOF DETAILS

HIP ROOF

ROOF PITCH (Main)	=	6:12
EAVE (SOFFIT) DIMENSION	=	24"
RAKE DIMENSION	=	12"

MATERIALS

STUCCO
HORIZONTAL LAP SIDING (8" Exposure)
HARDIE PANELS WITH TRIM BOARDS
WOOD (OR FOAM) DETAILS
COMPOSITION ROOFING

COLUMN + SHED ROOF

CORNER WINDOW

APPROVED

PLAN 4 | "SKYLINE"

STYLE NARRATIVE

Inspired by homes throughout Daly City, the "SKYLINE" is a contemporary style featuring low-pitched shed roofs, asymmetric corner windows, bracket awnings, and all-stucco facade. Accent stucco areas include an aluminum channel reveal to create a modern "paneled look" highlighted with a bright, playful color palette.

ROOF DETAILS

GABLE + ACCENT SHED ROOF

ROOF PITCH (Main)	=	6:12
ROOF PITCH (Shed)	=	2.5:12
EAVE DIMENSION	=	24"
RAKE DIMENSION	=	6" & 24"

MATERIALS

STUCCO
STUCCO WITH CHANNEL REVEAL
WOOD (OR FOAM) DETAILS
COMPOSITION ROOFING

STUCCO TRANSITION

STUCCO CHANNEL

APPROVED

PLAN 5 | "MAYFAIR"

STYLE NARRATIVE

Bold, geometric lines and simple massing are key elements of the "MAYFAIR" style. Hip roofs with deep, soffitted overhangs, large corner windows, accent horizontal siding and paneling, and modern garage & entry doors create a fresh look. Bold color schemes with bright accent colors complete the style.

ROOF DETAILS

HIP ROOF

ROOF PITCH (Main)	=	6:12
EAVE (SOFFIT) DIMENSION	=	24"
RAKE DIMENSION	=	12"

MATERIALS

STUCCO
HORIZONTAL LAP SIDING (8" Exposure)
HARDIE PANELS WITH TRIM BOARDS
WOOD (OR FOAM) DETAILS
COMPOSITION ROOFING

"PARAPET" BLADE WALL

BRACKETS / CORBELS

SCHEMATIC STREET SCENE + ELEVATION STYLE GUIDE

02.07.2023 | PROGRESS SET

CITY OF RANCHO CORDOVA, CALIFORNIA

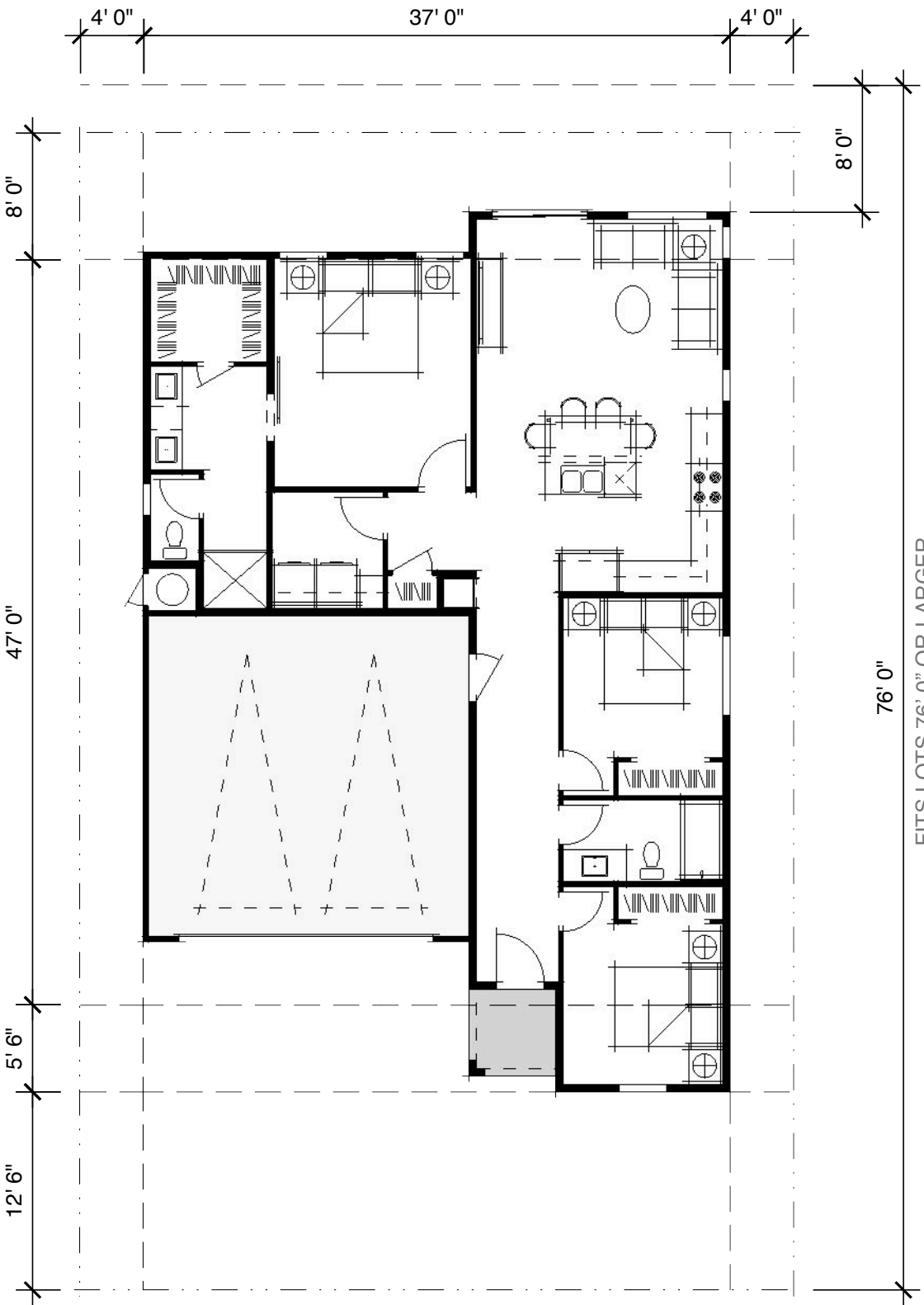
© 2004 - 2022 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

JD+A JOB NUMBER: 20086
DATE: 02.07.2023

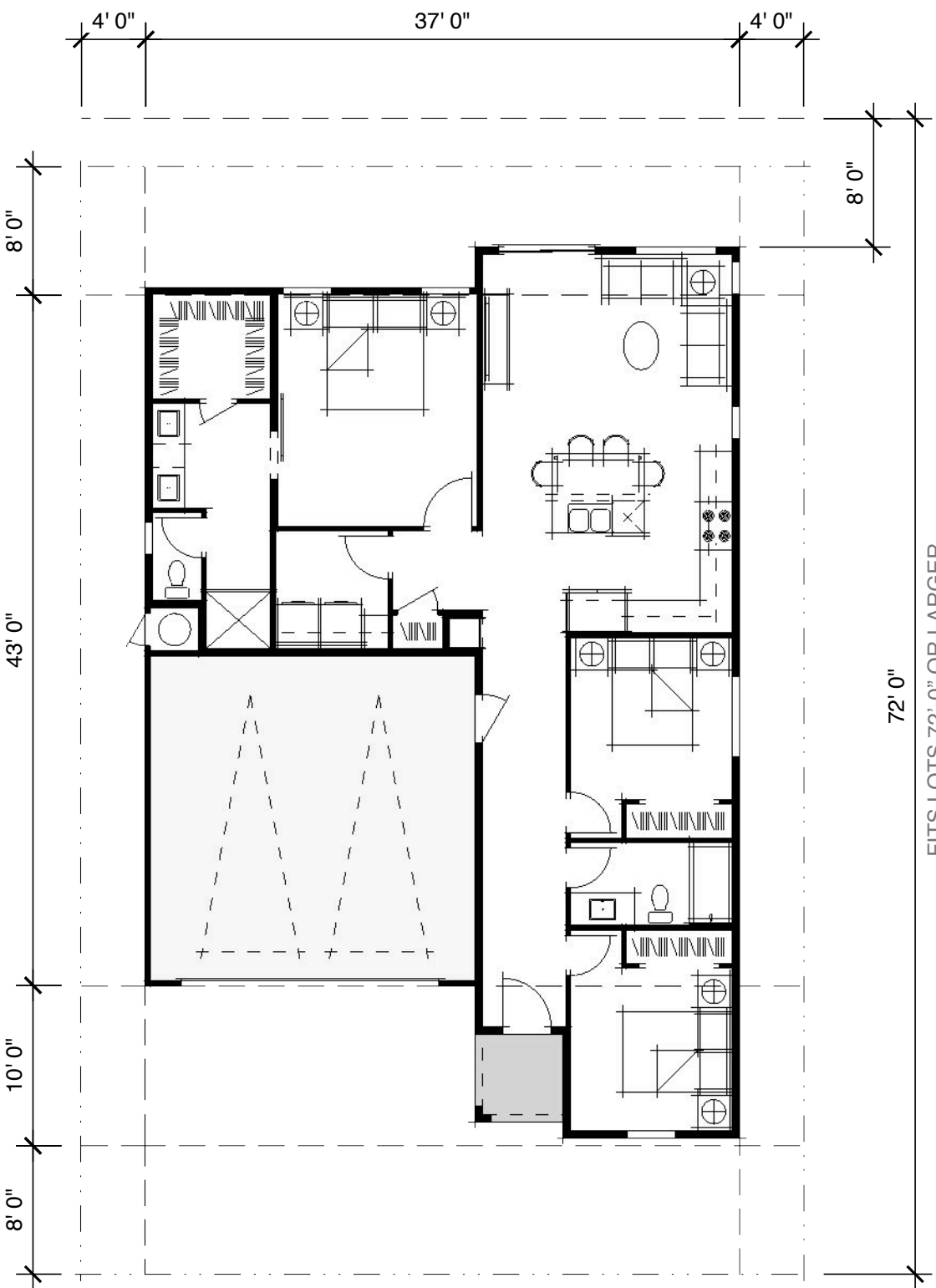
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5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

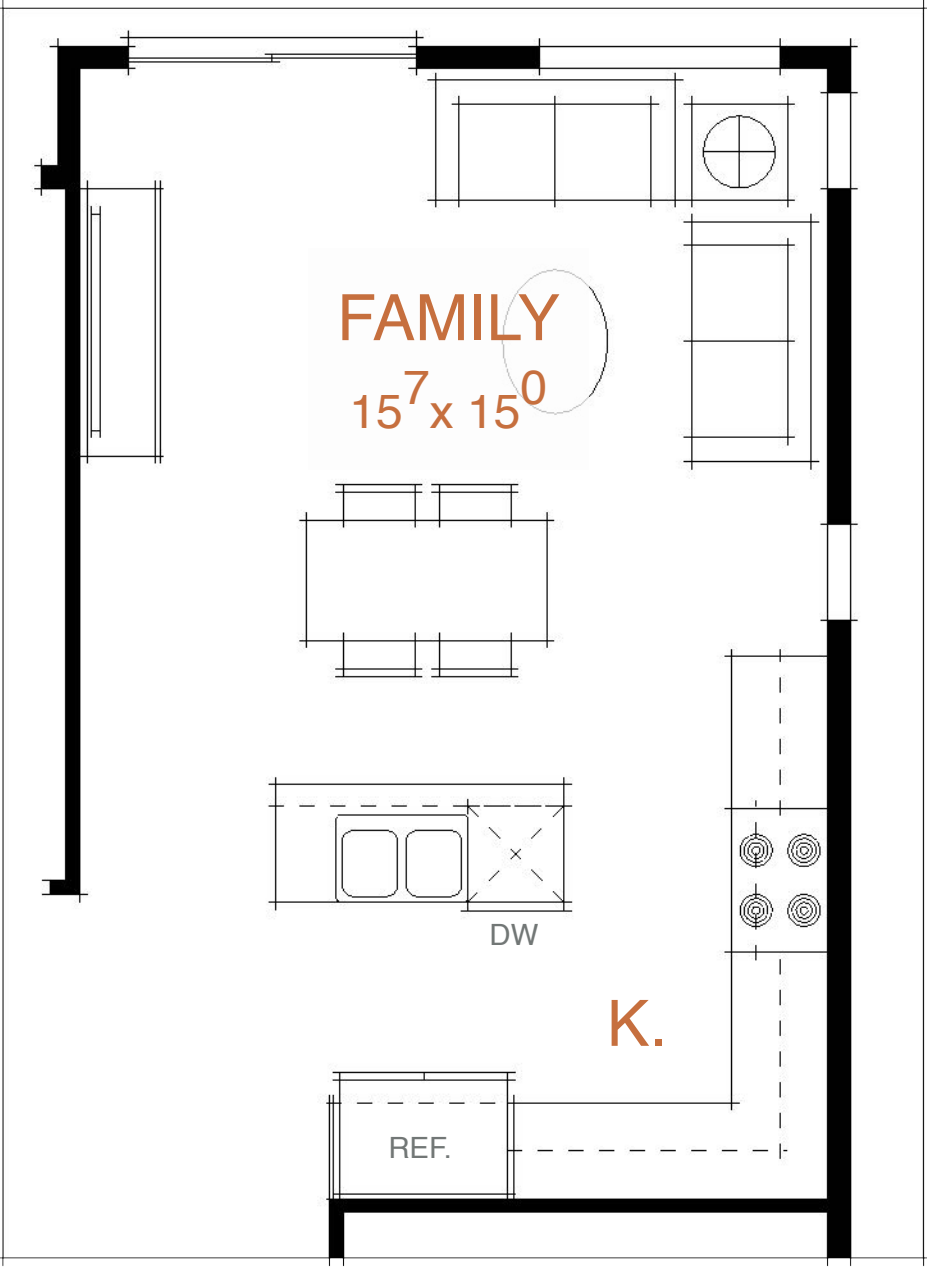
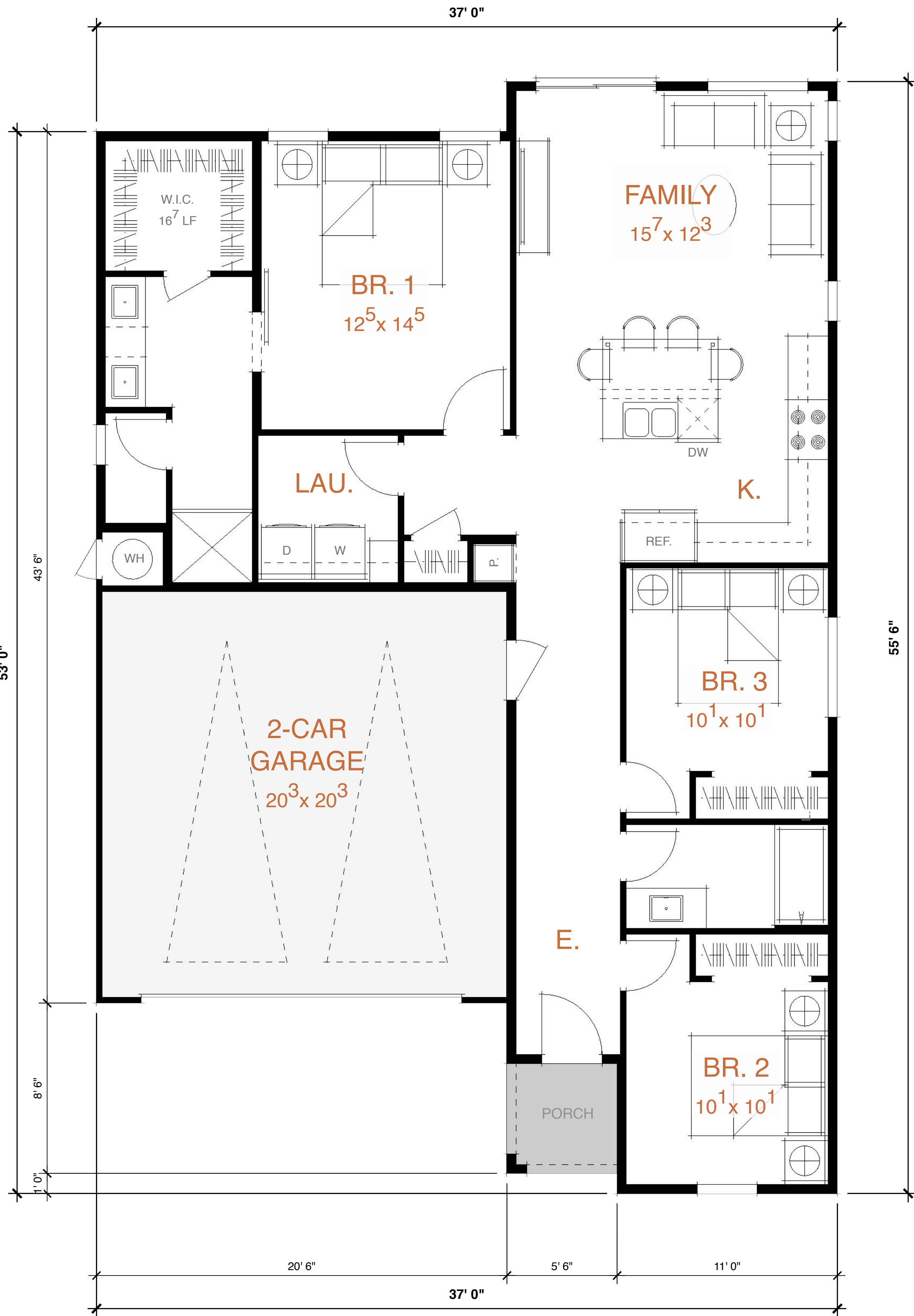
Page 321 of 538



LOT DIAGRAM
(STREET FRONTAGE LOTS)



LOT DIAGRAM
(ALLEY FRONTAGE LOTS)



ALT. KITCHEN/FAMILY LAYOUT

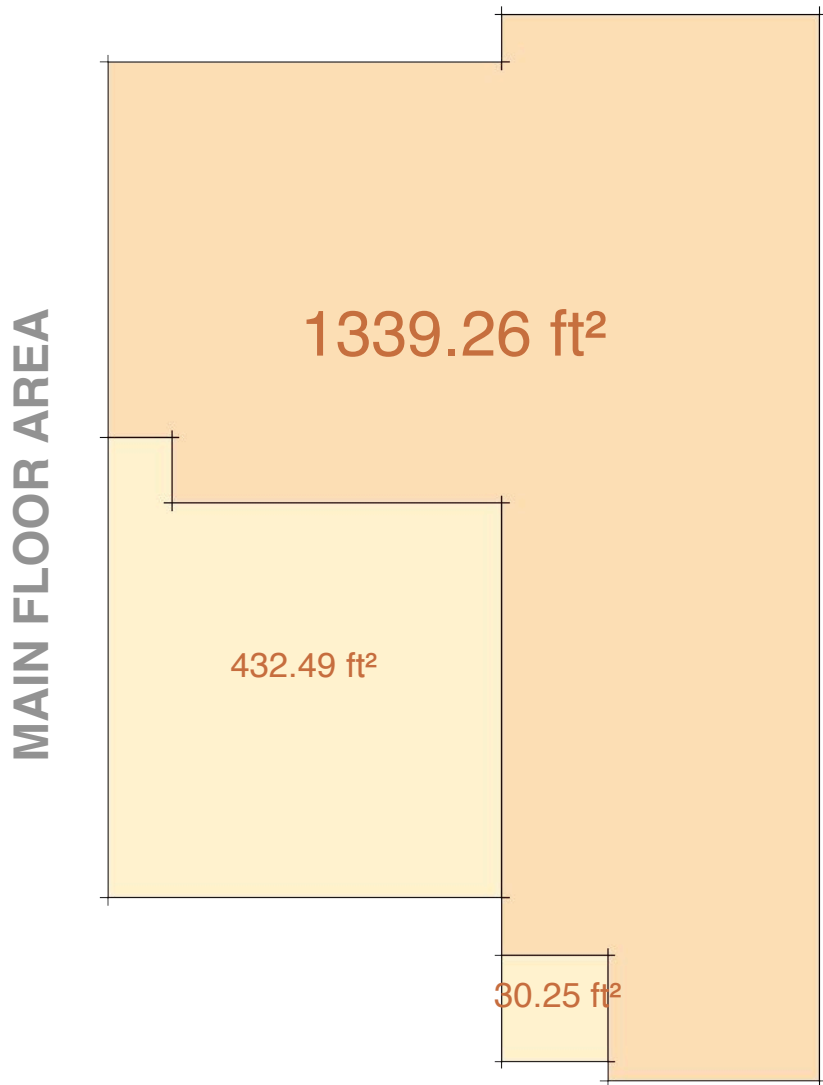
SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN		
FAMILY		
LAUNDRY		

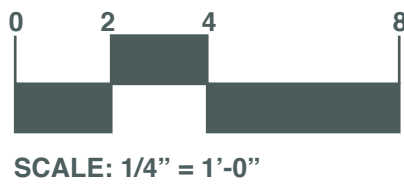
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,339 SF
GARAGE	=	433 SF
PORCH / PATIO	=	30 SF
LOT COVERAGE	=	51.3%



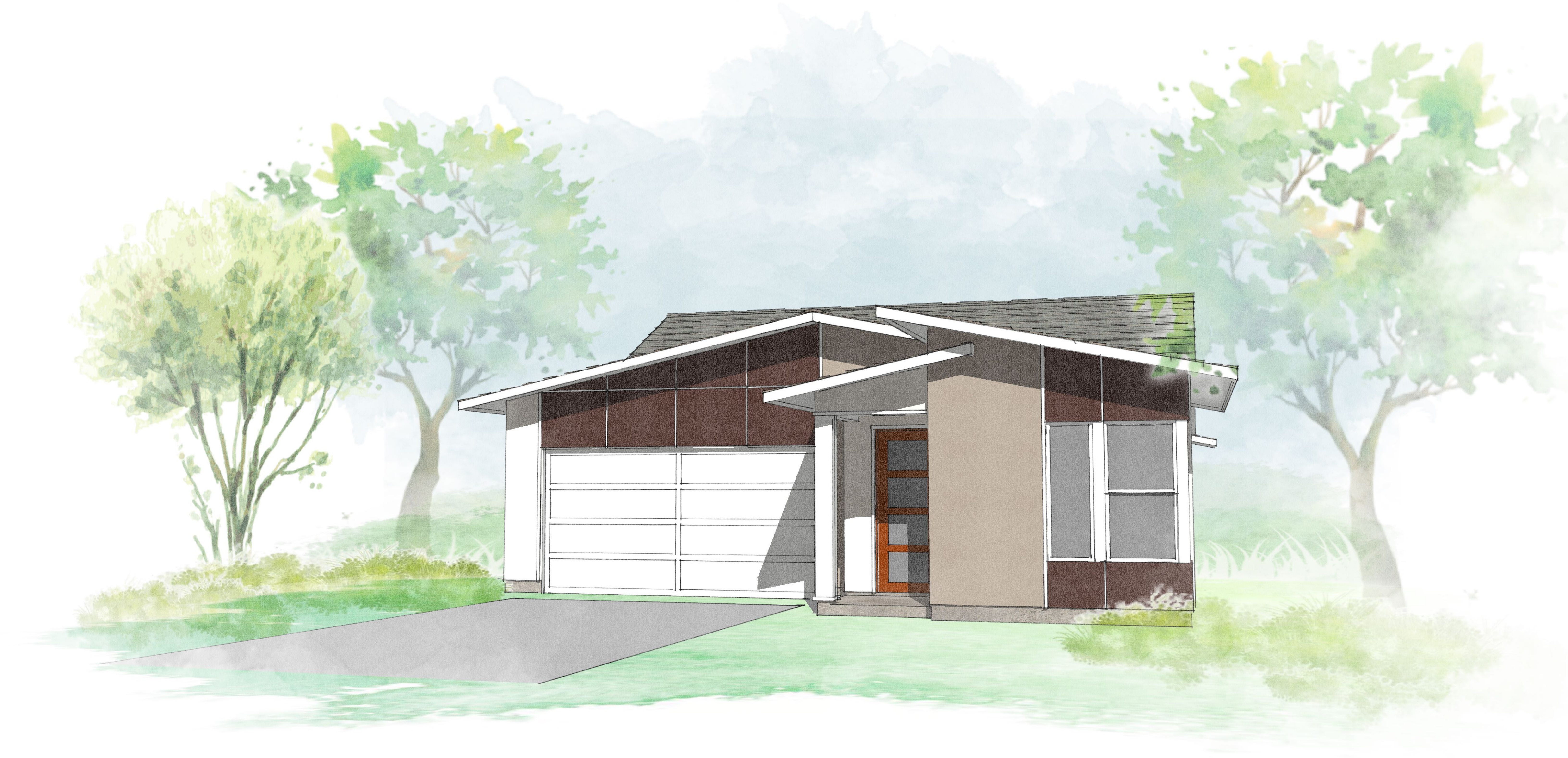
NEW PLAN

PLAN 1 | SCHEMATIC FIRST FLOOR PLAN - 1,339 SF



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A1.1



NEW PLAN

PLAN 1 | SCHEMATIC PERSPECTIVE - "SKYLINE"

SHEET NOTES

PLAN 1

SQUARE FOOTAGE	=	1,339 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

MATERIALS

- 1

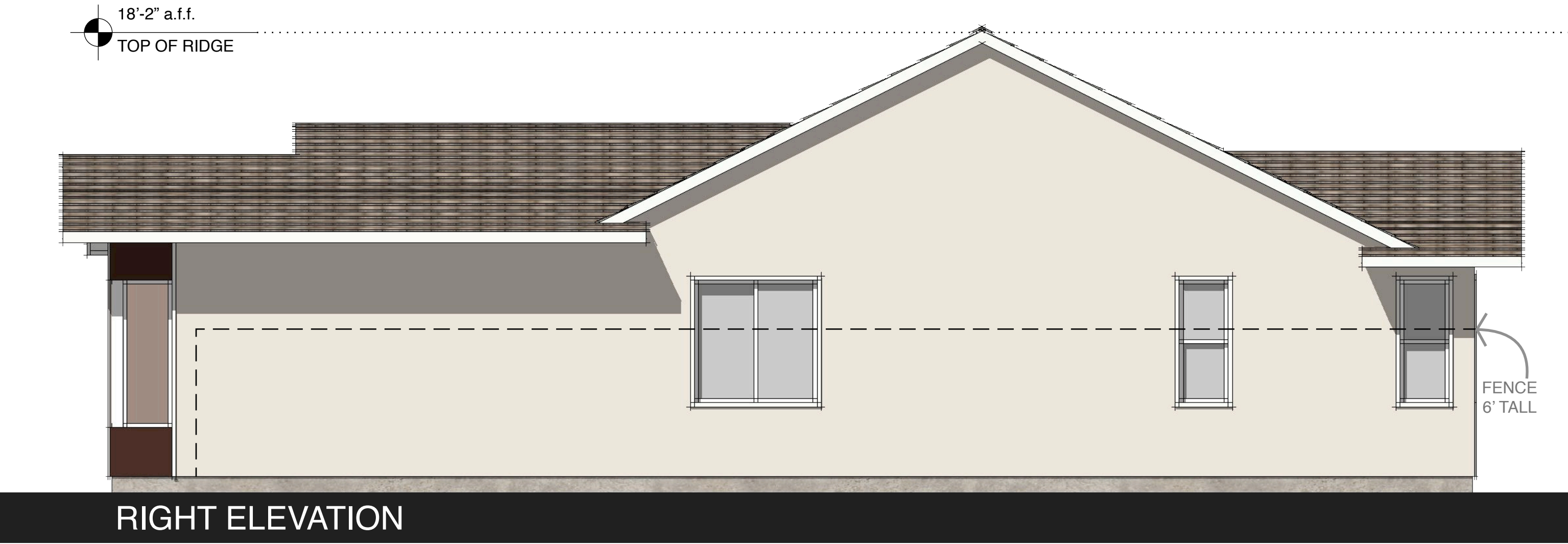
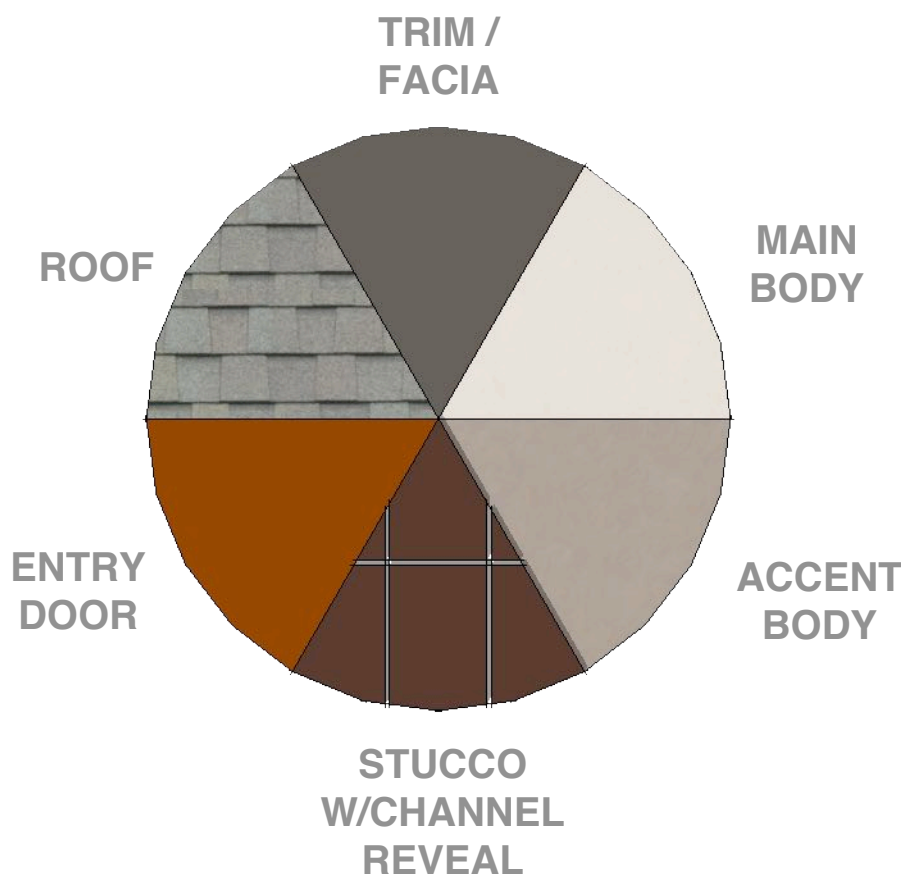
STUCCO
SMOOTH FINISH, 1-COAT
- 2

STUCCO W/CHANNEL REVEAL
SMOOTH FINISH, 1-COAT
1" ALUMINIUM CHANNEL
- 3

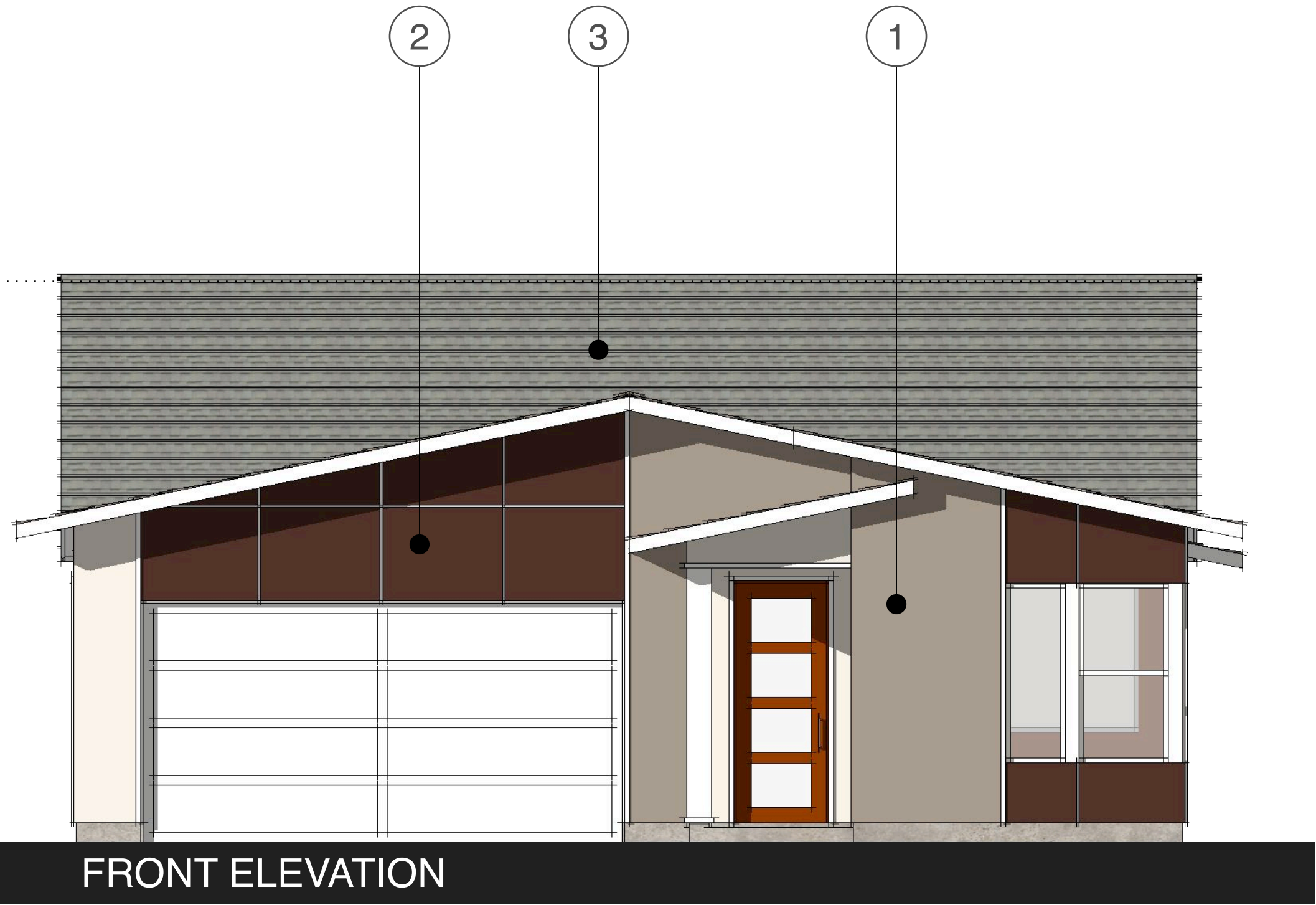
COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

COLOR SCHEME

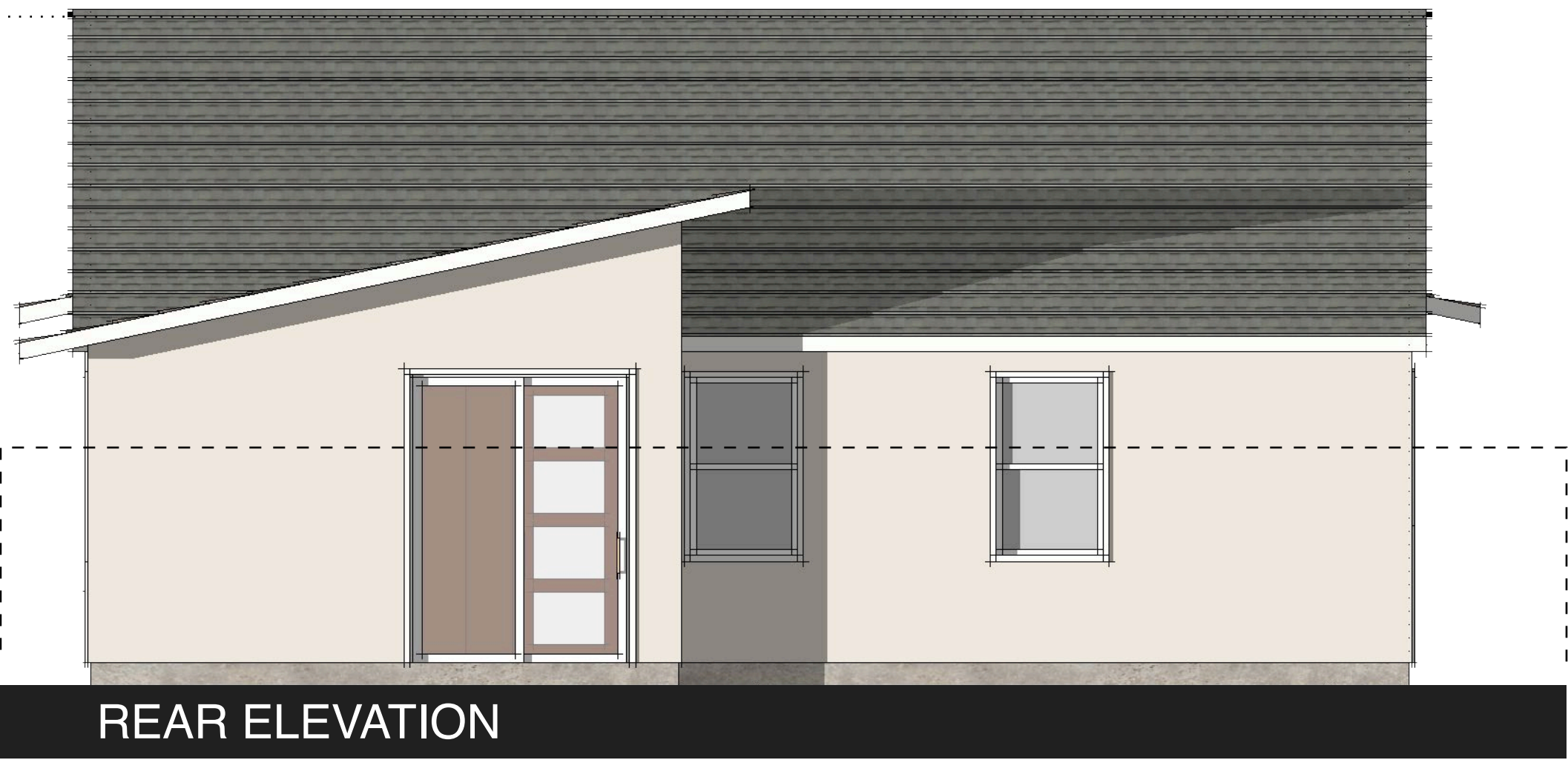
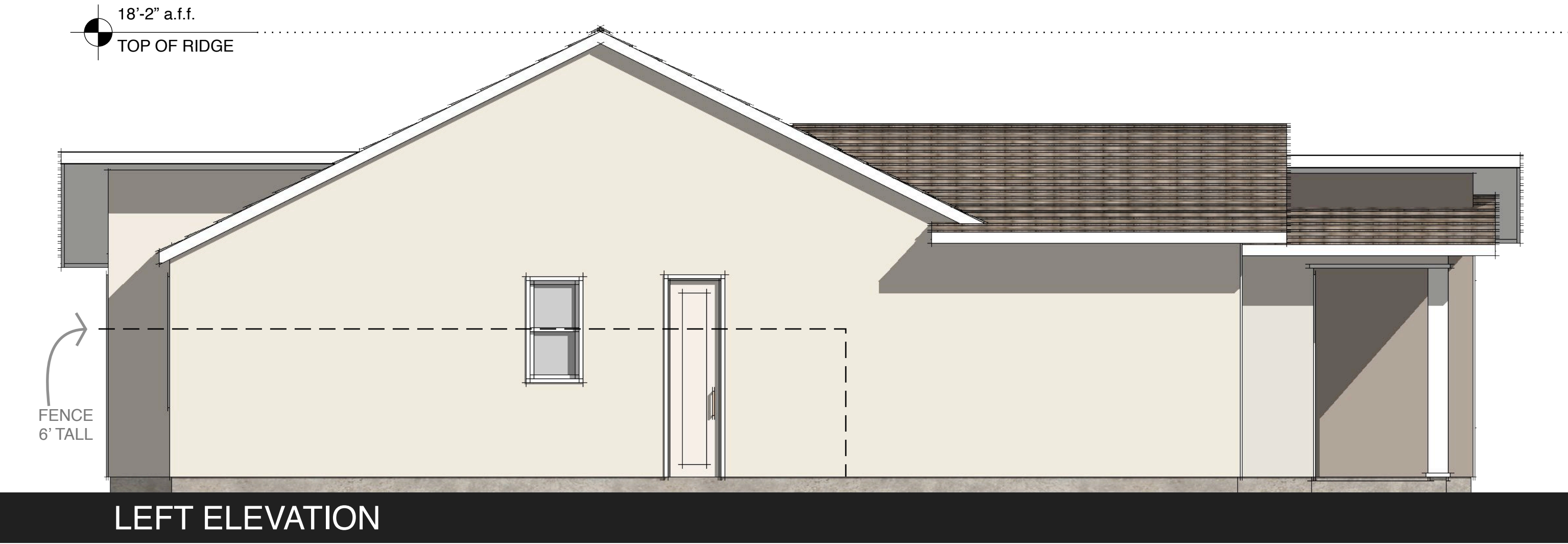
"SKYLINE" | SCHEME 3

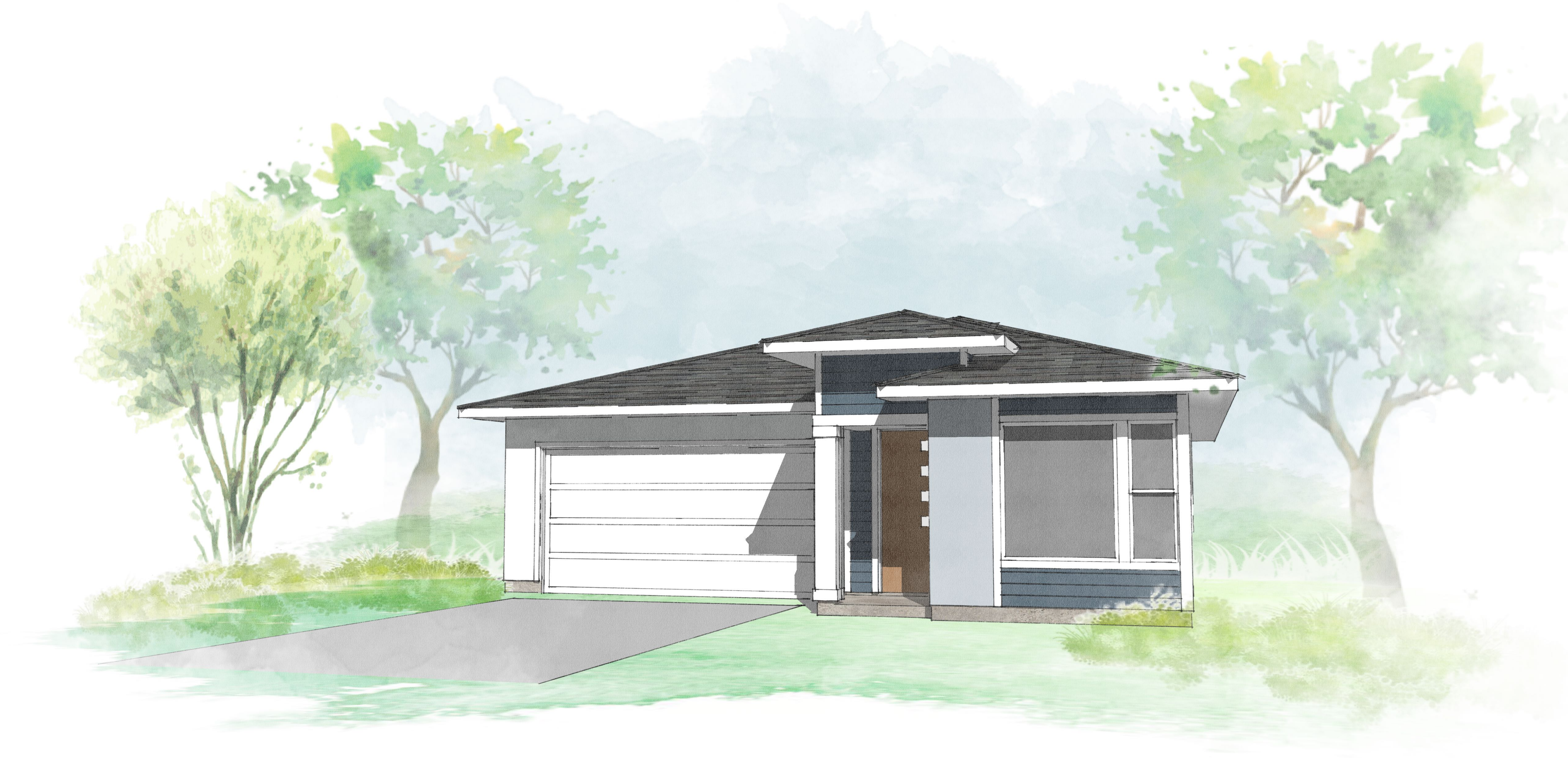


TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS





PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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PLAN 1 | SCHEMATIC PERSPECTIVE - "MAYFAIR"

NEW PLAN



JD+A JOB NUMBER: 20086
DATE: 02.07.2023

A1.4

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 1

SQUARE FOOTAGE	=	1,339 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

MATERIALS

- 1

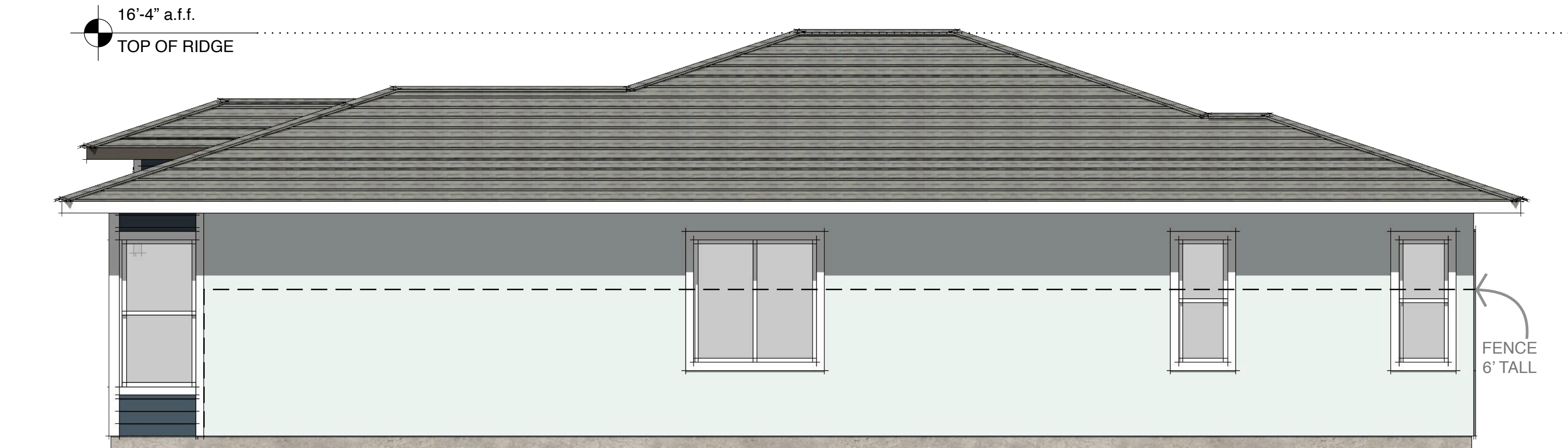
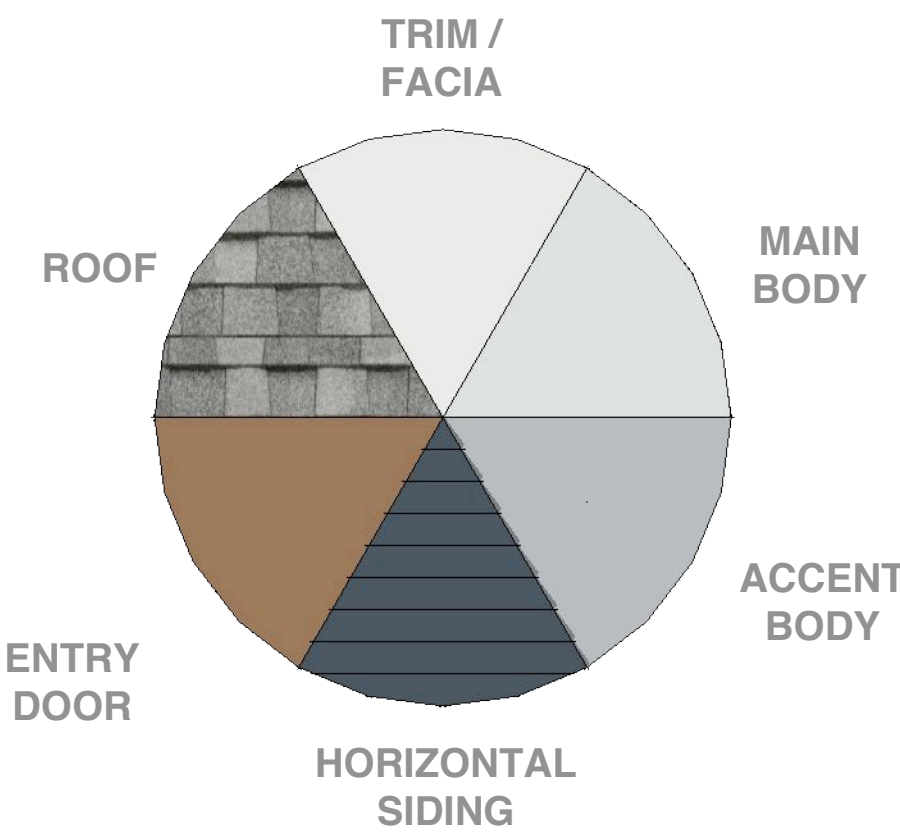
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIE PLANK, HORIZONTAL
SIDING 8" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

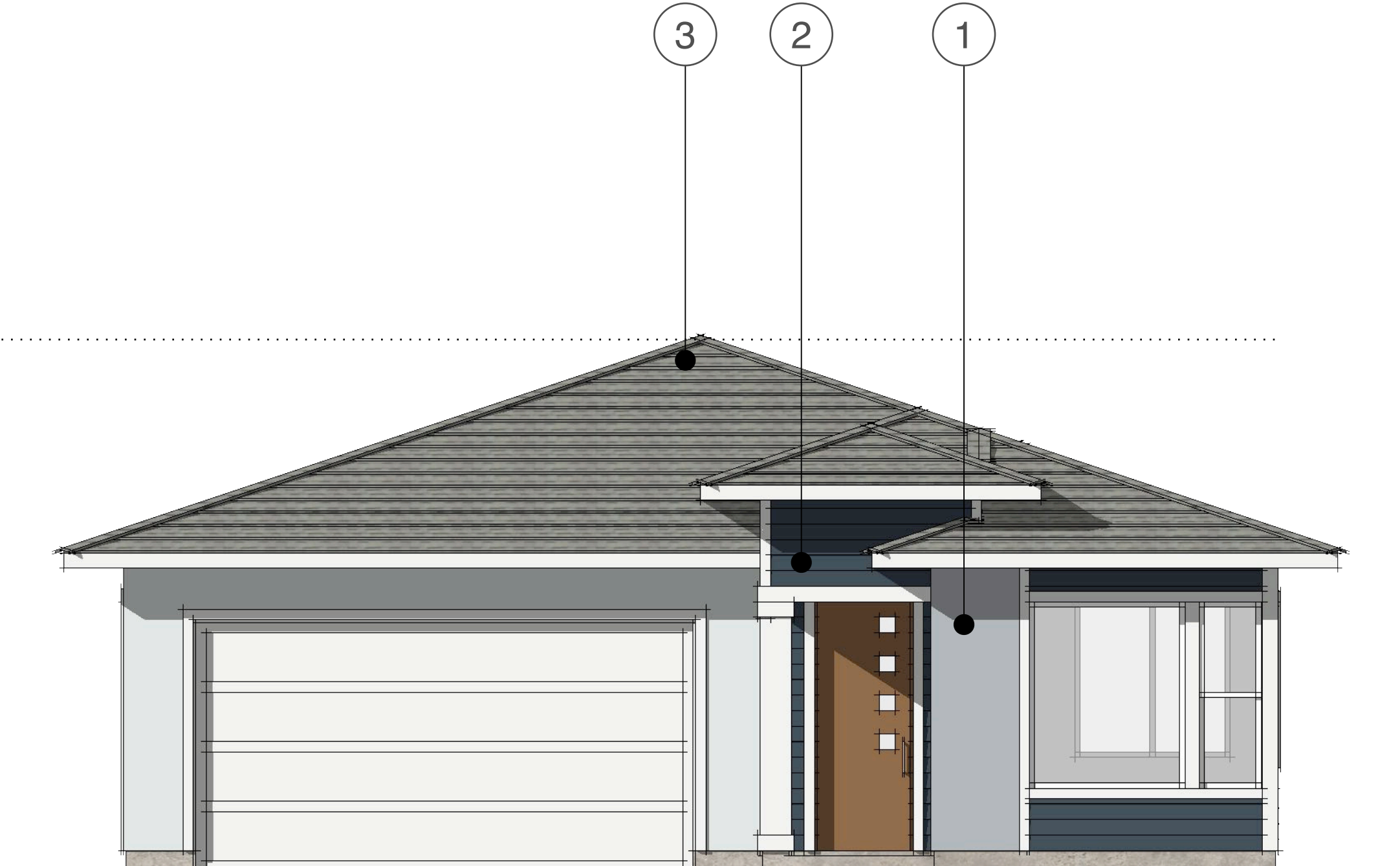
COLOR SCHEME

"MAYFAIR" | SCHEME 6

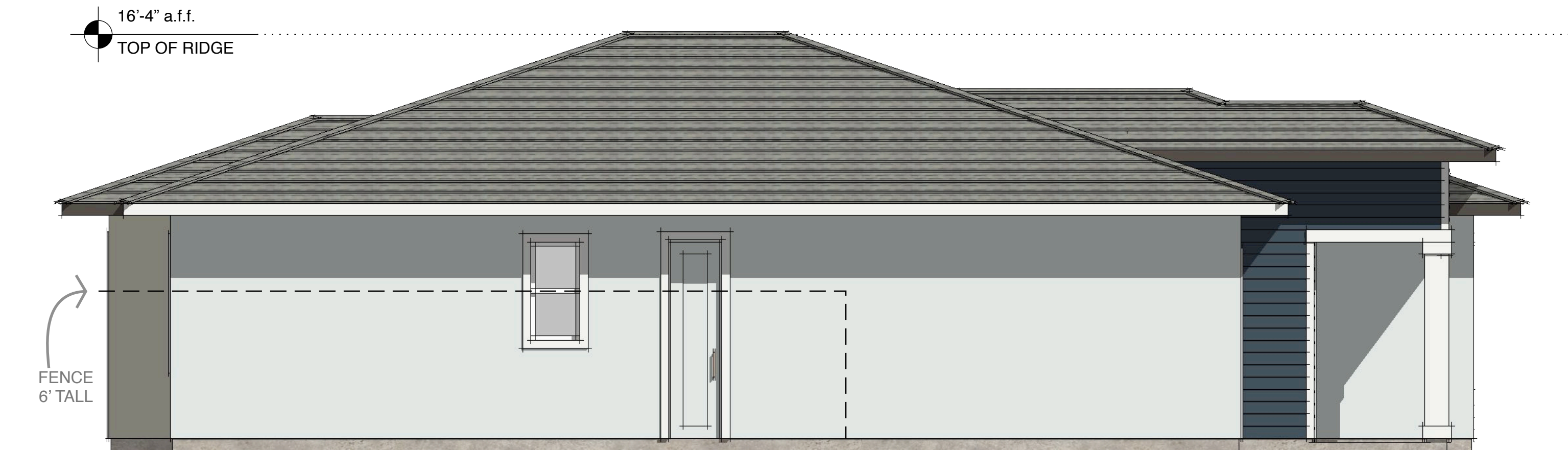


RIGHT ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



FRONT ELEVATION



LEFT ELEVATION

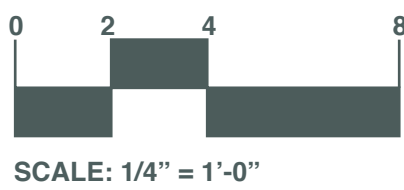


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

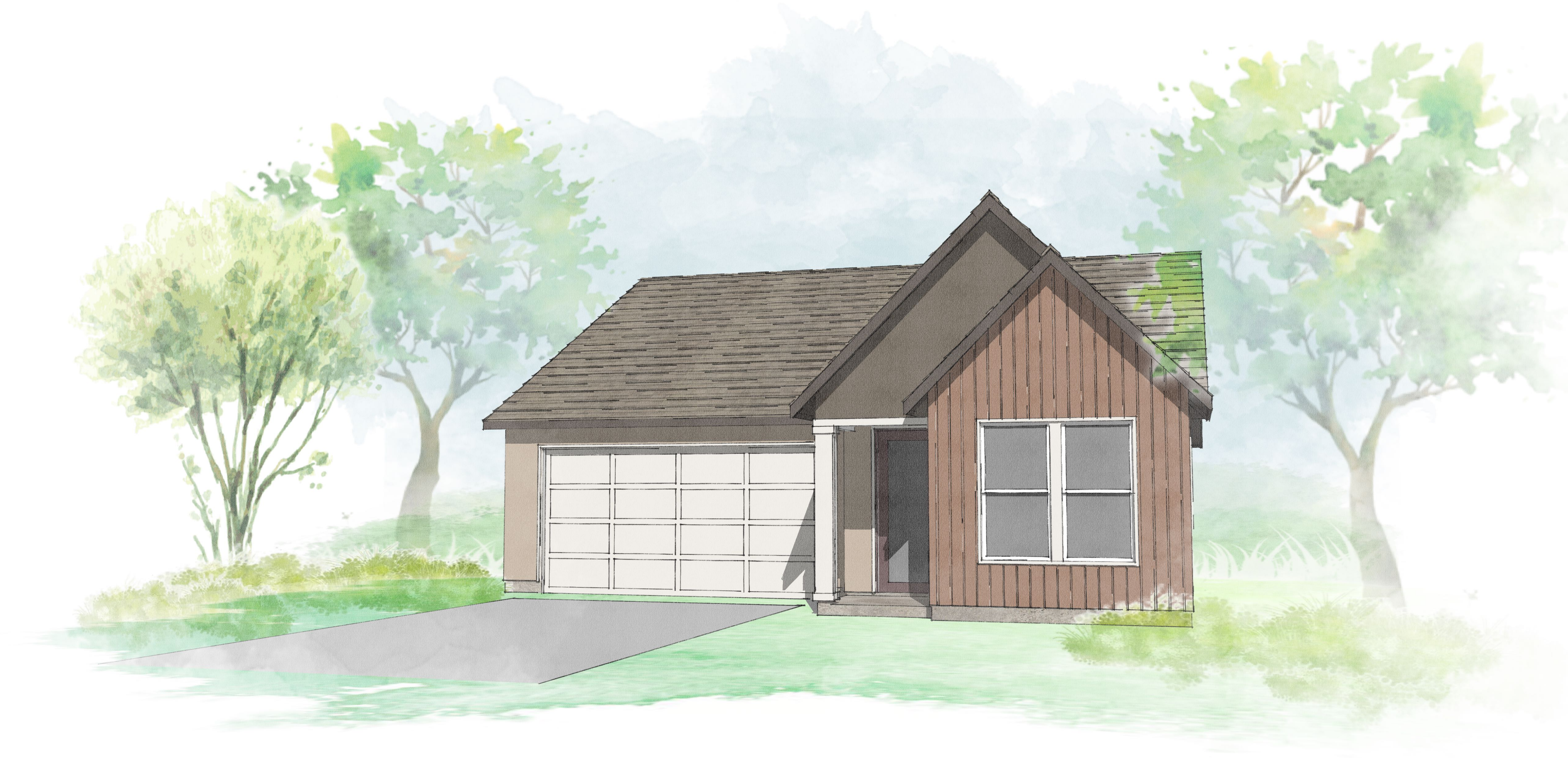
NEW PLAN

PLAN 1 | SCHEMATIC ELEVATIONS - "MAYFAIR"



JD+A JOB NUMBER: 20086
DATE: 02.07.2023

A1.5



NEW PLAN

PLAN 1 | SCHEMATIC PERSPECTIVE - "PARK MANOR"

SHEET NOTES

PLAN 1

SQUARE FOOTAGE	=	1,339 SF
STORIES	=	1
BEDROOMS	=	3
BATHROOMS	=	2

MATERIALS

- 1

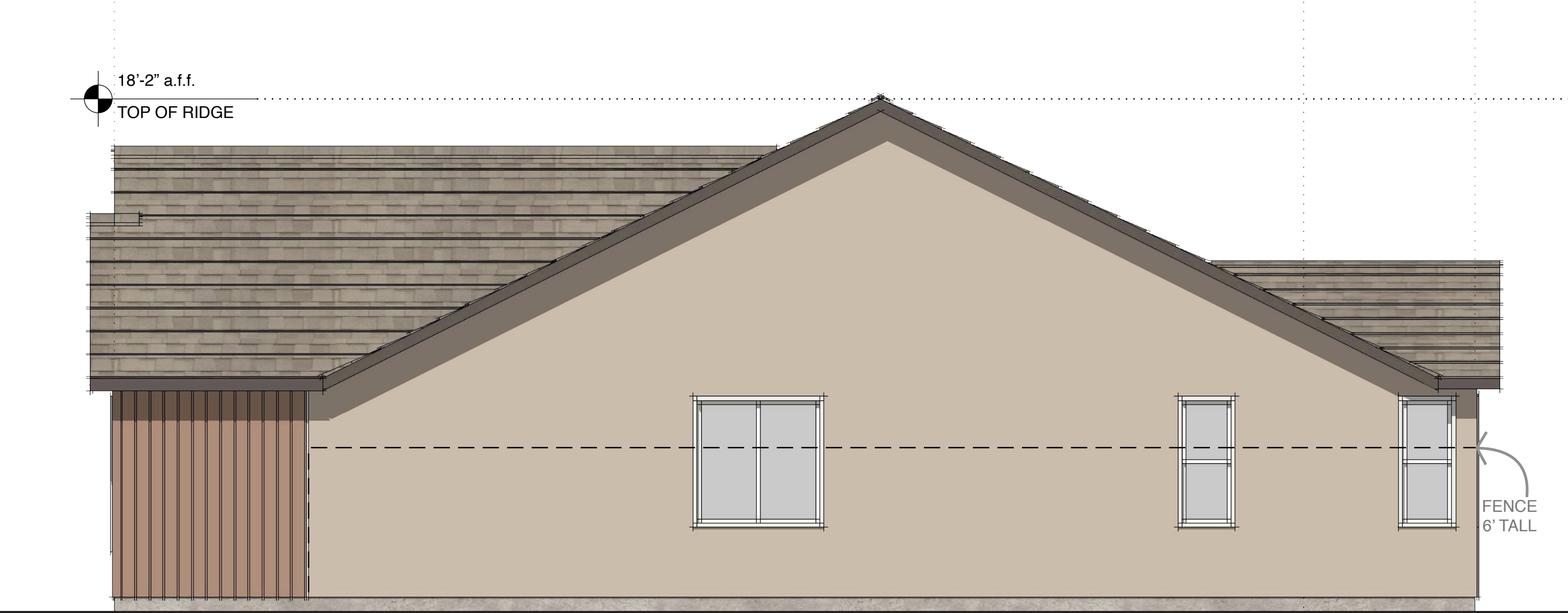
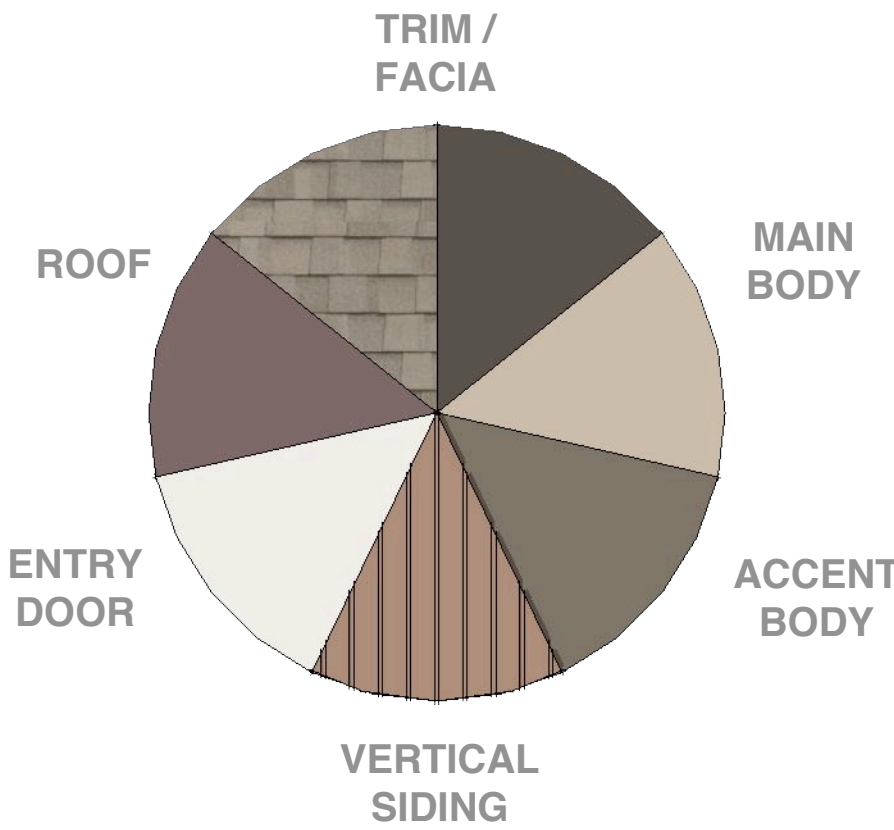
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIE PLANK, VERTICAL
SIDING 6" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

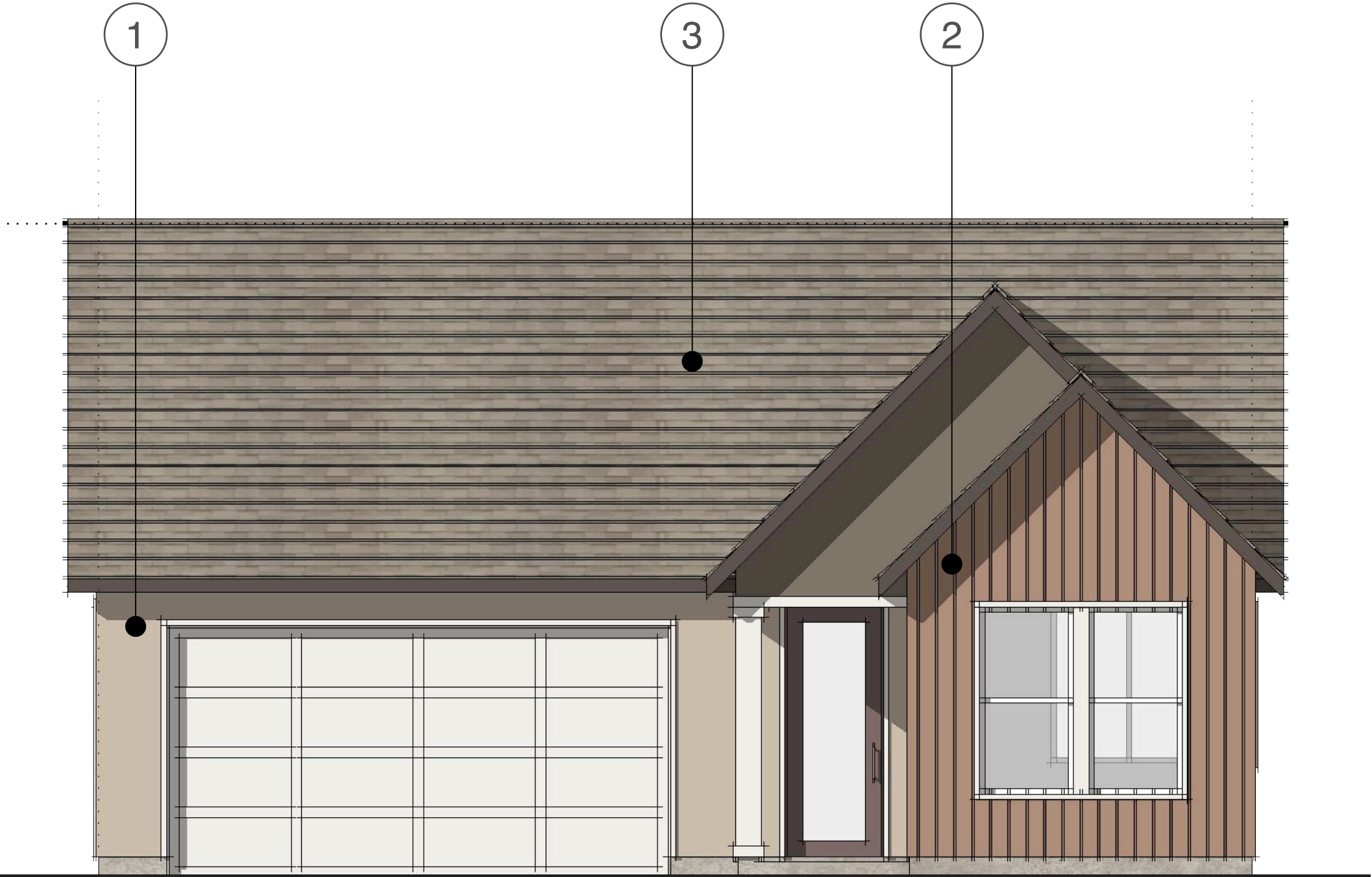
COLOR SCHEME

"PARK MANOR" | SCHEME 7

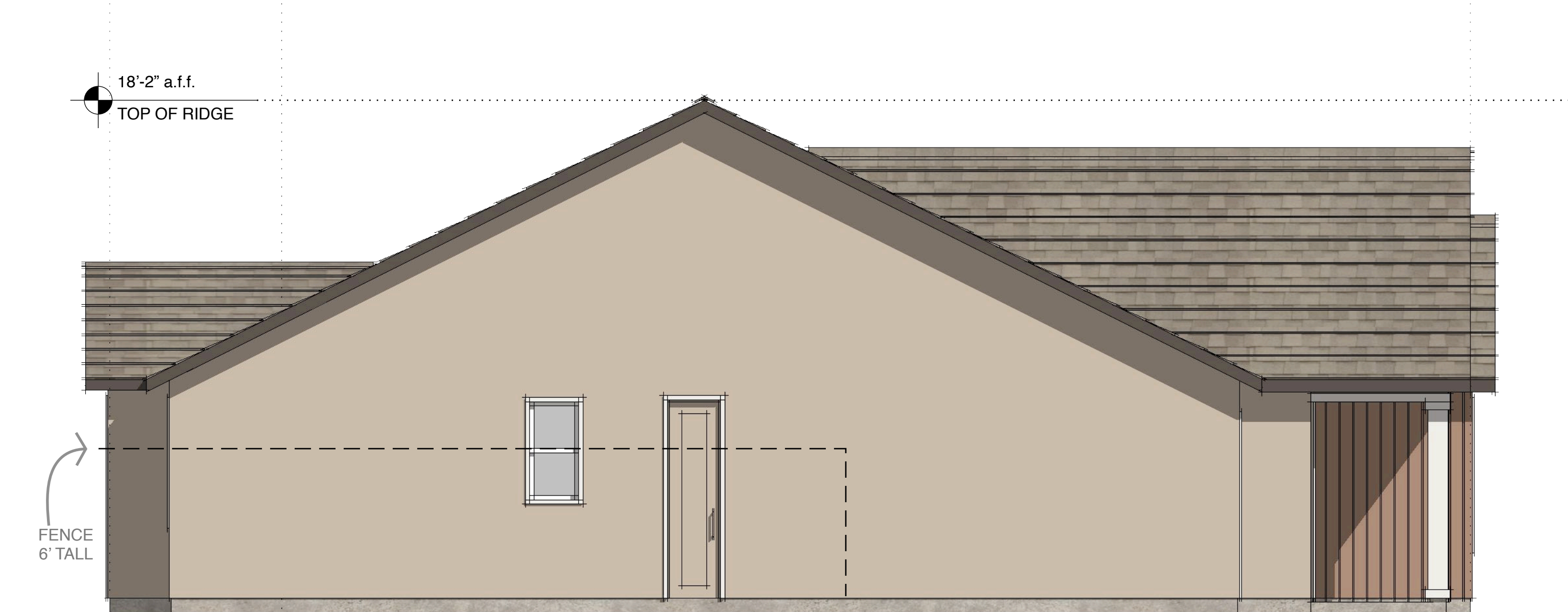


RIGHT ELEVATION

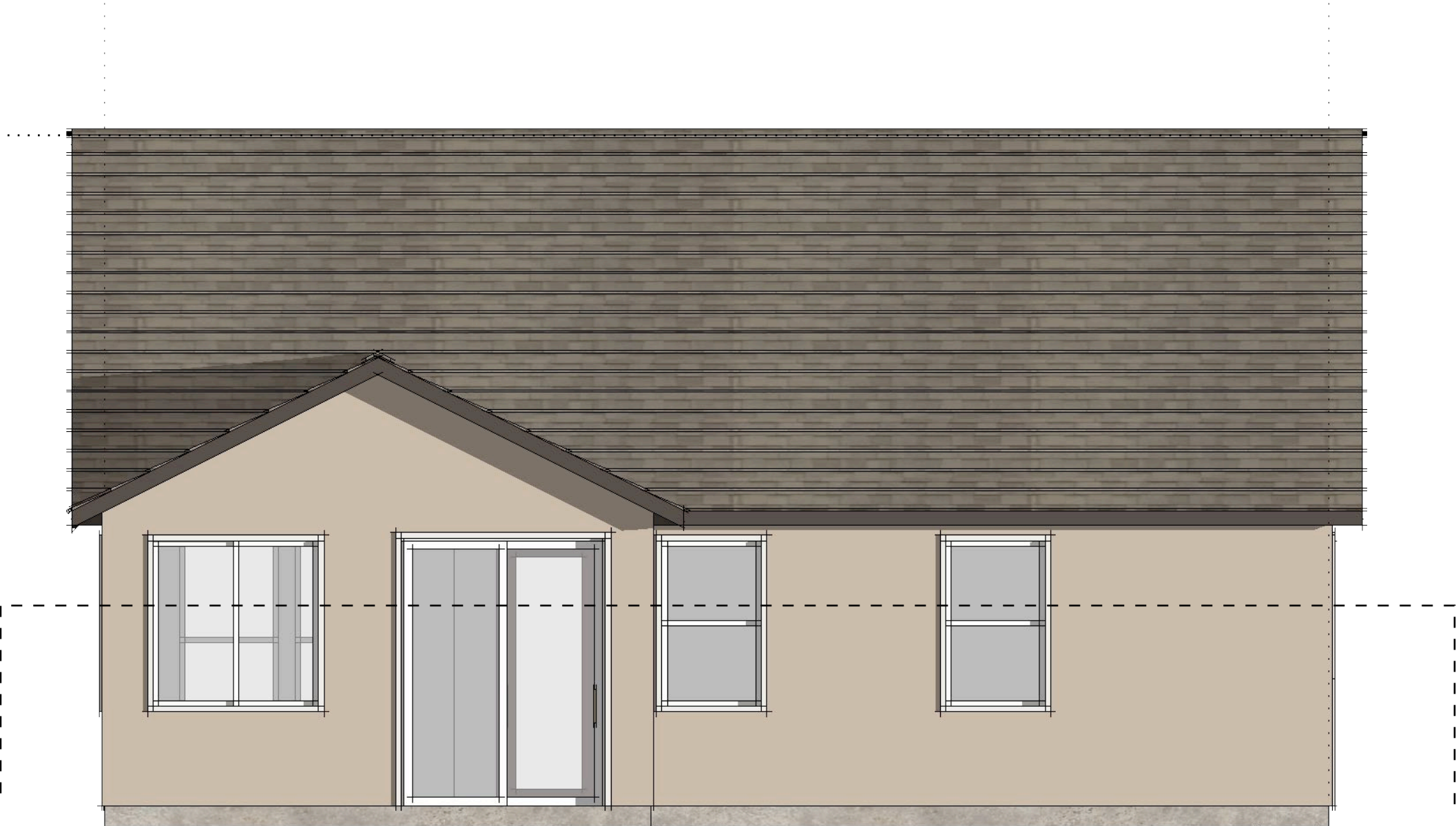
TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



FRONT ELEVATION



LEFT ELEVATION

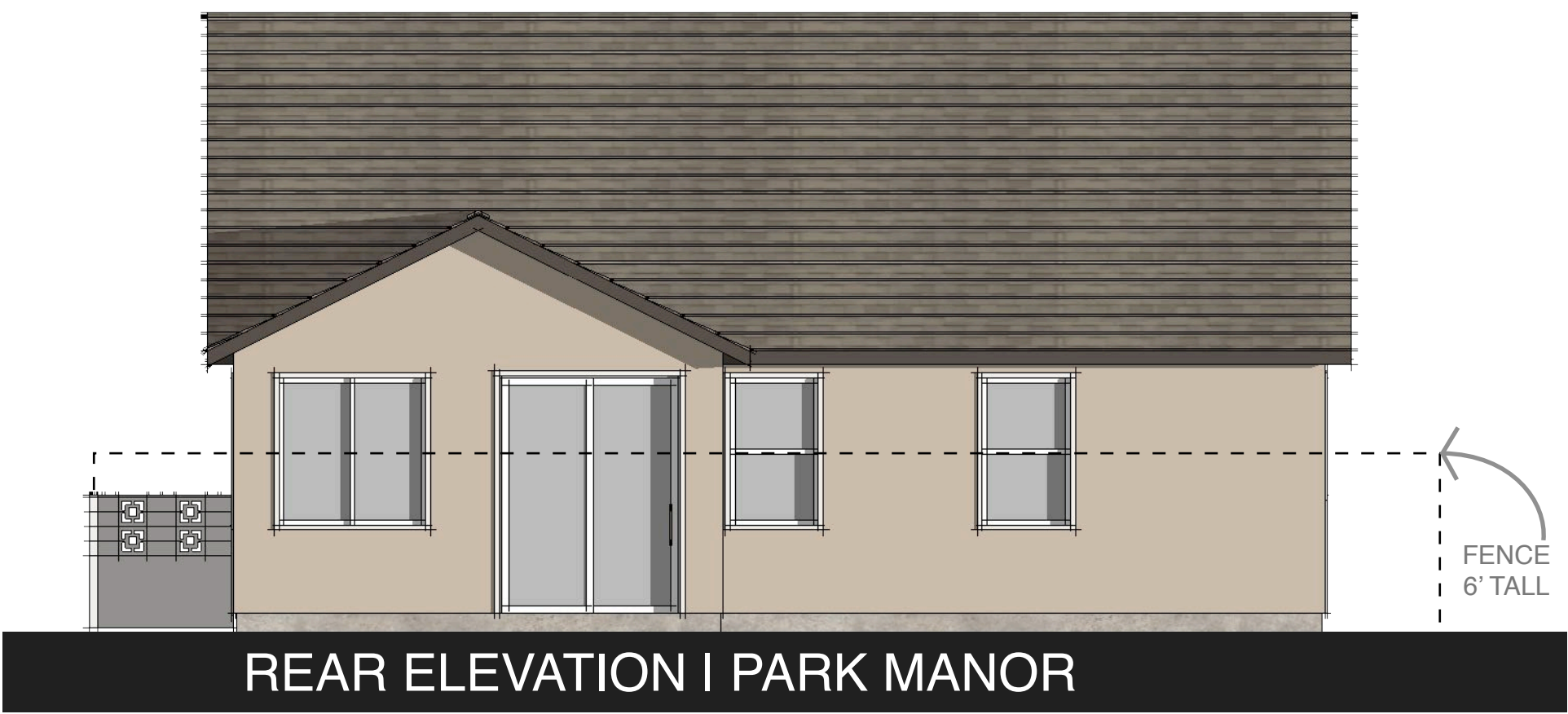
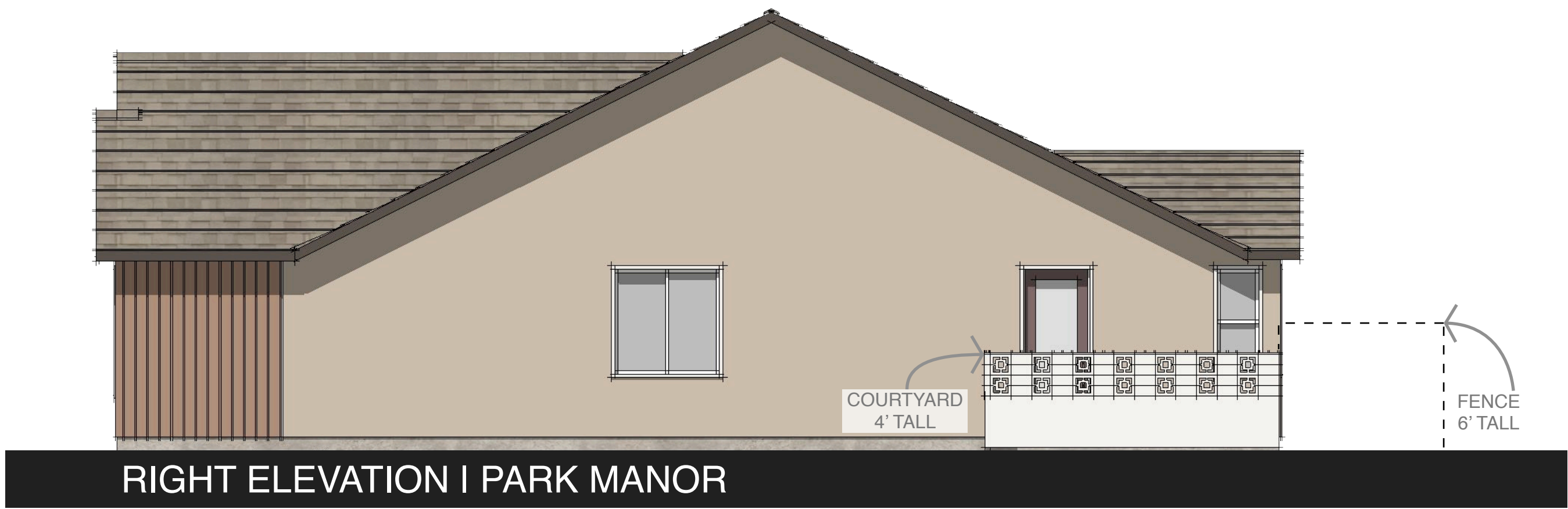
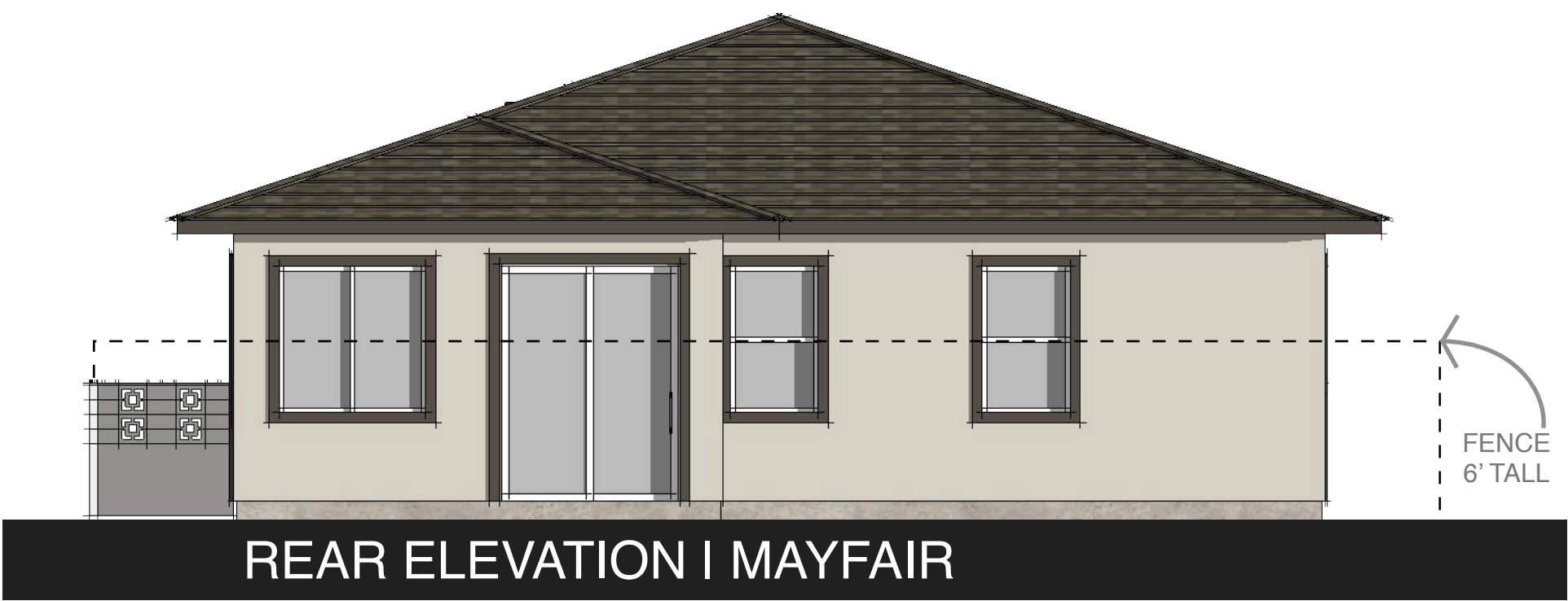
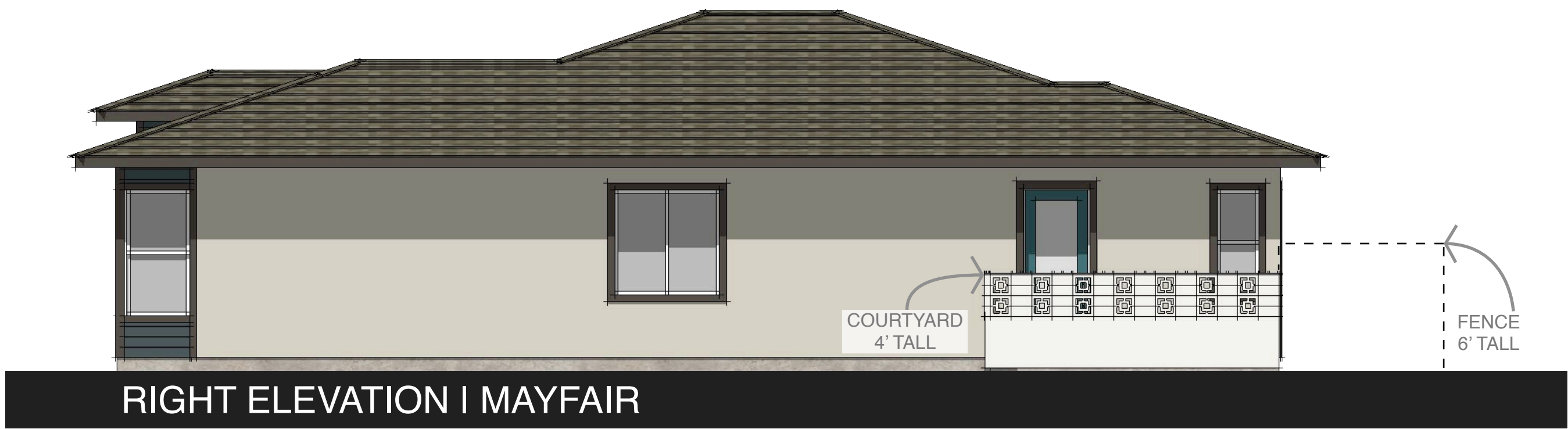
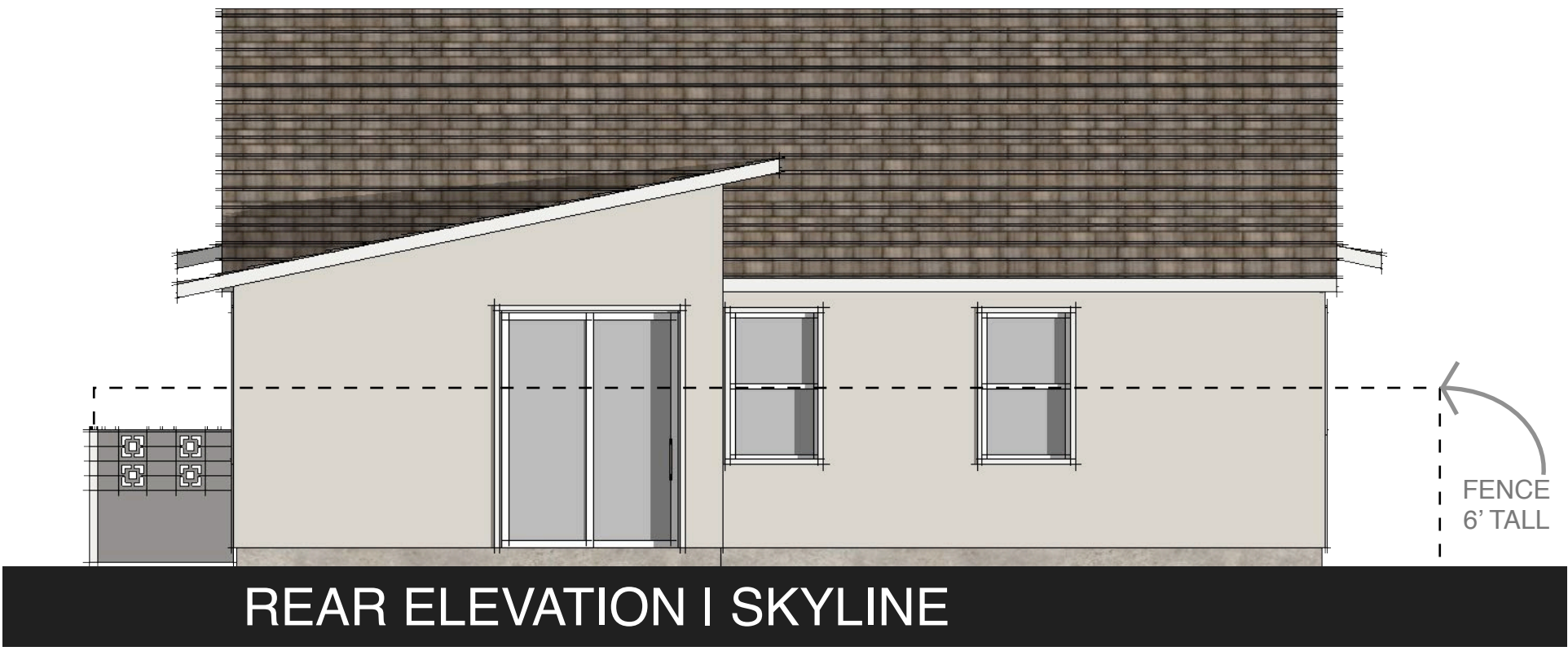
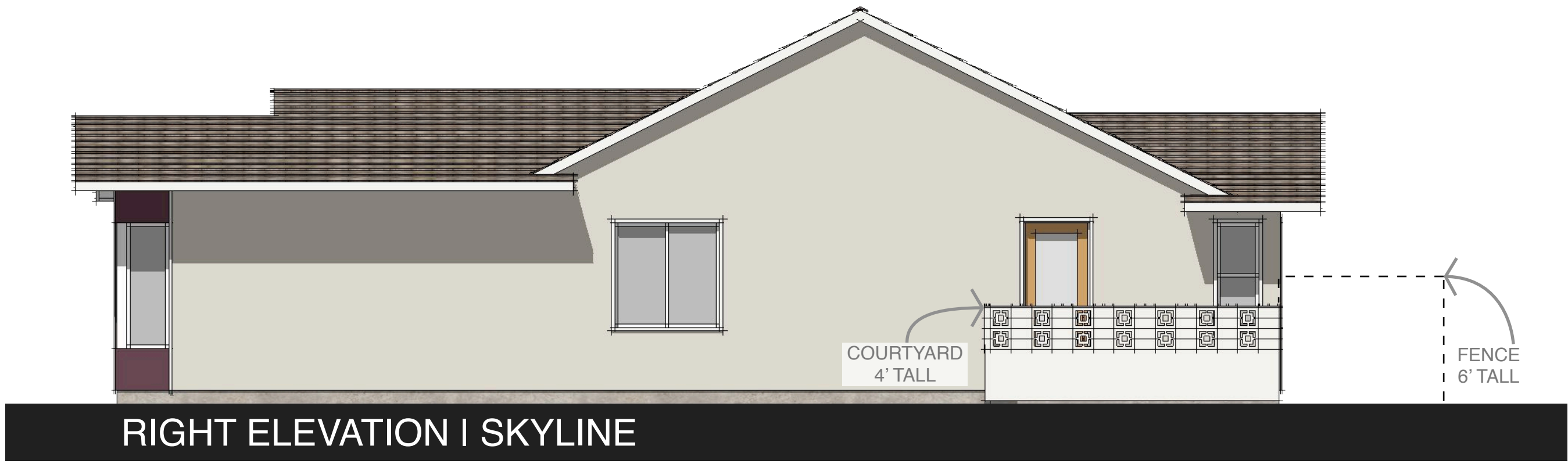


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

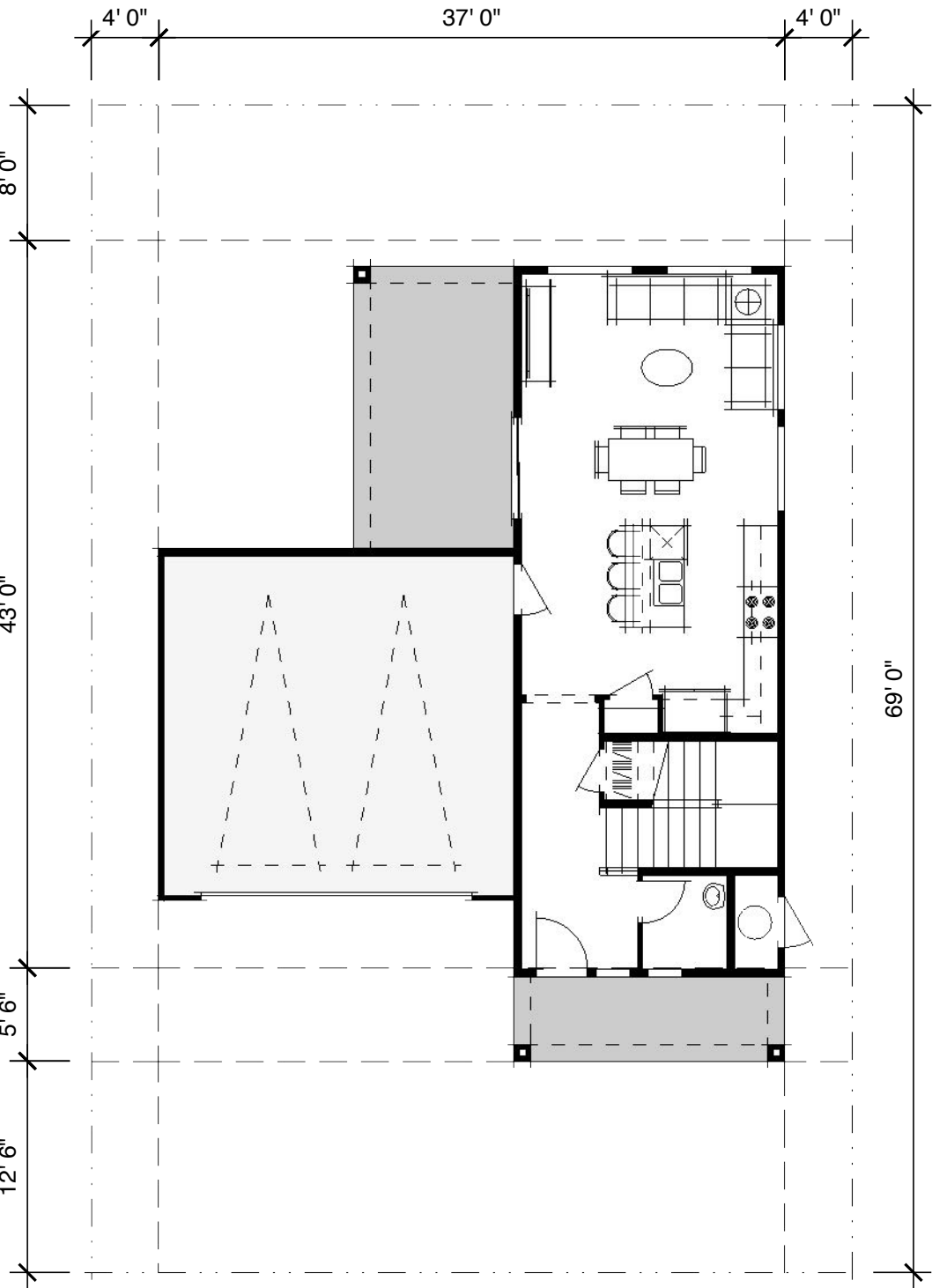
NEW PLAN

PLAN 1 | SCHEMATIC ELEVATIONS - "PARK MANOR"

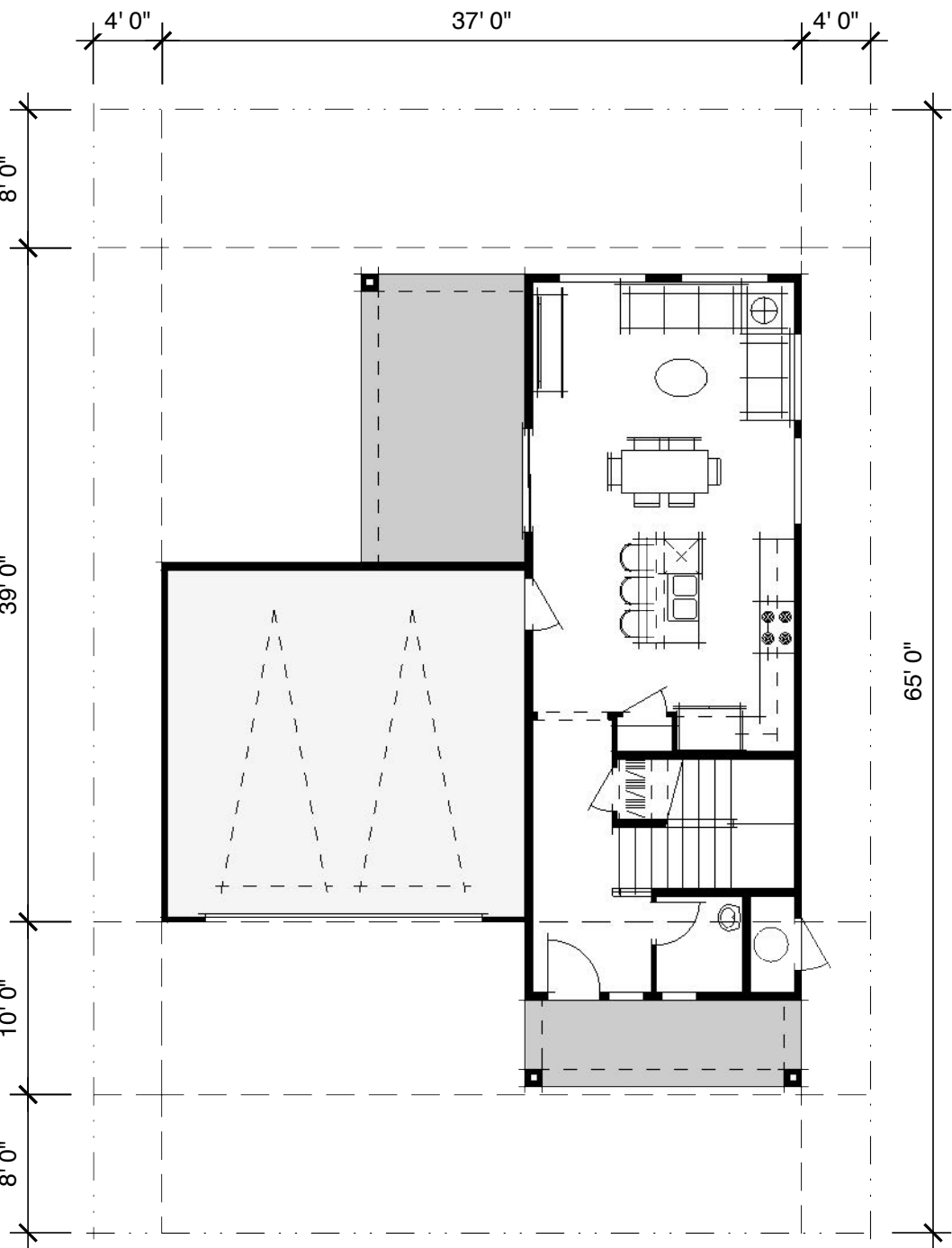


Volumes\daarch\Shared\02 PROJECTS\CRESLEIGH HOMES\20086 SUNRIDGE V401 DESIGN\03 SketchUp\02 Layout\20086_A2_PLAN 2 BFR_24x36L

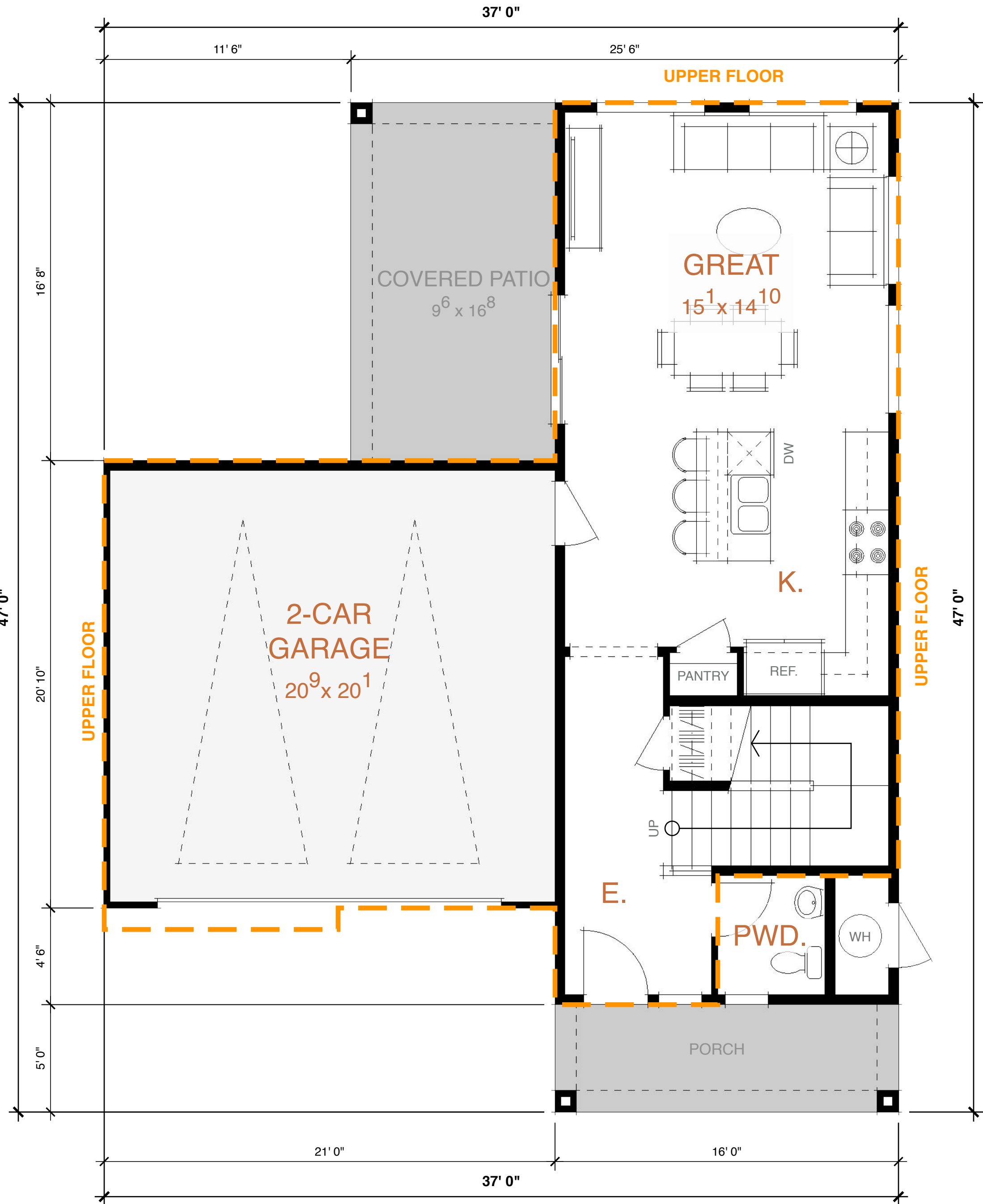
ITEM 10.2.



LOT DIAGRAM
(STREET FRONTAGE LOTS)



LOT DIAGRAM
(ALLEY FRONTAGE LOTS)



SHEET NOTES

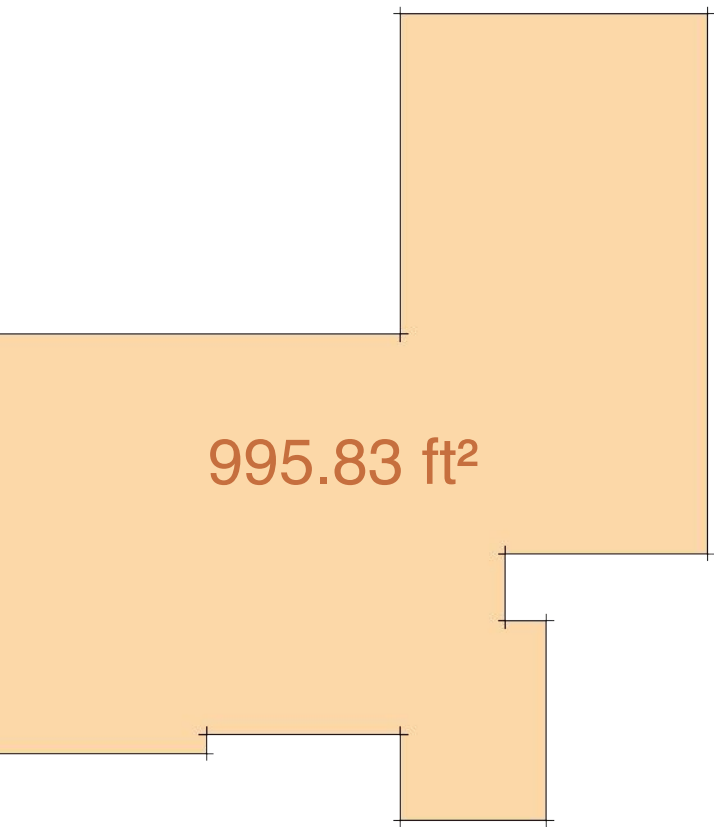
PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
COVERED PATIO		

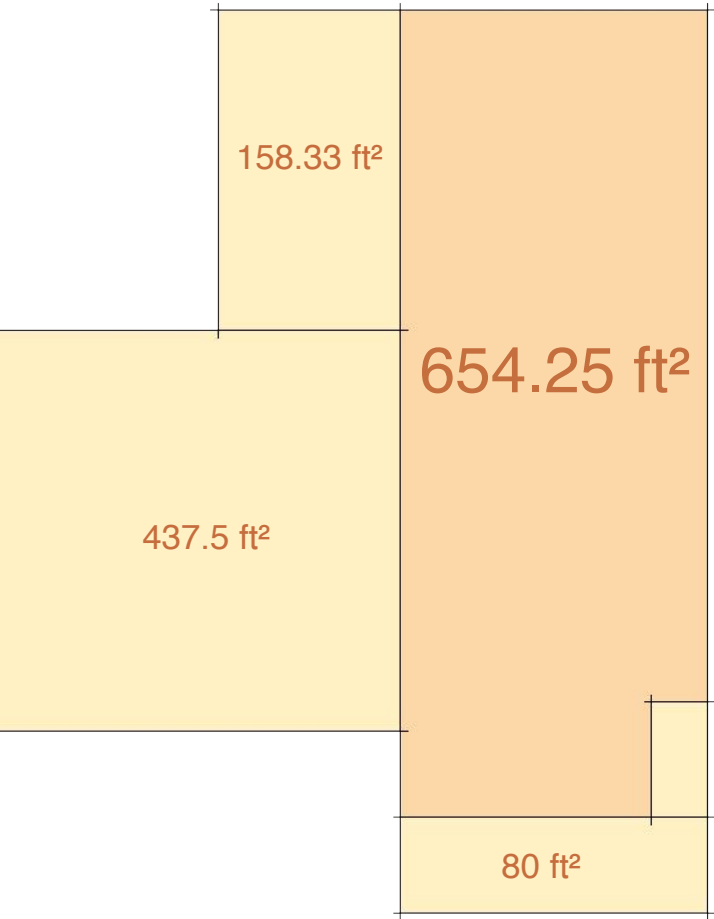
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,650 SF
GARAGE	=	444 SF
PORCH / PATIO	=	238 SF
LOT COVERAGE	=	51.3%

UPPER FLOOR AREA



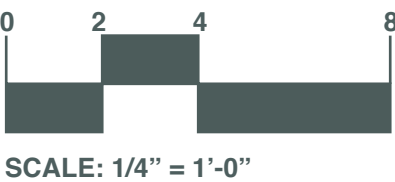
MAIN FLOOR AREA



CONDITIONED SPACE	UNCONDITIONED SPACE
-------------------	---------------------

NEW PLAN

PLAN 2 | SCHEMATIC FIRST FLOOR PLAN - 1,650 SF



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A2.1

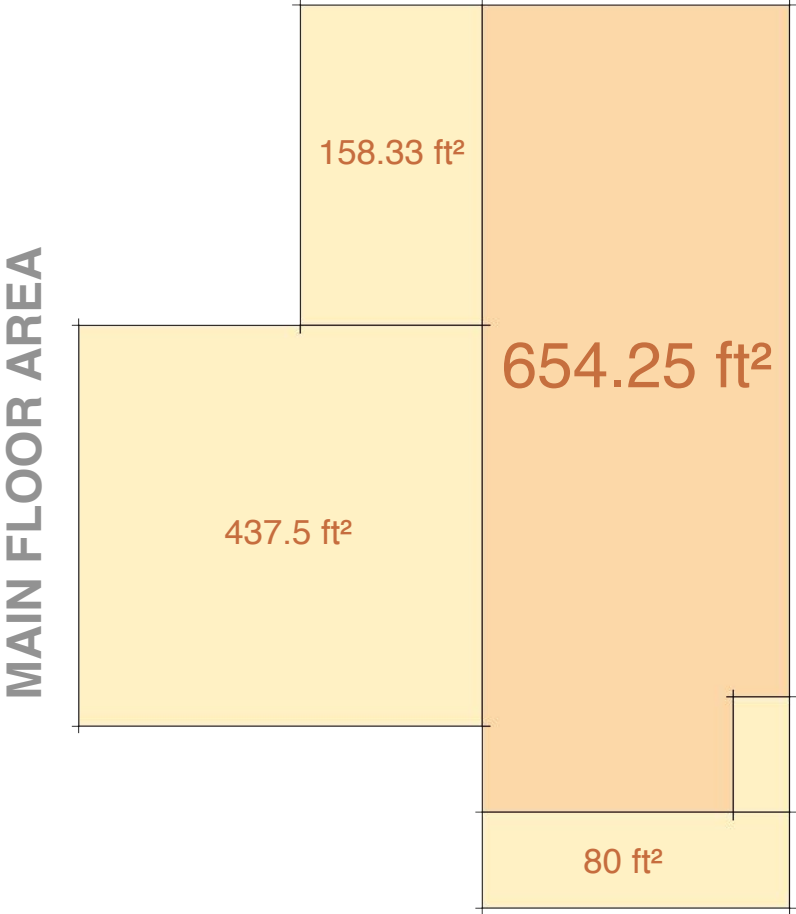
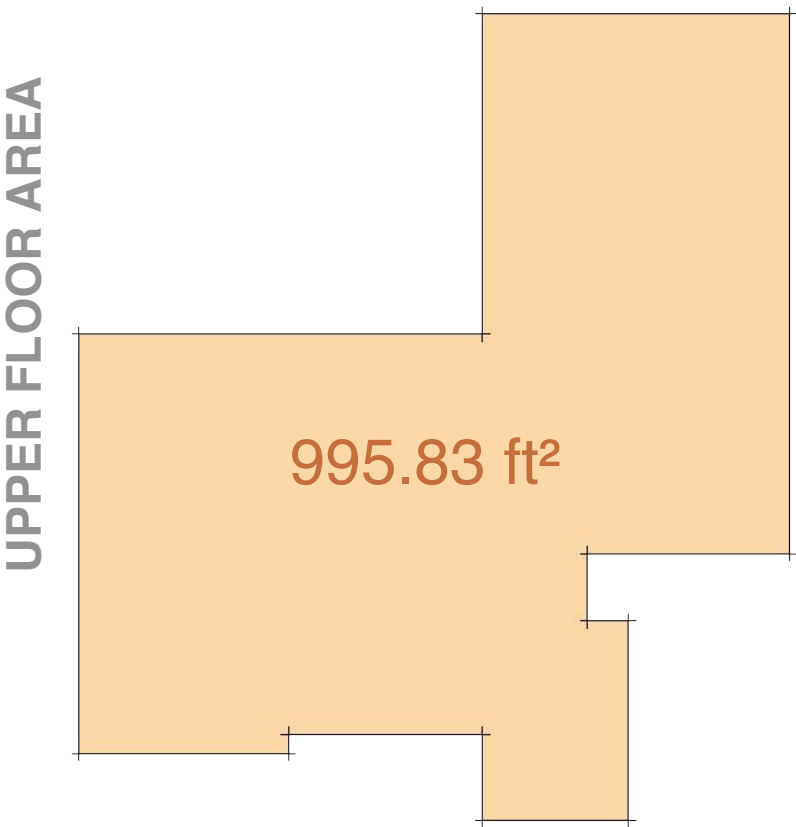
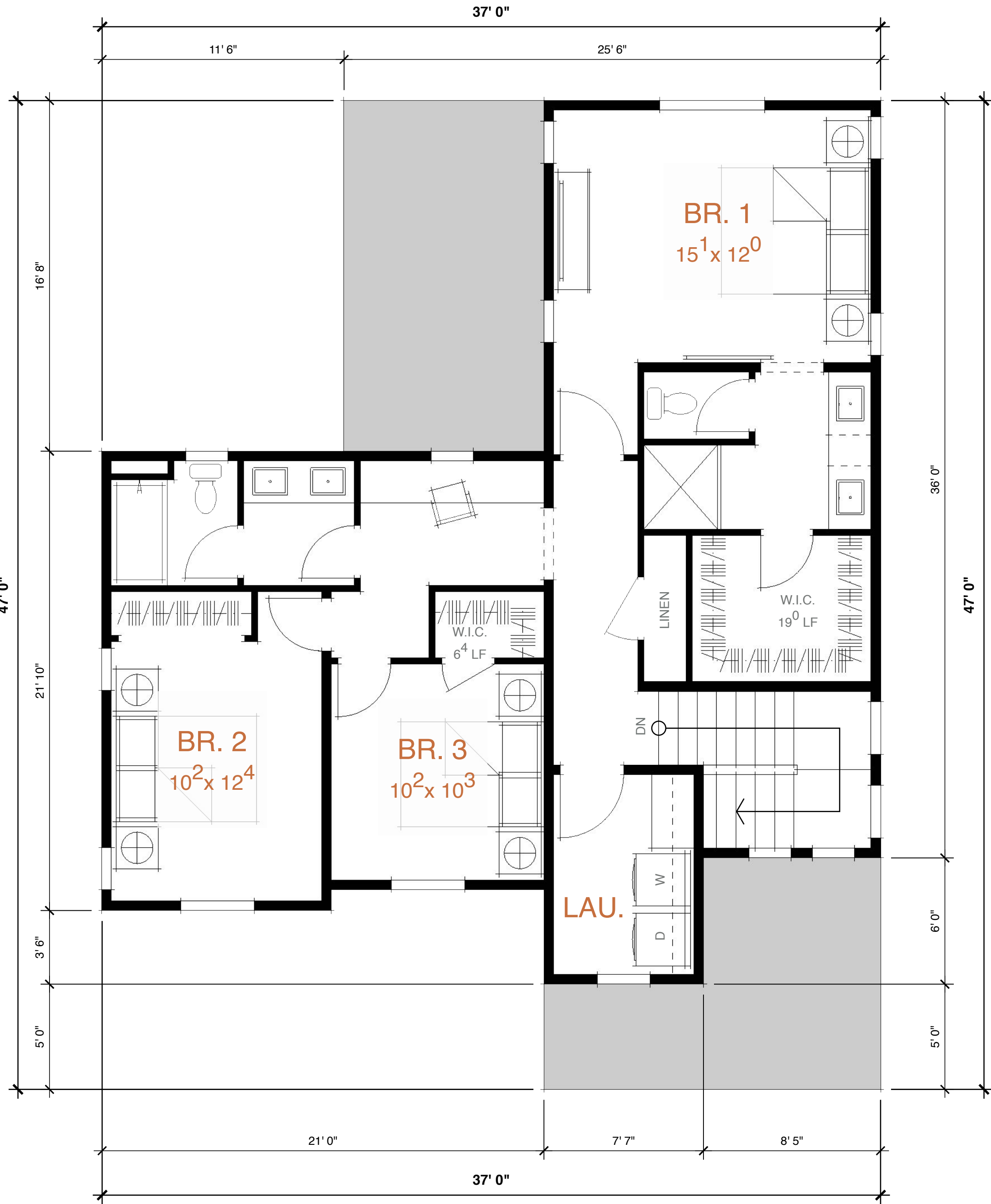
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
COVERED PATIO		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,650 SF
GARAGE	=	444 SF
PORCH / PATIO	=	238 SF
LOT COVERAGE	=	51.3%



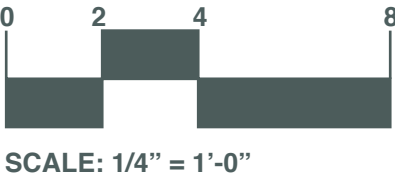
NEW PLAN

JD+A JOB NUMBER: 20086
DATE: 02.03.2023



A2.2

PLAN 2 | SCHEMATIC SECOND FLOOR PLAN - 1,650 SF





PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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PLAN 2 | SCHEMATIC PERSPECTIVE - "SKYLINE"

NEW PLAN



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A2.3

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 2

SQUARE FOOTAGE	=	1,650 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

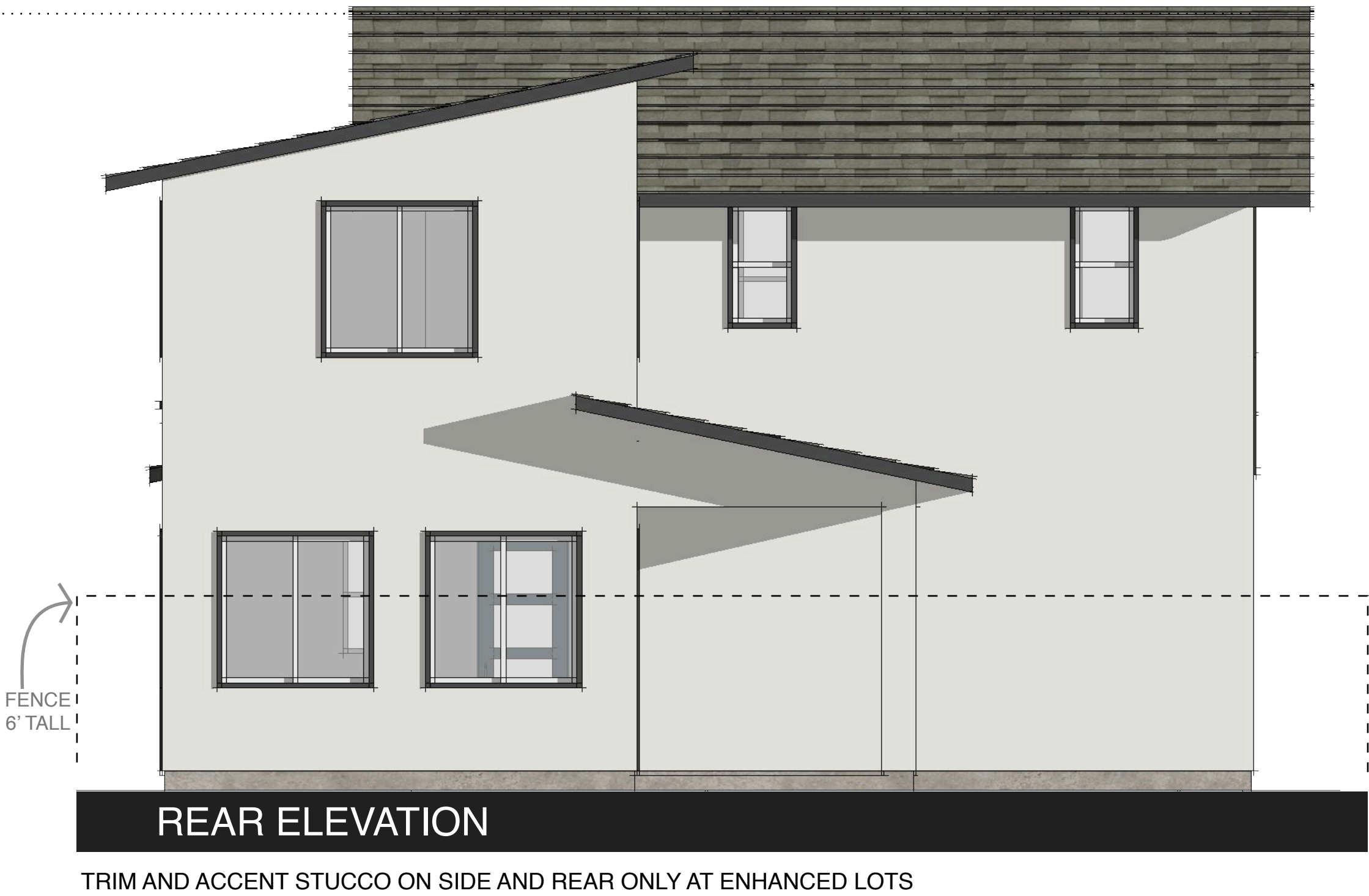
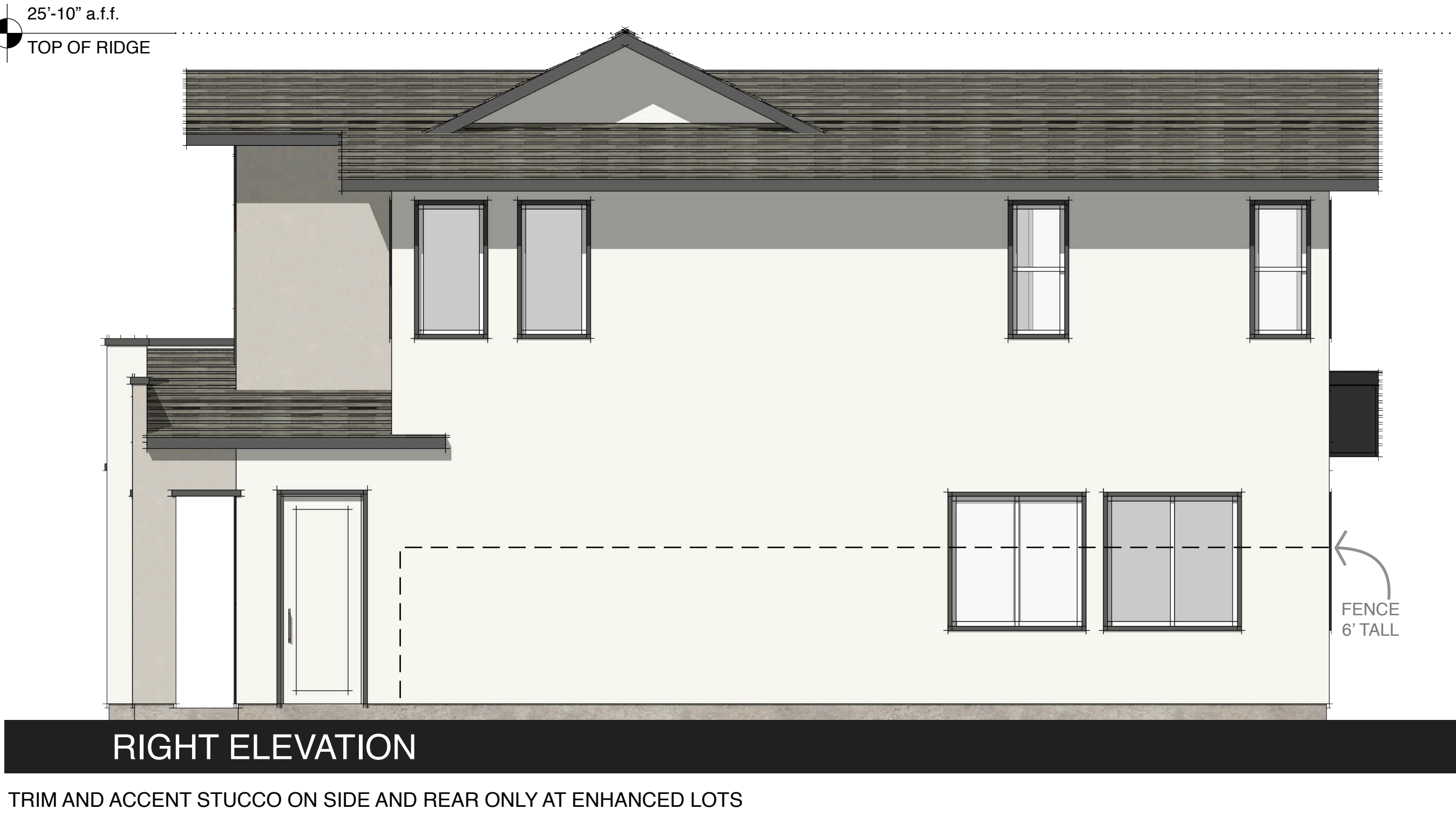
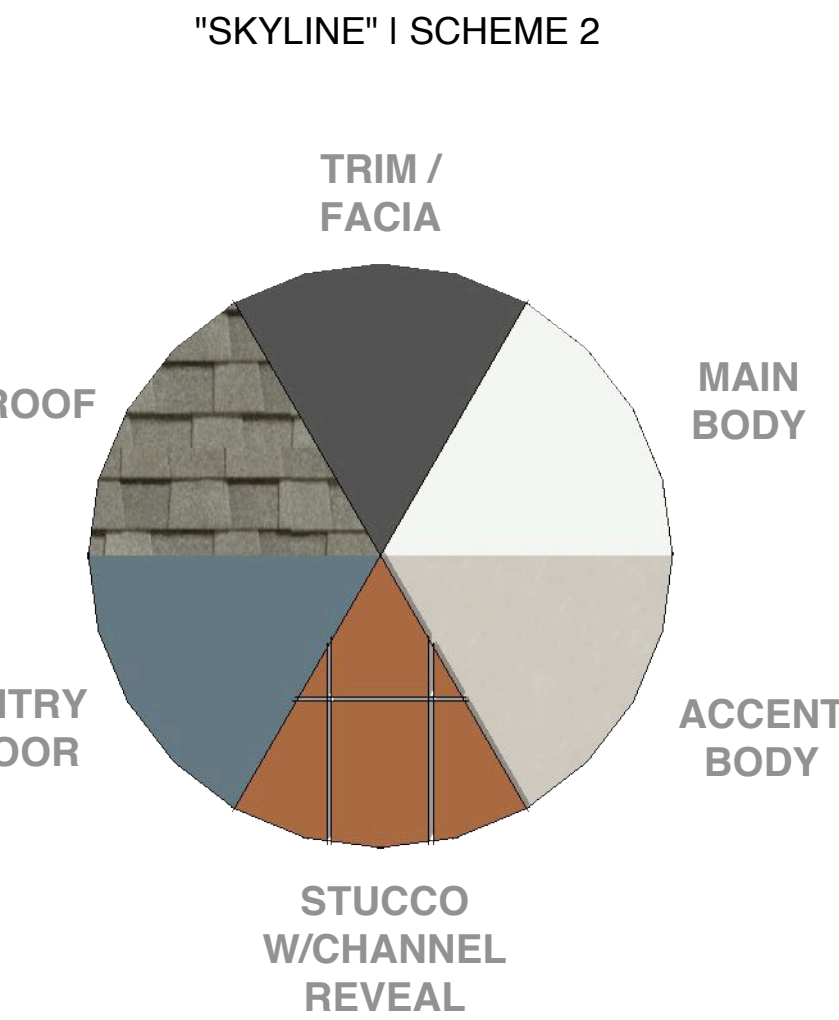
- 1

STUCCO
SMOOTH FINISH, 1-COAT
- 2

STUCCO W/CHANNEL REVEAL
SMOOTH FINISH, 1-COAT
1" ALUMINIUM CHANNEL
- 3

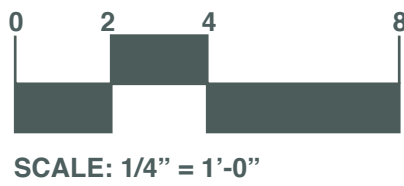
COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

COLOR SCHEME



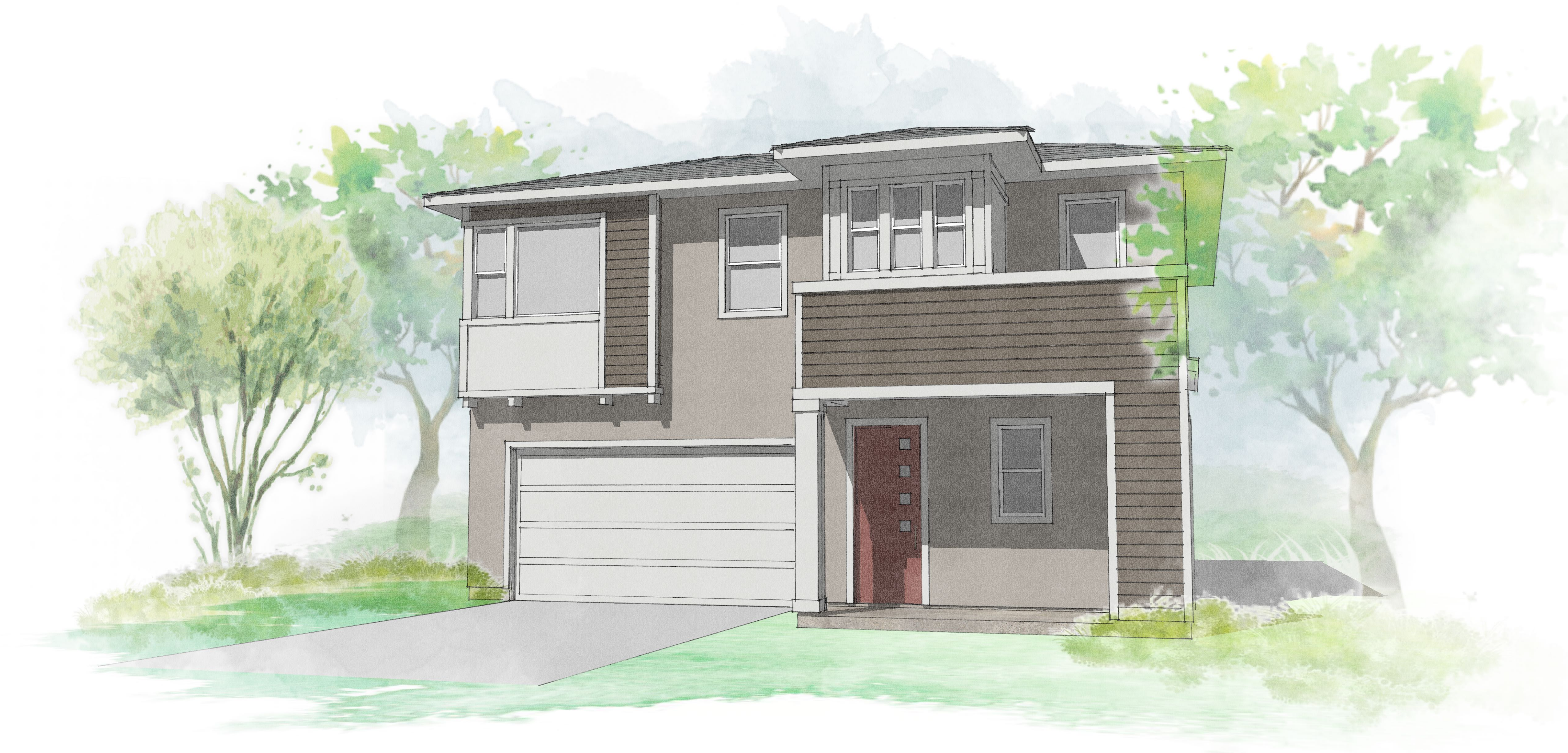
NEW PLAN

PLAN 2 | SCHEMATIC ELEVATIONS - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.08.2023

A2.4



NEW PLAN

PLAN 2 | SCHEMATIC PERSPECTIVE - "MAYFAIR"

JD+A JOB NUMBER: 20086
DATE: 02.03.2023

SHEET NOTES

PLAN 2

SQUARE FOOTAGE	=	1,650 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1

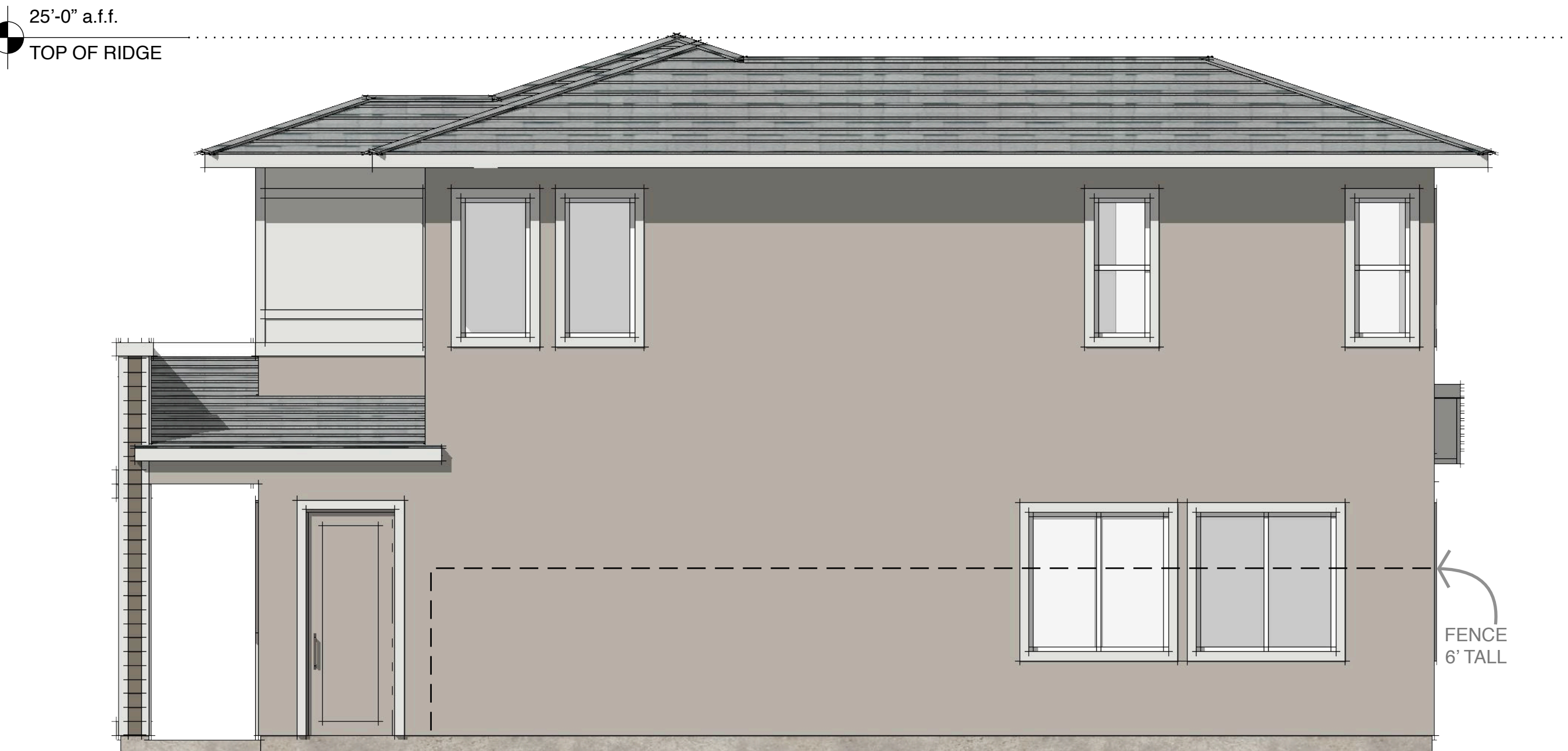
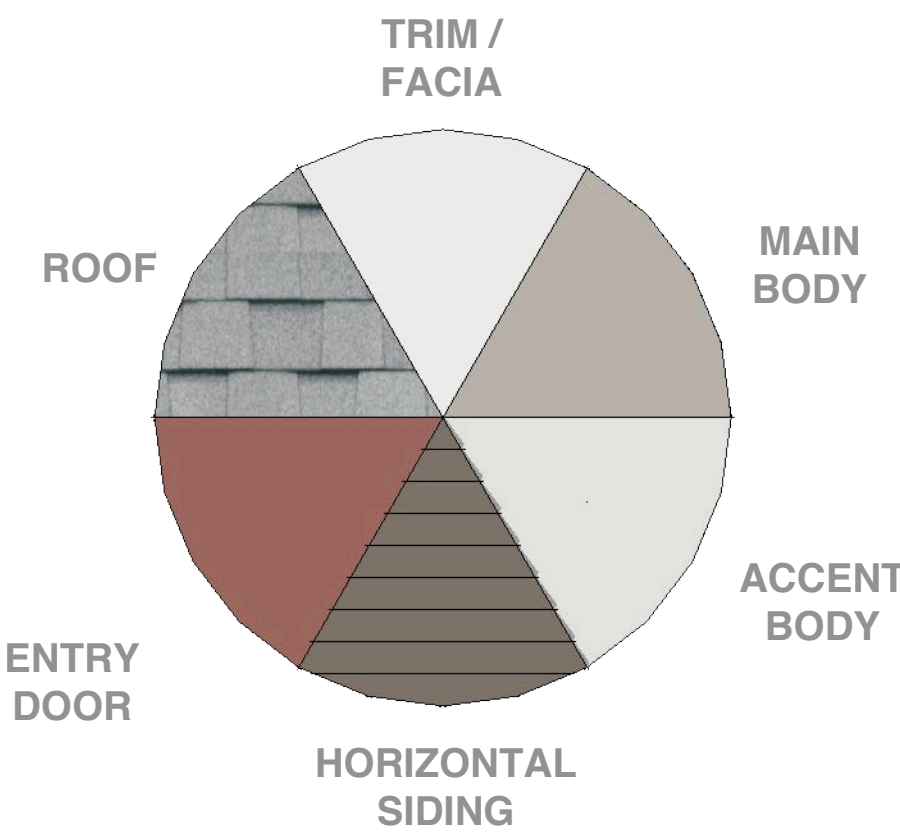
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIE PLANK, HORIZONTAL
SIDING 8" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTANTEED (OR SIMILAR)

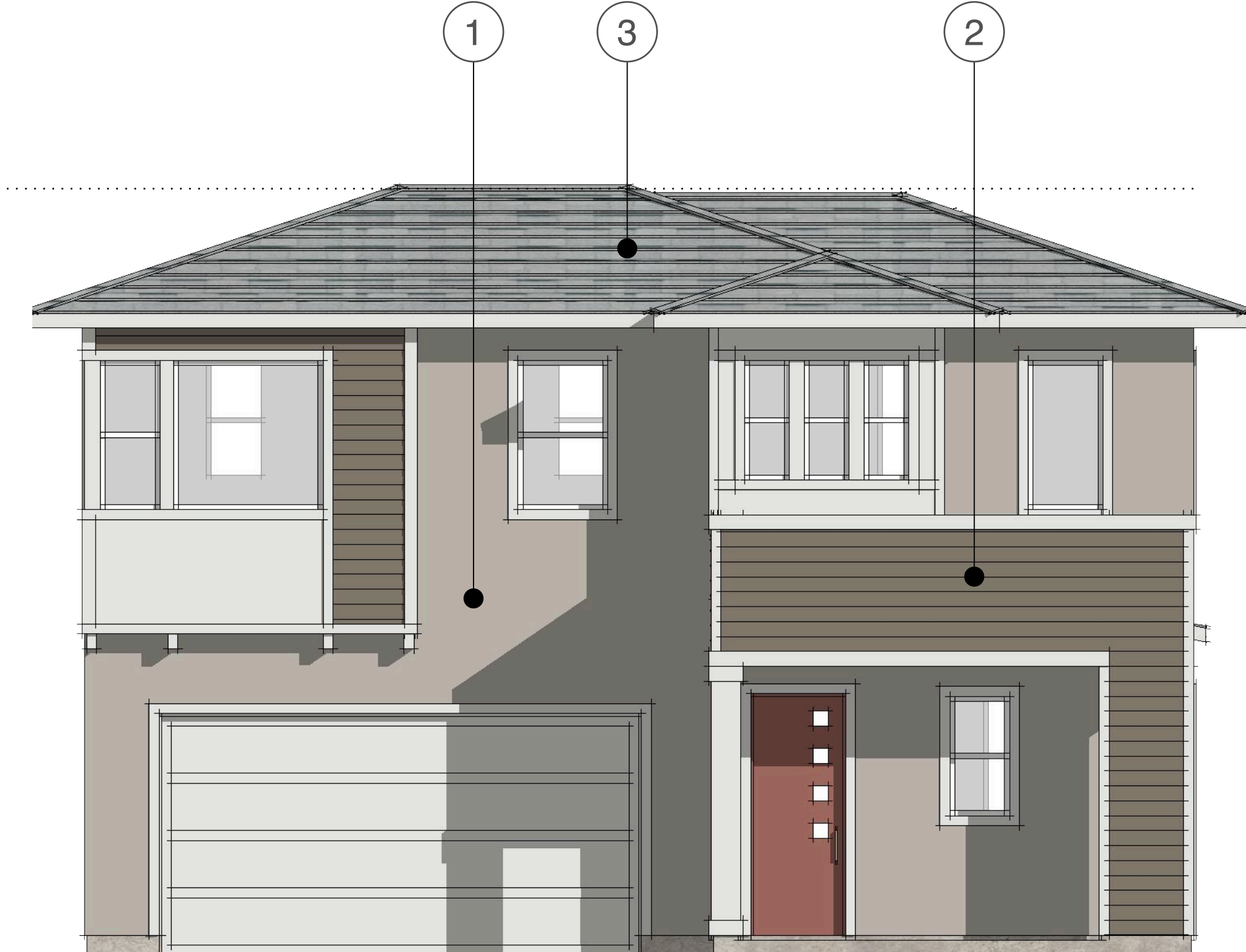
COLOR SCHEME

"MAYFAIR" | SCHEME 5

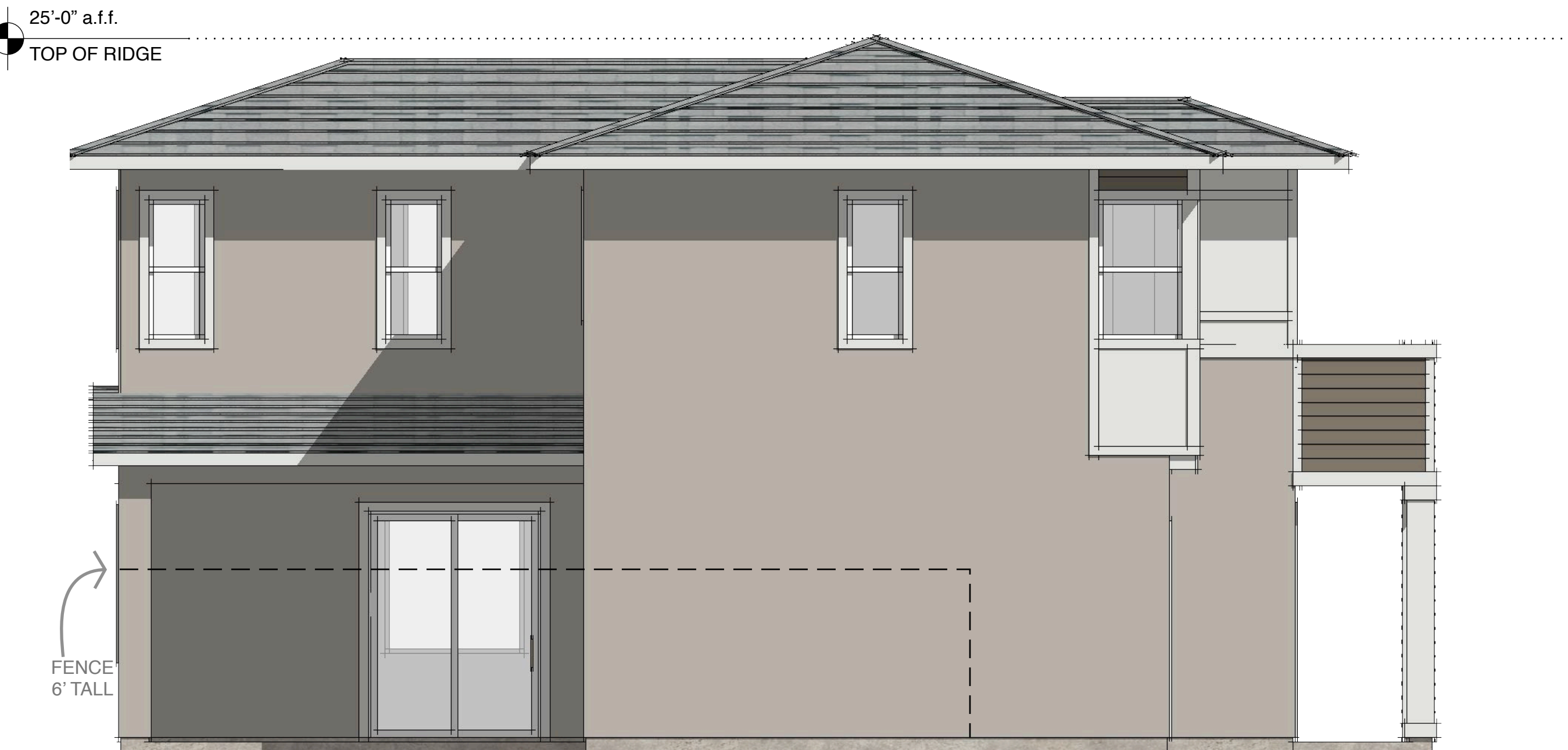


RIGHT ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



FRONT ELEVATION



LEFT ELEVATION

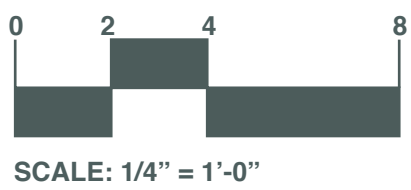


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

NEW PLAN

PLAN 2 | SCHEMATIC ELEVATIONS - "MAYFAIR"



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JD+A JOB NUMBER: 20086
DATE: 02.08.2023

A2.6



NEW PLAN

PLAN 2 | SCHEMATIC PERSPECTIVE - "PARK MANOR"

SHEET NOTES

PLAN 2

SQUARE FOOTAGE	=	1,650 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1

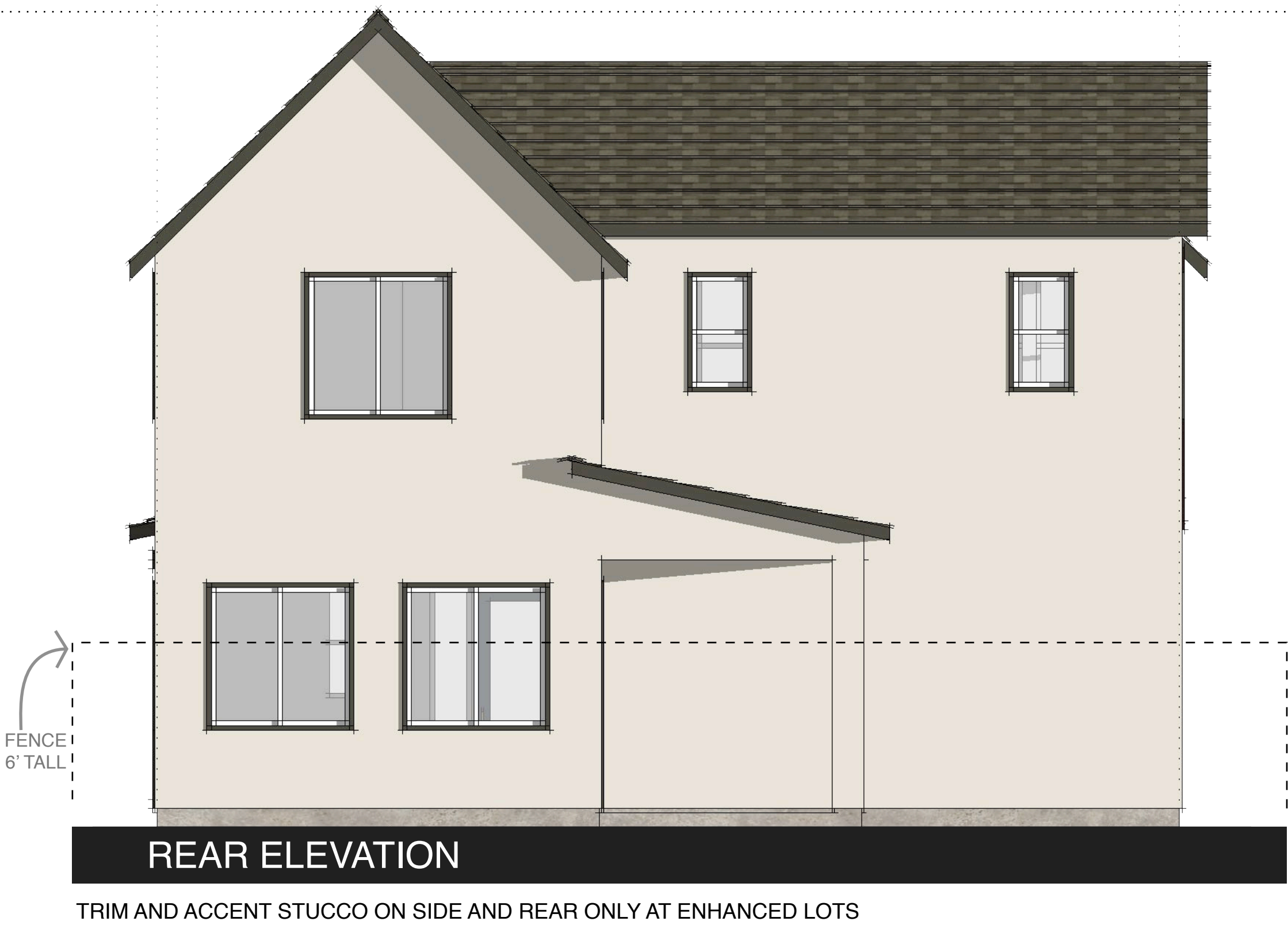
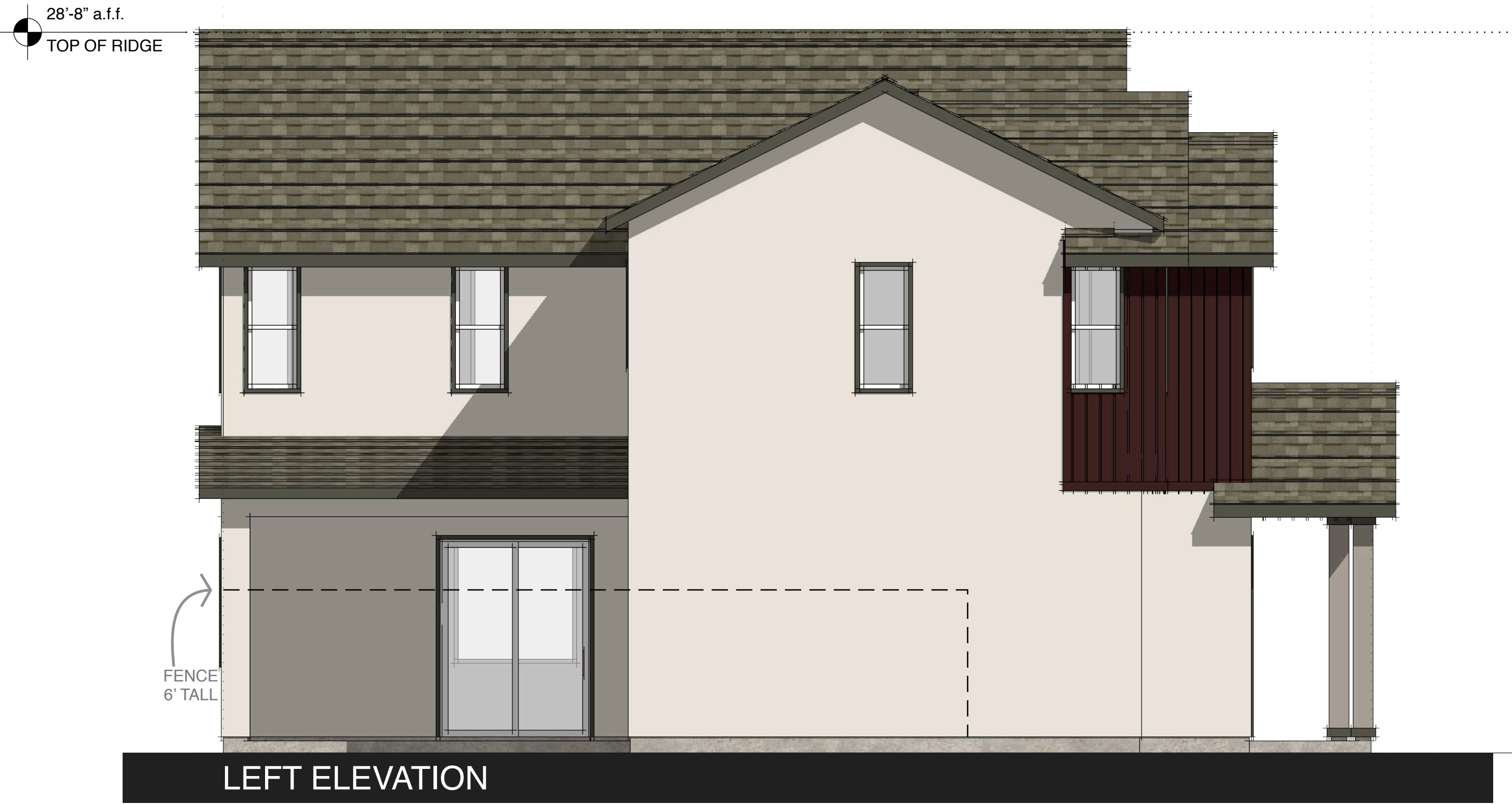
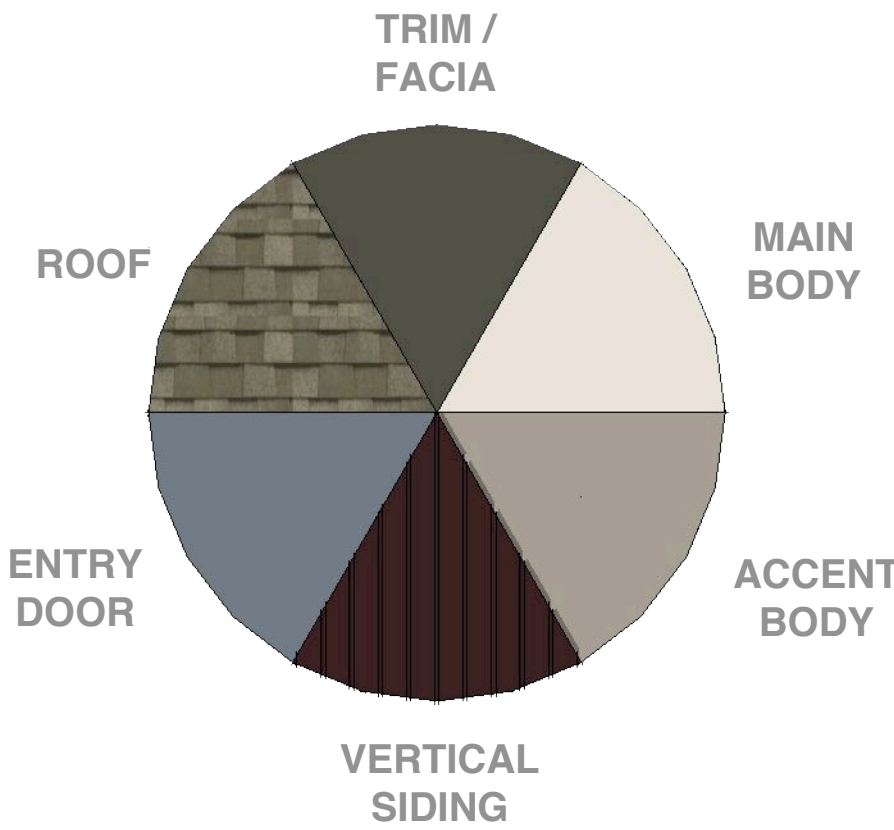
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIE PLANK, VERTICAL
SIDING 6" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

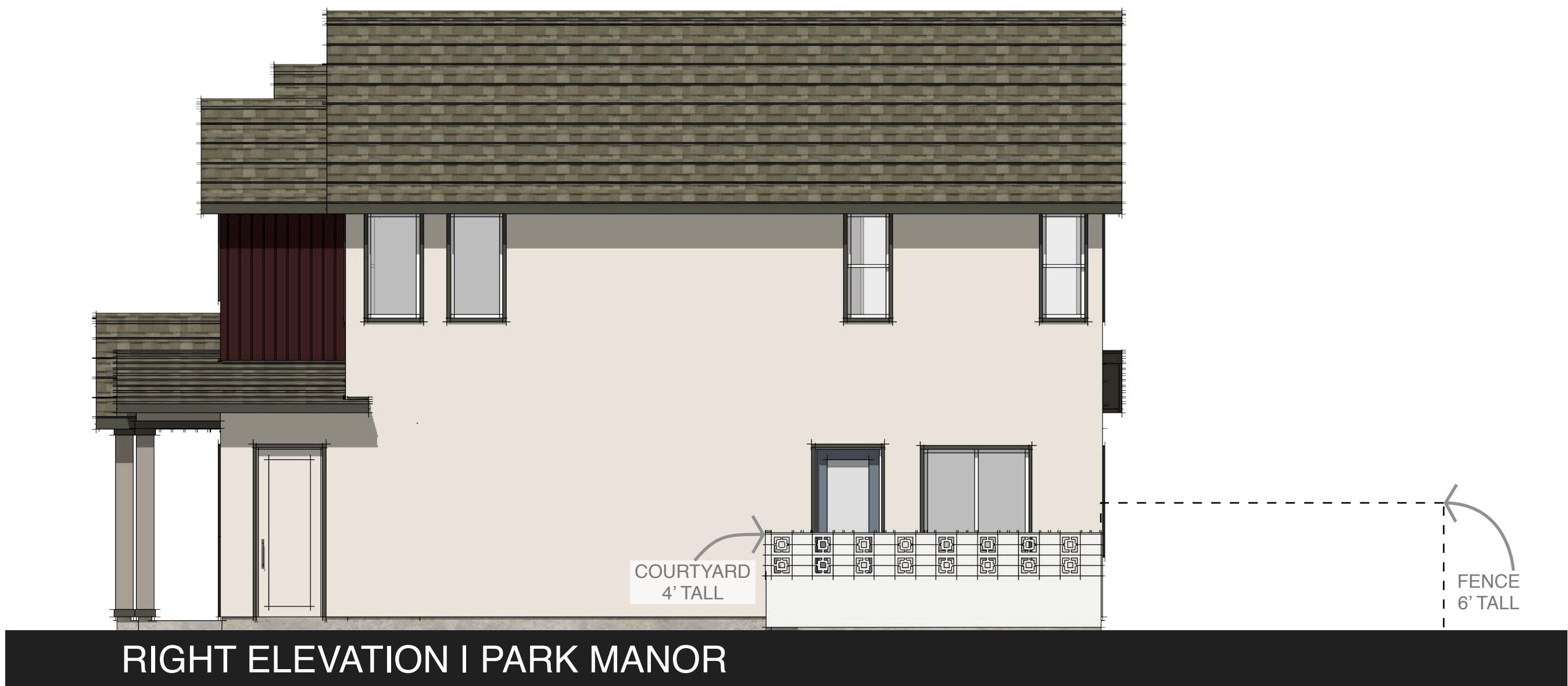
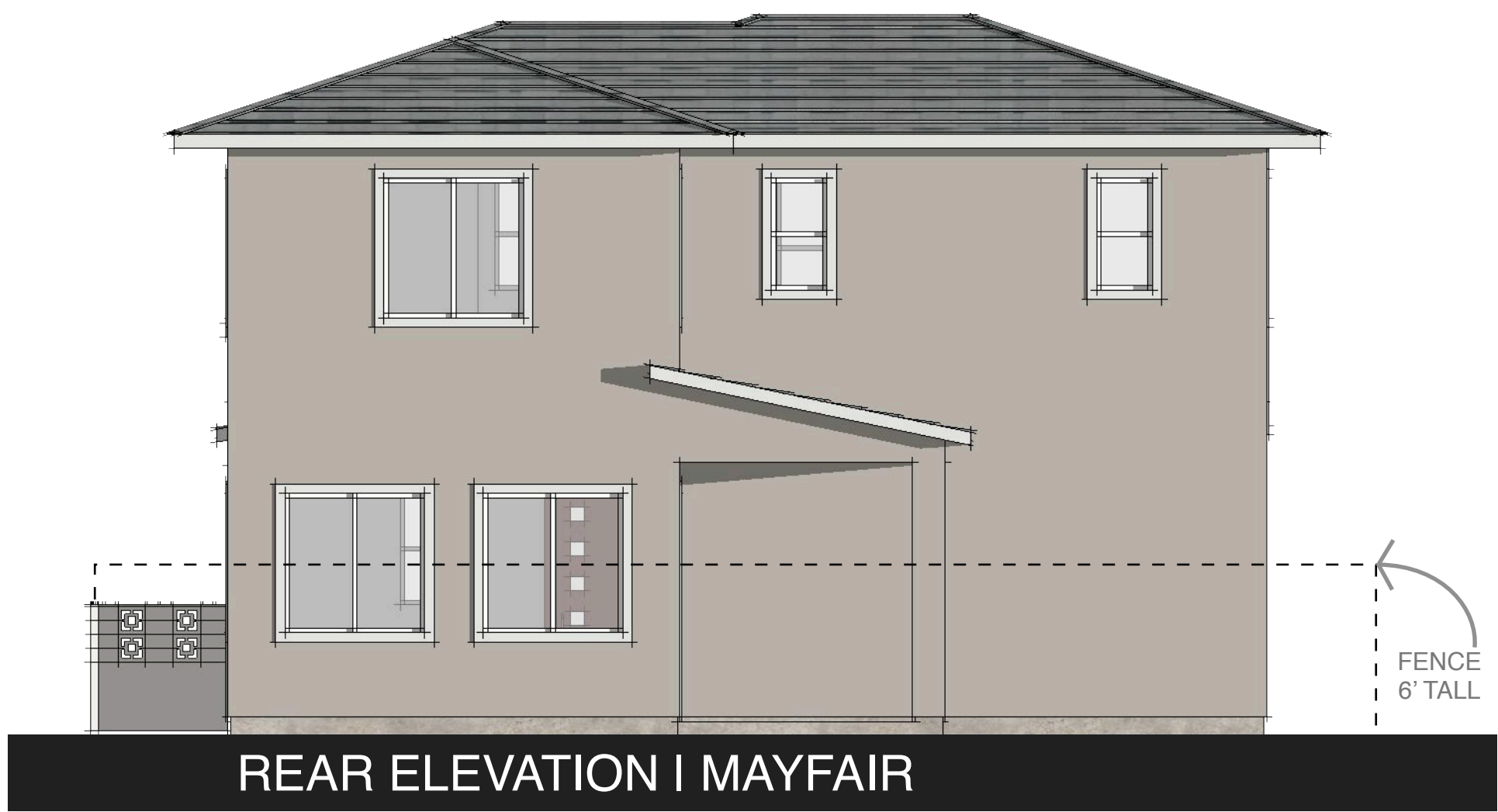
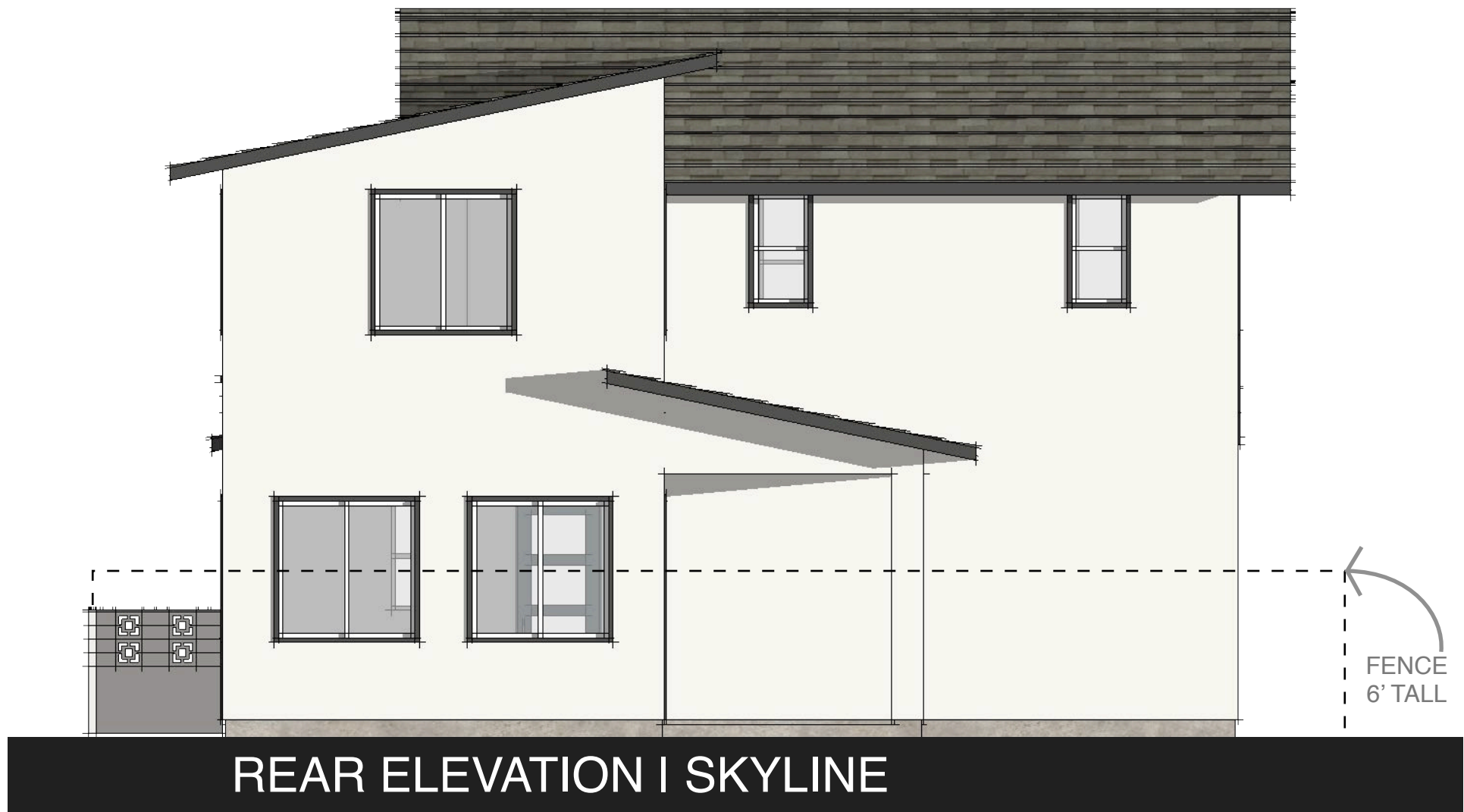
COLOR SCHEME

"PARK MANOR" | SCHEME 8



NEW PLAN

PLAN 2 | SCHEMATIC ELEVATIONS - "PARK MANOR"



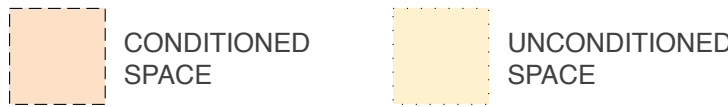
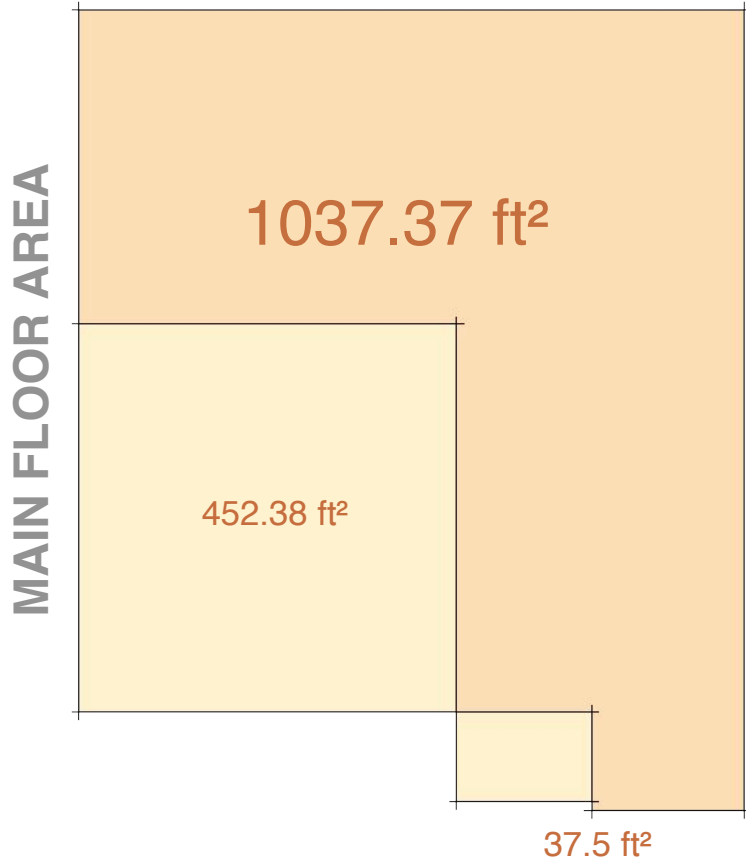
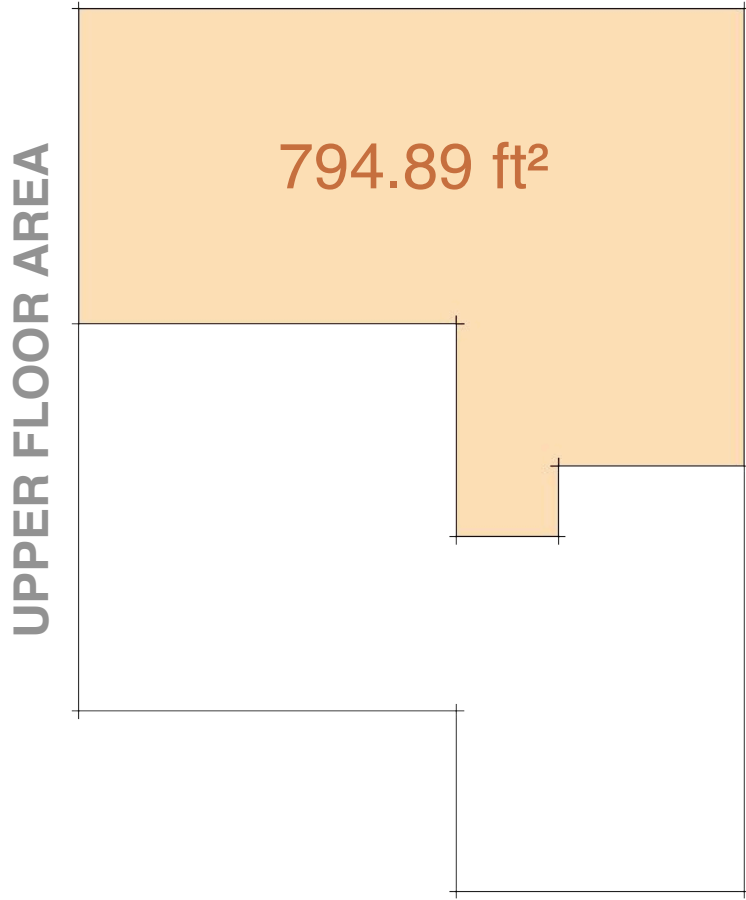
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	3
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
POCKET OFFICE		

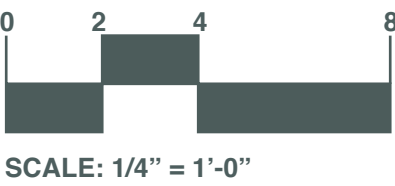
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,832.26 SF
GARAGE	=	452.38 SF
PORCH / PATIO	=	105.25 SF
LOT COVERAGE	=	59.8%



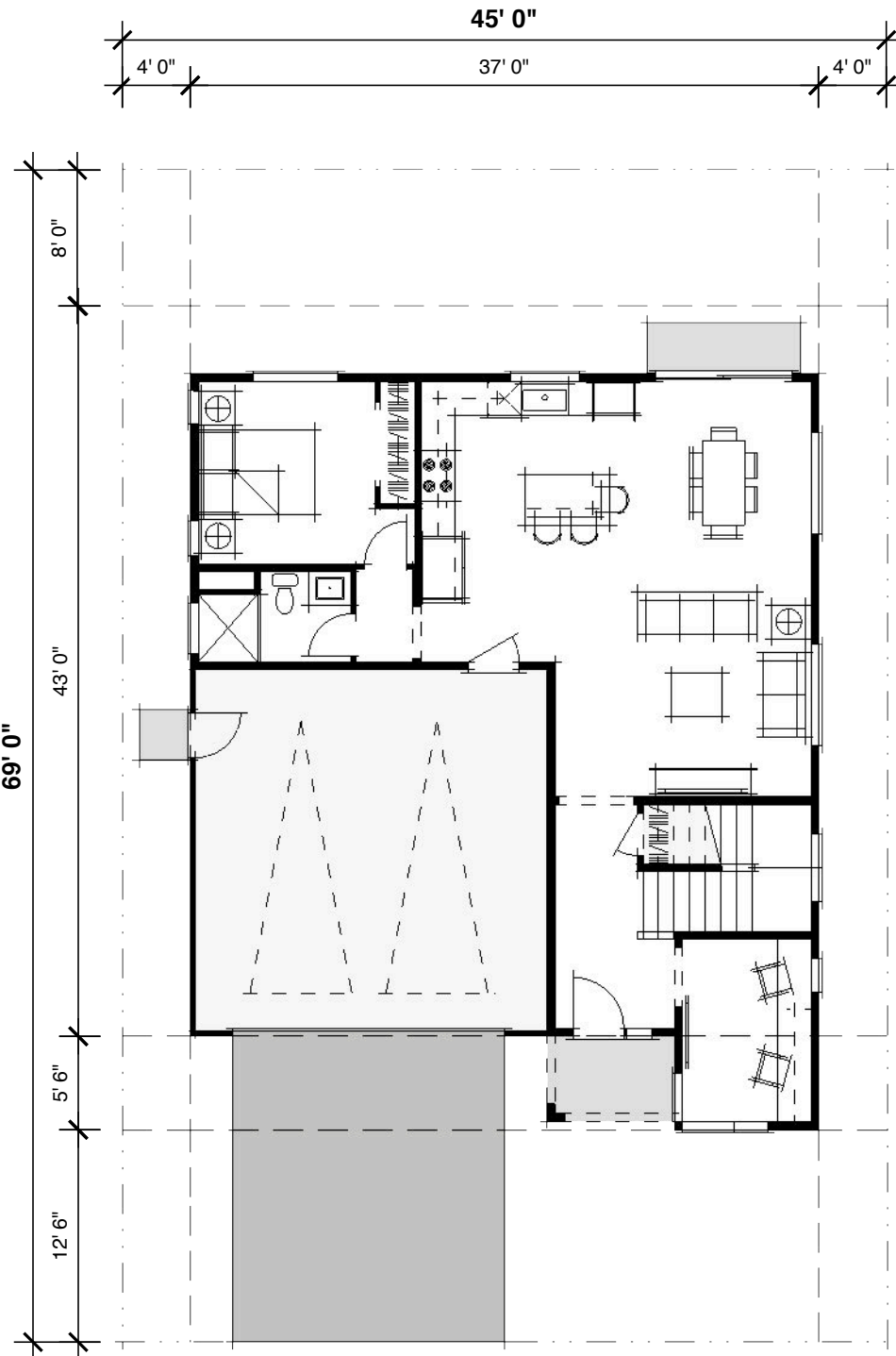
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC FIRST FLOOR PLAN - 1,832 SF

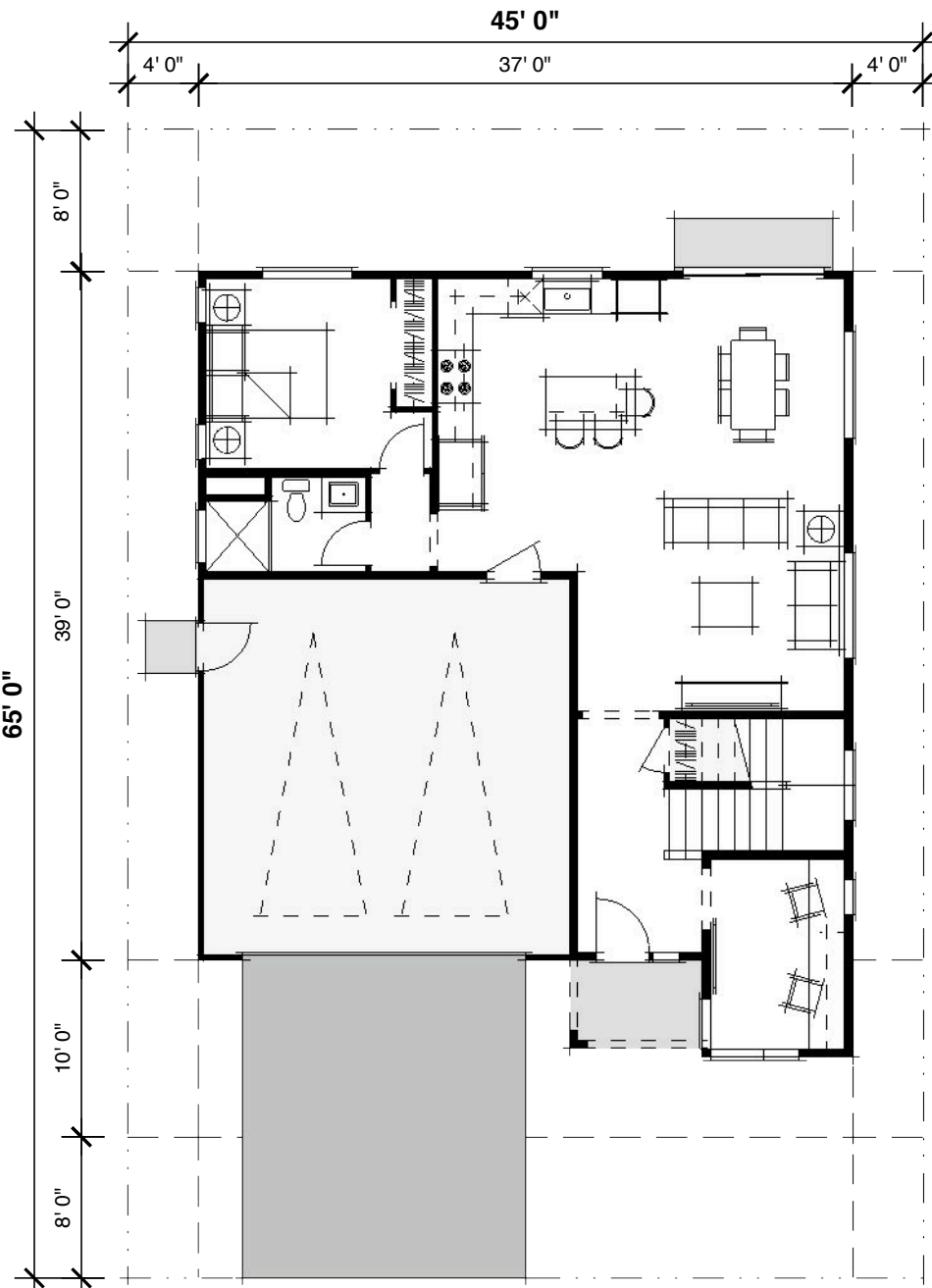


JD+A JOB NUMBER: 20086
DATE: 02.03.2023

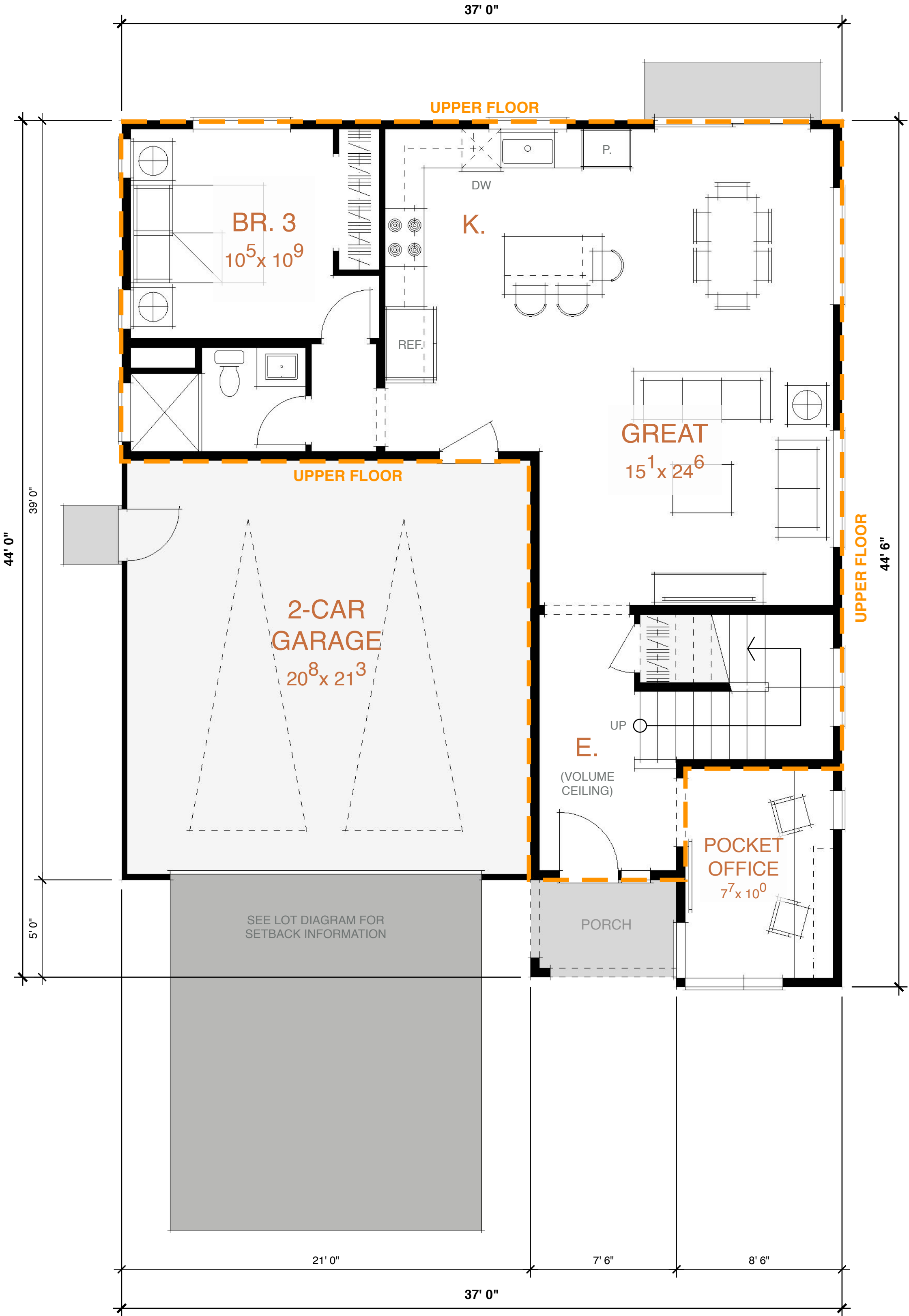
A3.1



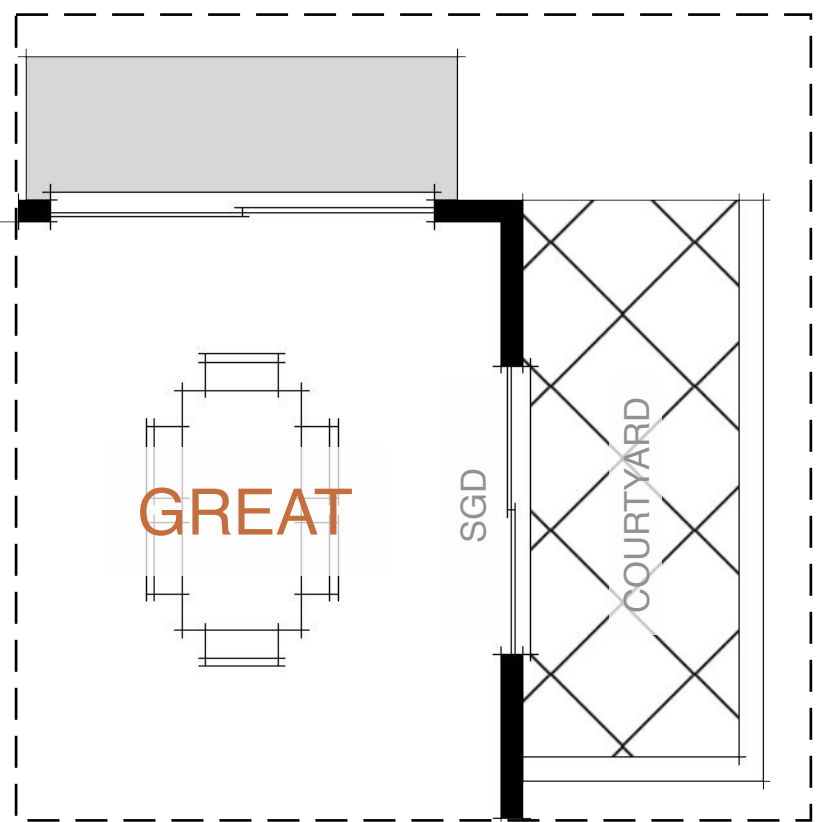
LOT DIAGRAM
(STREET FRONTAGE LOTS)



LOT DIAGRAM
(ALLEY FRONTAGE LOTS)



ALTERNATE GREAT ROOM LAYOUT
(ALT. KITCHEN + LIVING LOCATIONS)



COURTYARD OPTION
(AT ENHANCED ELEVATIONS)

PROGRESS SET

V:\Volumes\jdaarch\Shared\00 PROJECTS\CRESLEIGH HOMES\20086 SUNRIDGE V4\01 DESIGN\03 Schematic\02 Layout\20086_A3_PLAN 3_24x36L

ITEM 10.2.

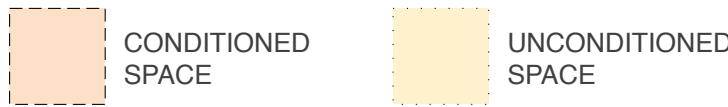
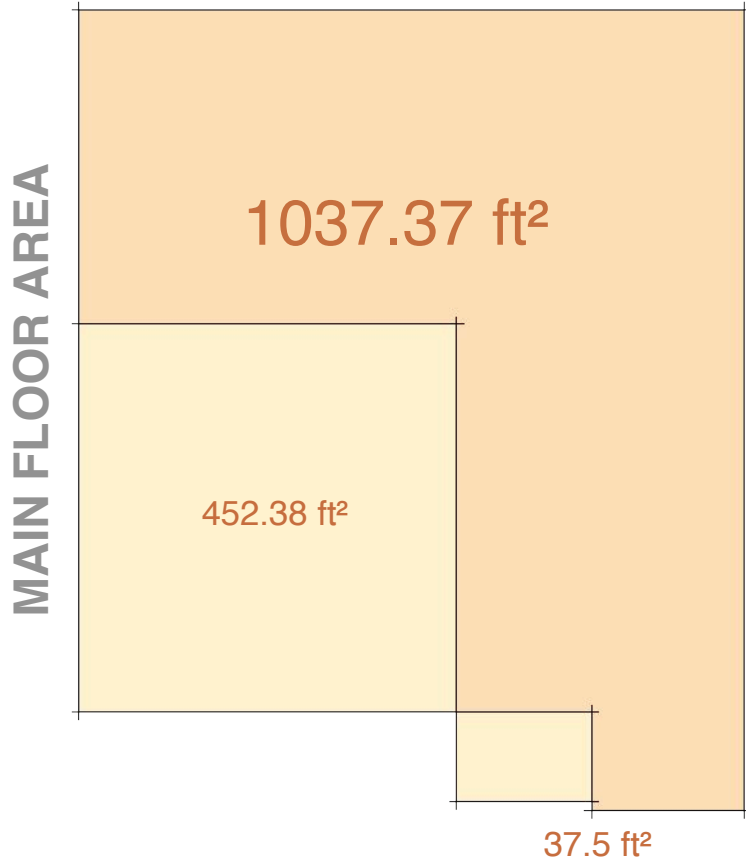
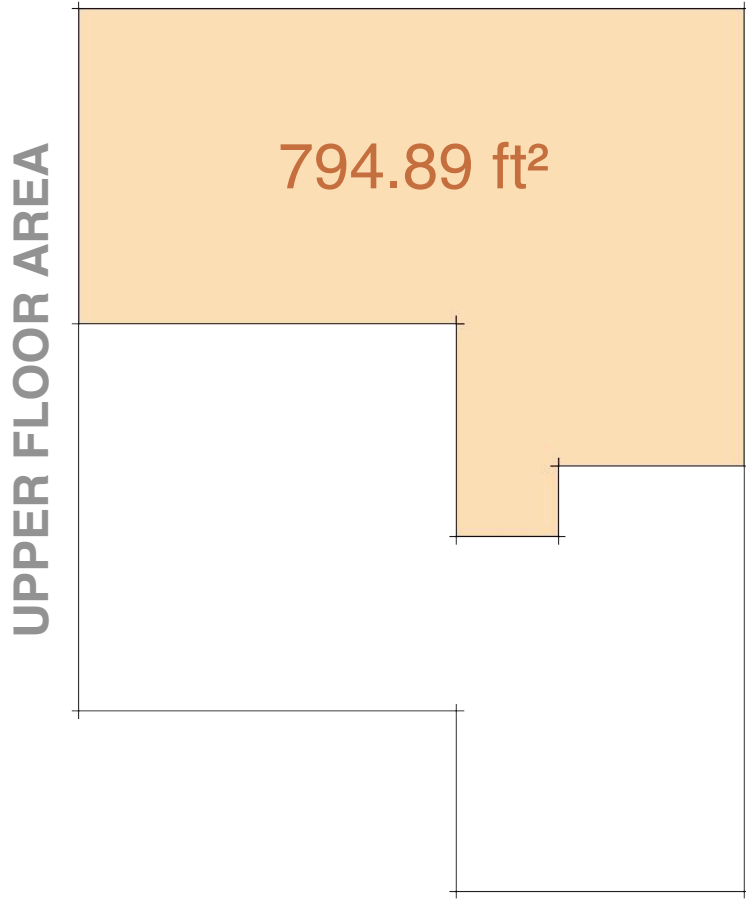
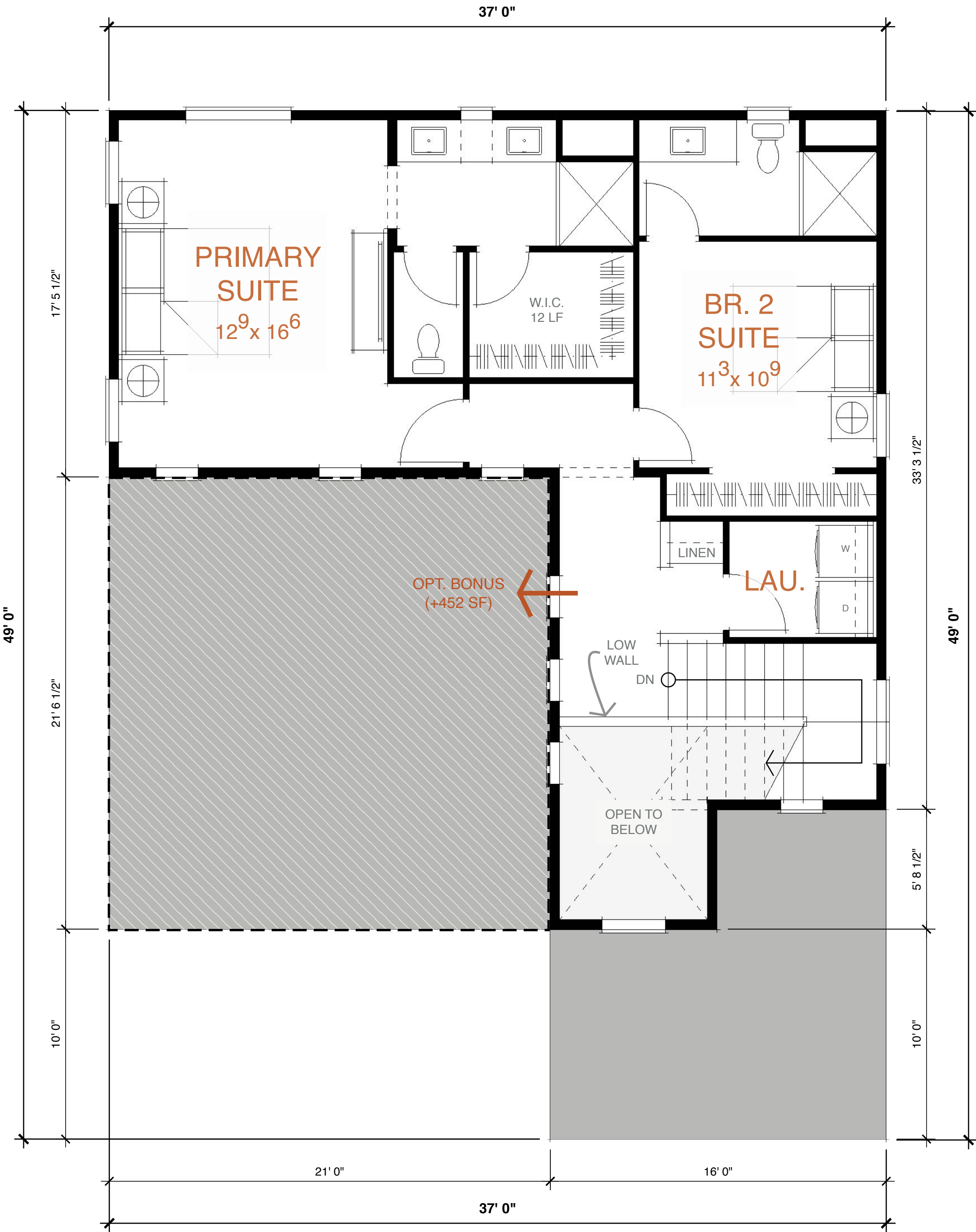
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	3
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
POCKET OFFICE		

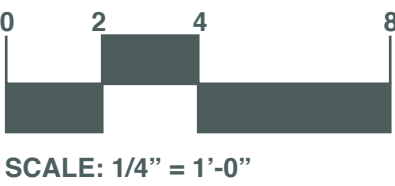
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,832.26 SF
GARAGE	=	452.38 SF
PORCH / PATIO	=	105.25 SF
LOT COVERAGE	=	59.8%



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PLAN 3 | SCHEMATIC SECOND FLOOR PLAN - 1,832 SF



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A3.2



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC PERSPECTIVE - "SKYLINE"

SHEET NOTES

PLAN 3

SQUARE FOOTAGE	=	1,832 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	3

MATERIALS

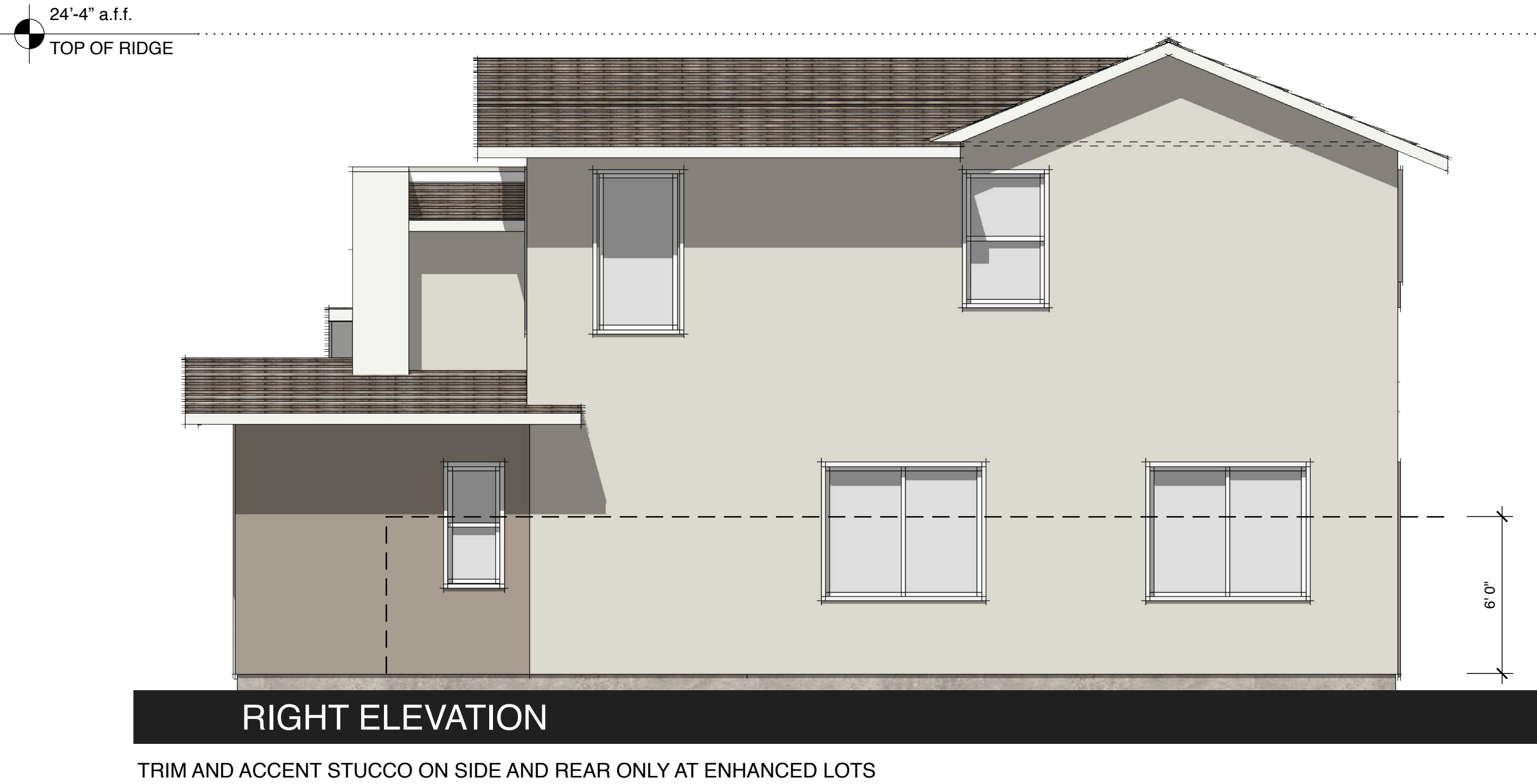
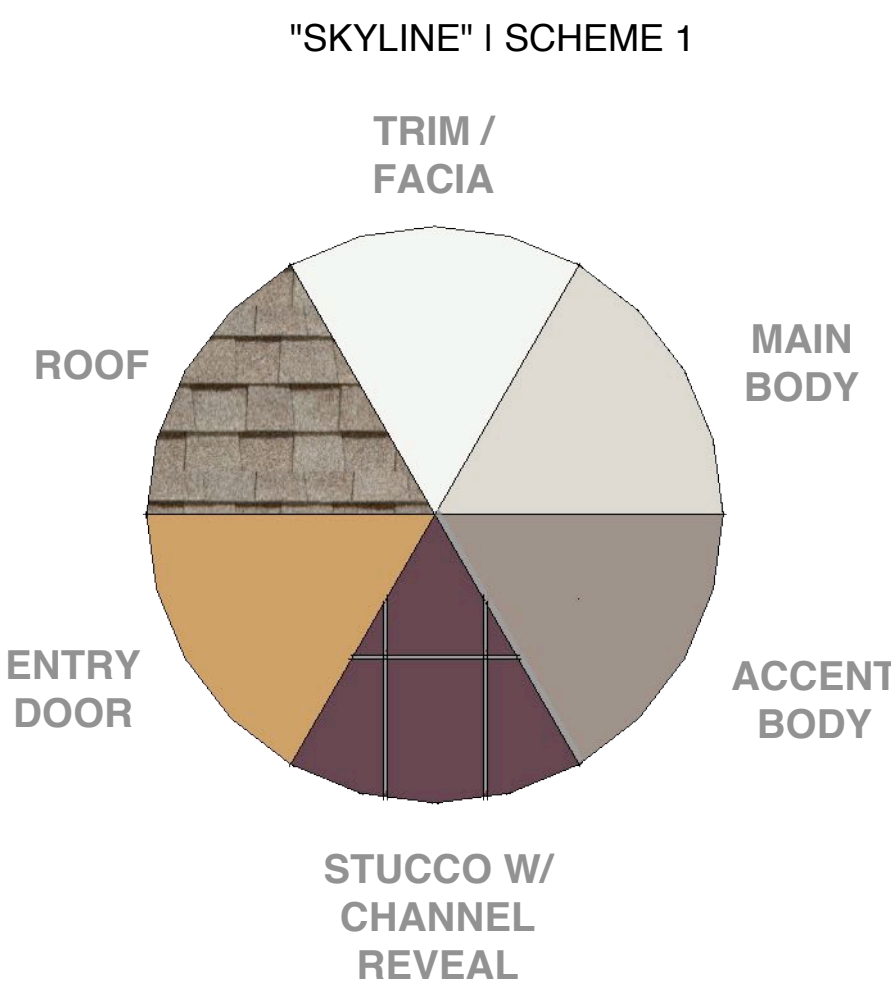
- 1

STUCCO
SAND FINISH
- 2

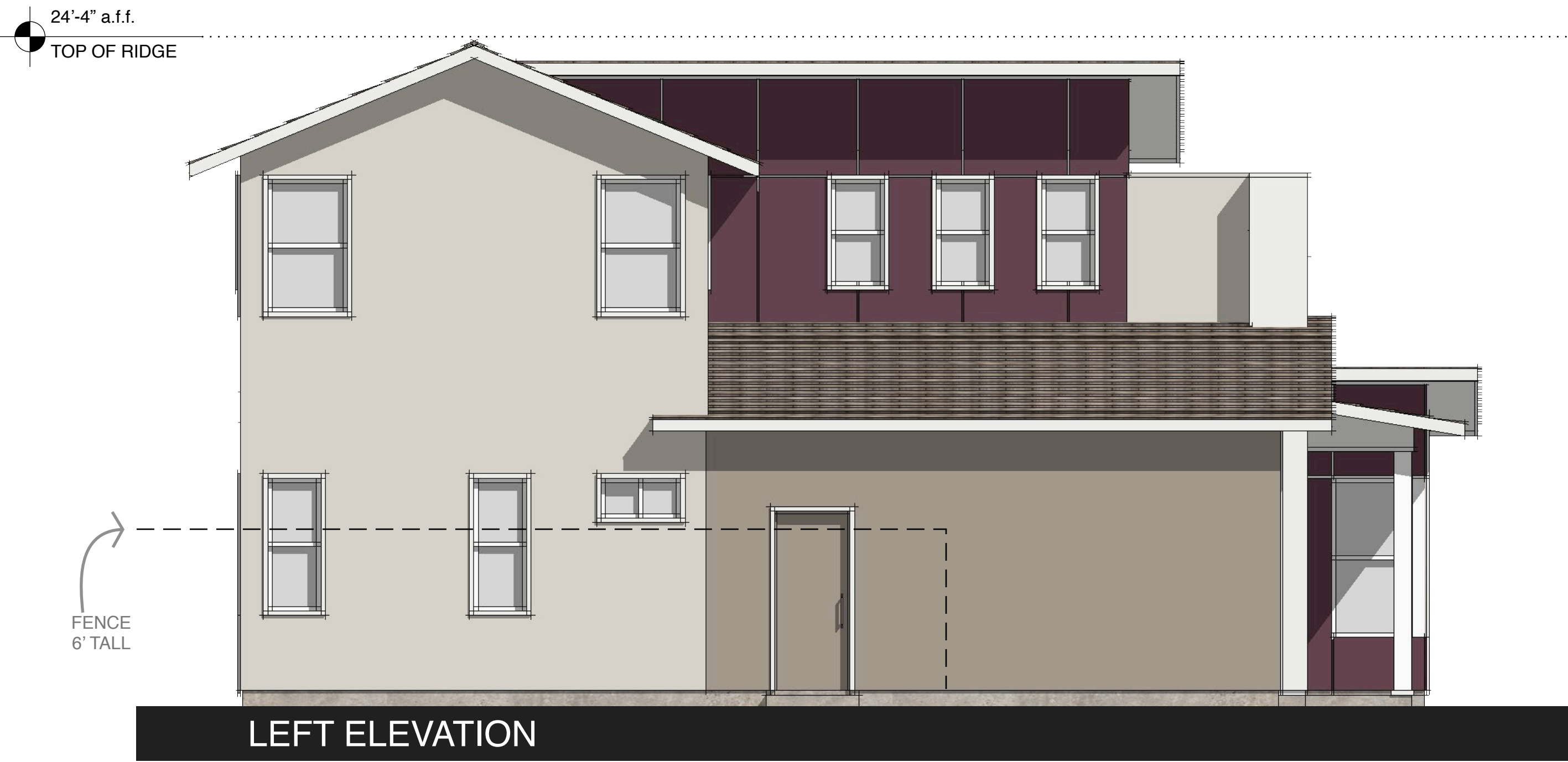
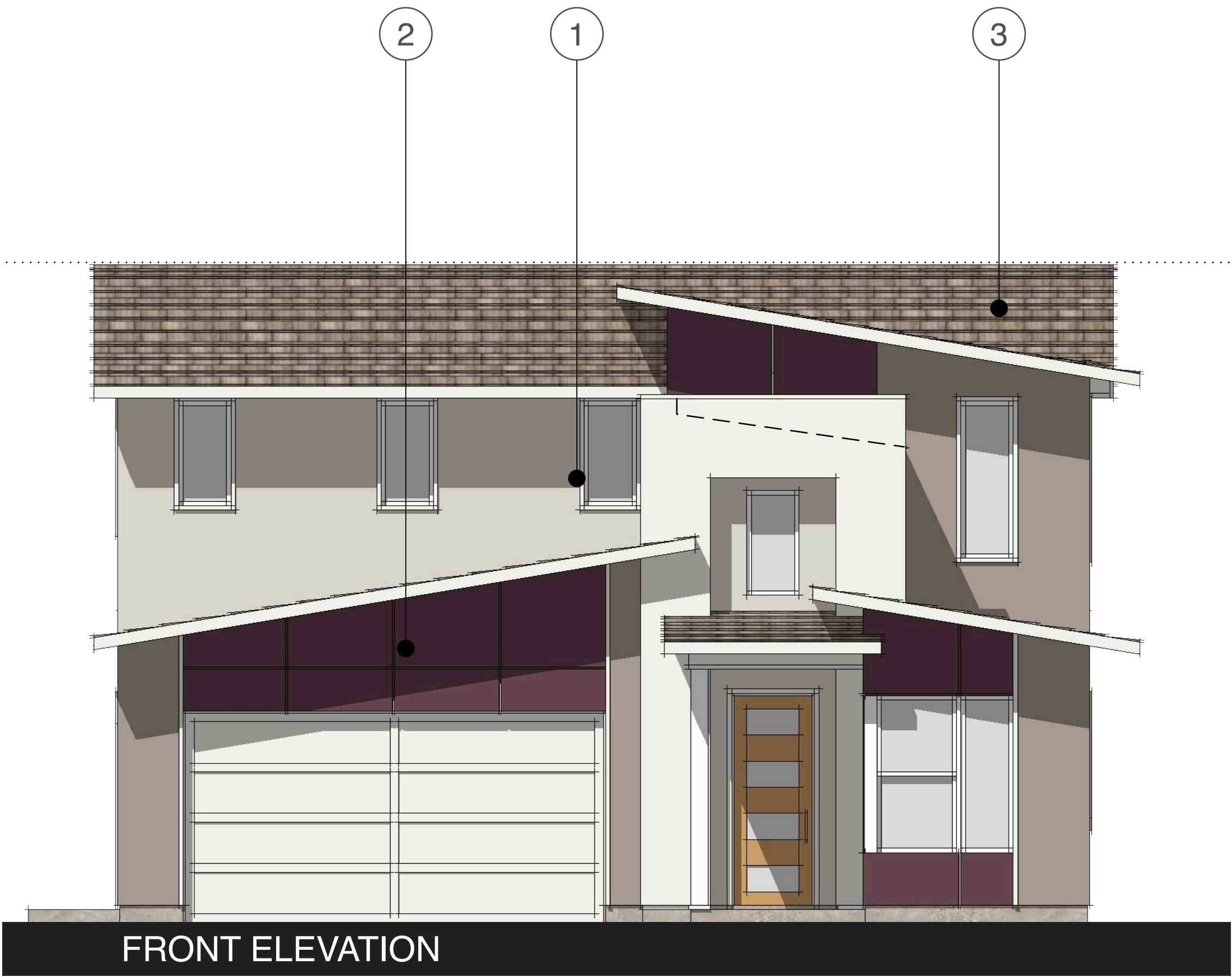
STUCCO W/ CHANNEL REVEAL
SAND FINISH
1" ALUMINUM CHANNEL
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

COLOR SCHEME



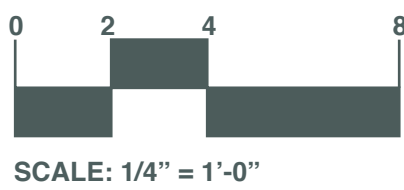
TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

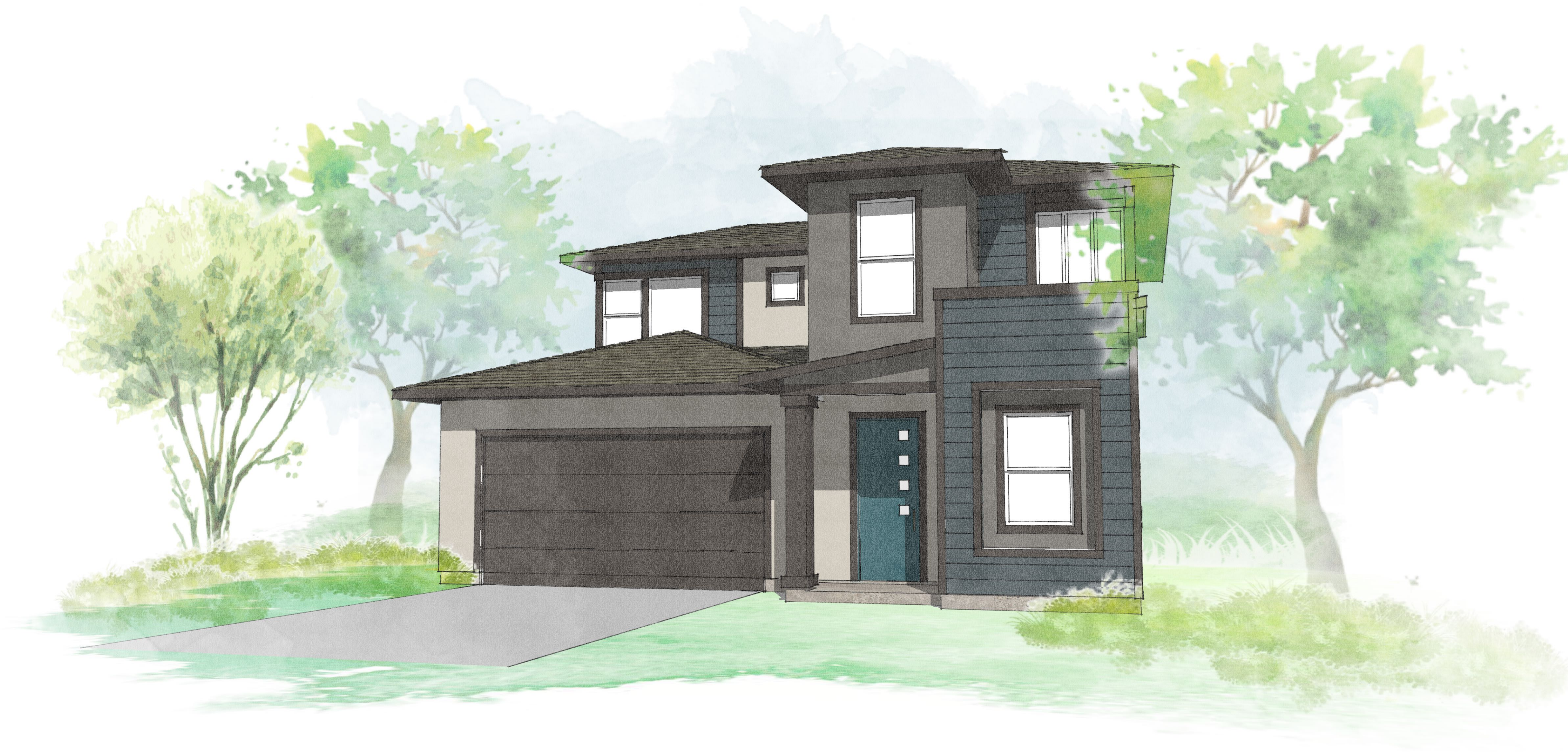
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PLAN 3 | SCHEMATIC ELEVATIONS - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A3.4



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC PERSPECTIVE - "MAYFAIR"

JD+A JOB NUMBER: 20086
DATE: 02.03.2023



A3.5

PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET NOTES

PLAN 3

SQUARE FOOTAGE	=	1,832 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	3

MATERIALS

- 1

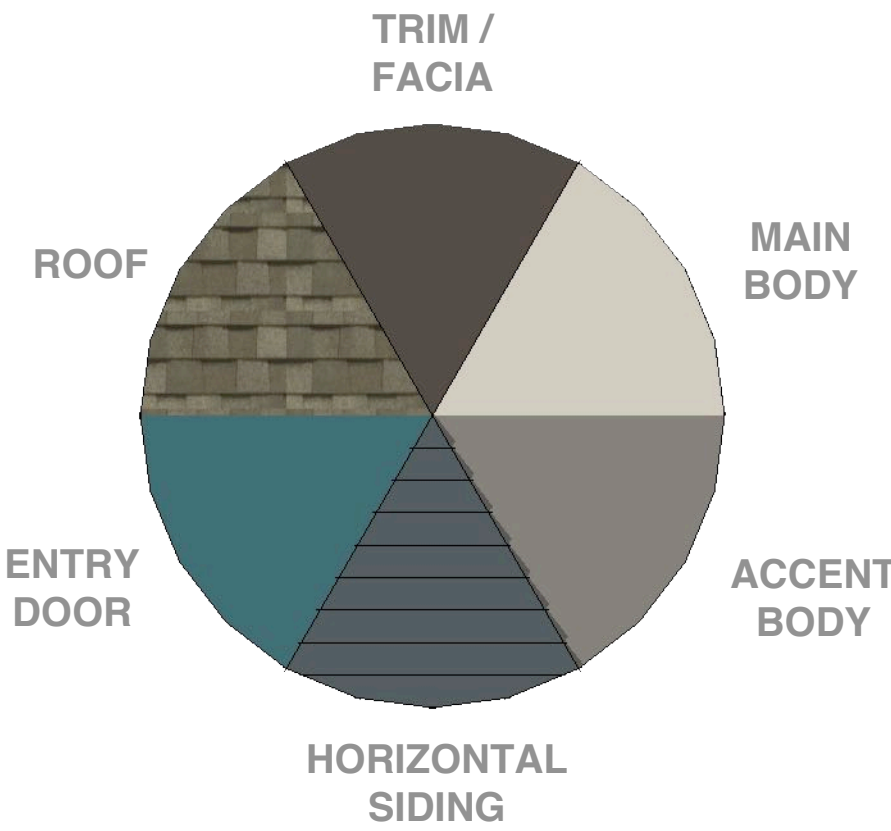
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIEPLANK, HORIZONTAL
SIDING 8" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

COLOR SCHEME

"MAYFAIR" | SCHEME 4



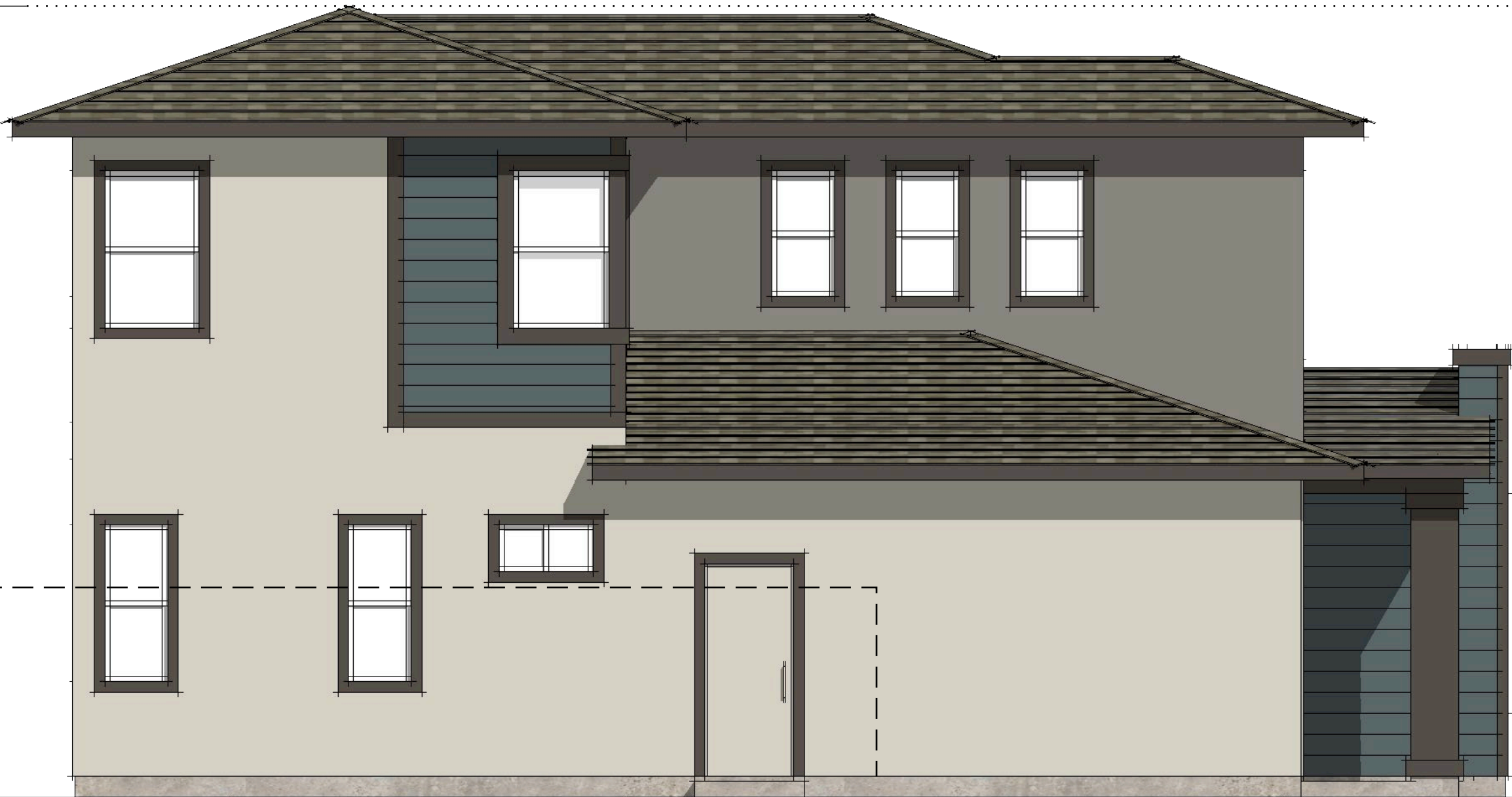
24'-9" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

24'-9" a.f.f.
TOP OF RIDGE



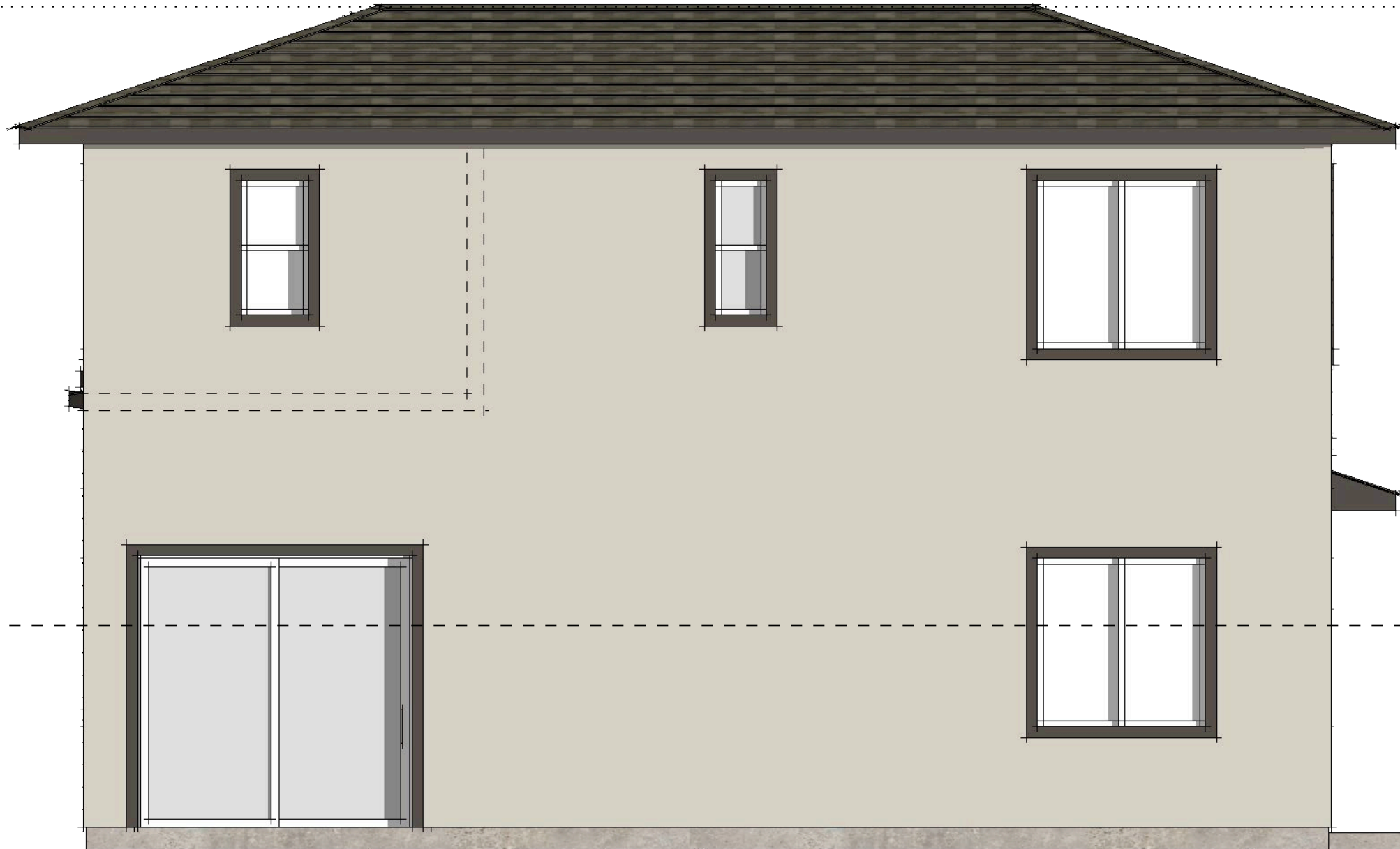
LEFT ELEVATION

2
1
3



FRONT ELEVATION

FENCE
6' TALL

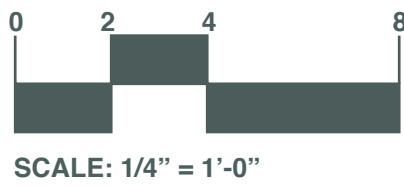


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

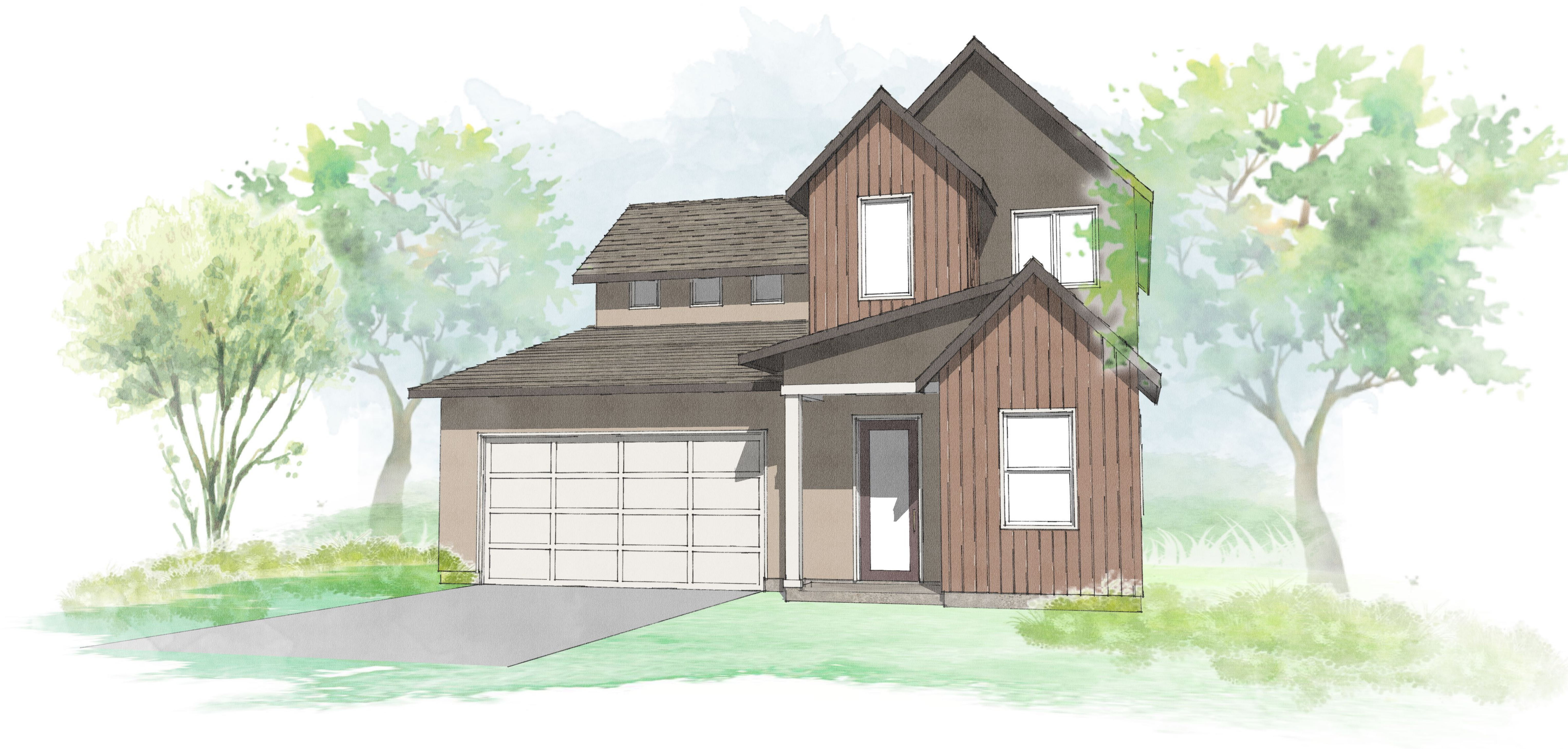
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC ELEVATIONS - "MAYFAIR"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A3.6



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC PERSPECTIVE - "PARK MANOR"

SHEET NOTES

PLAN 3

SQUARE FOOTAGE	=	1,832 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	3

MATERIALS

- 1

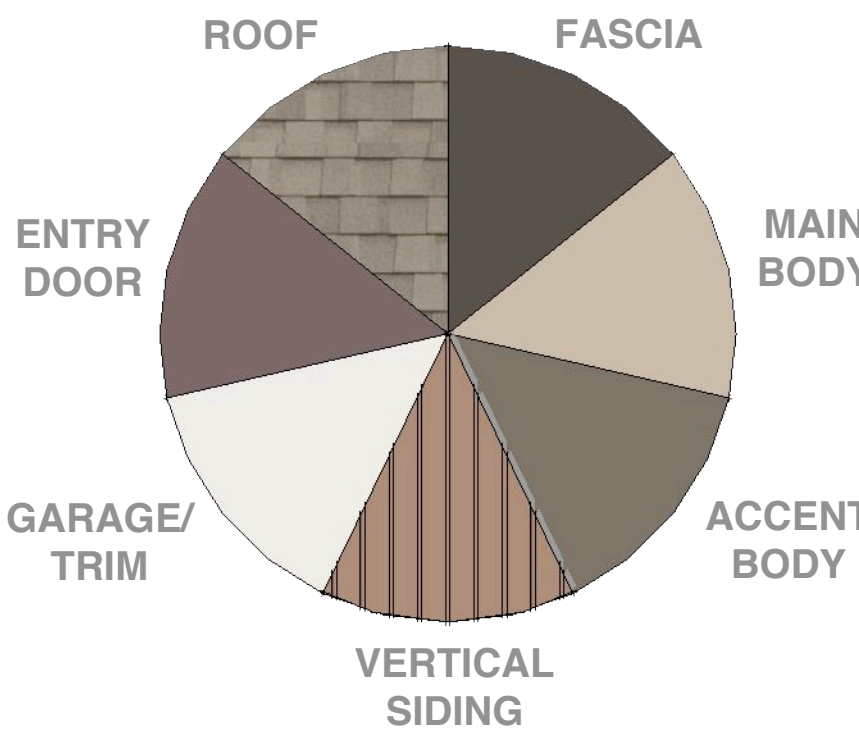
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIEPLANK, VERTICAL SIDING
6" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

COLOR SCHEME

"PARK MANOR" | SCHEME 8



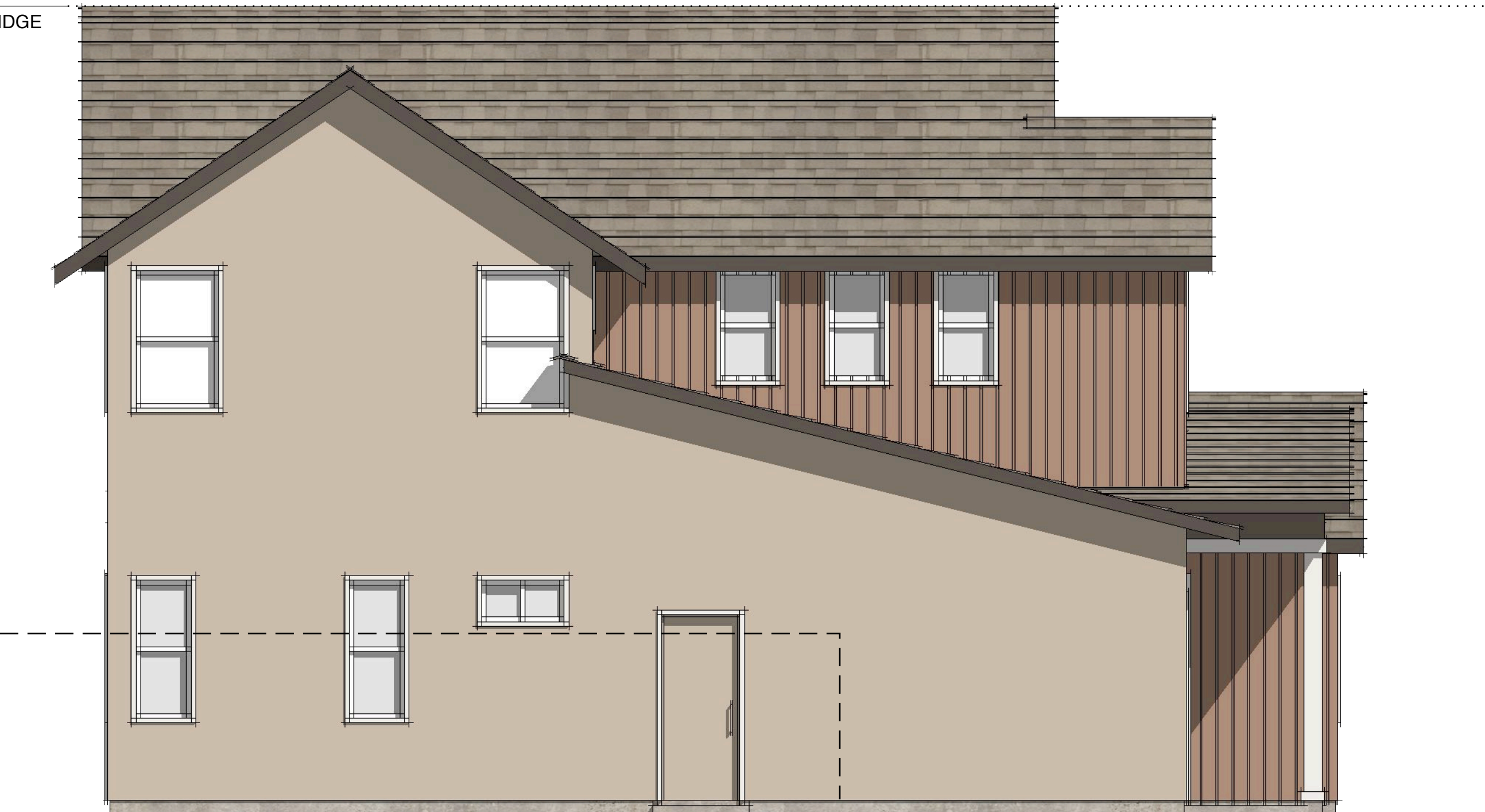
28'-9" a.f.f.
TOP OF RIDGE



RIGHT ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

28'-9" a.f.f.
TOP OF RIDGE

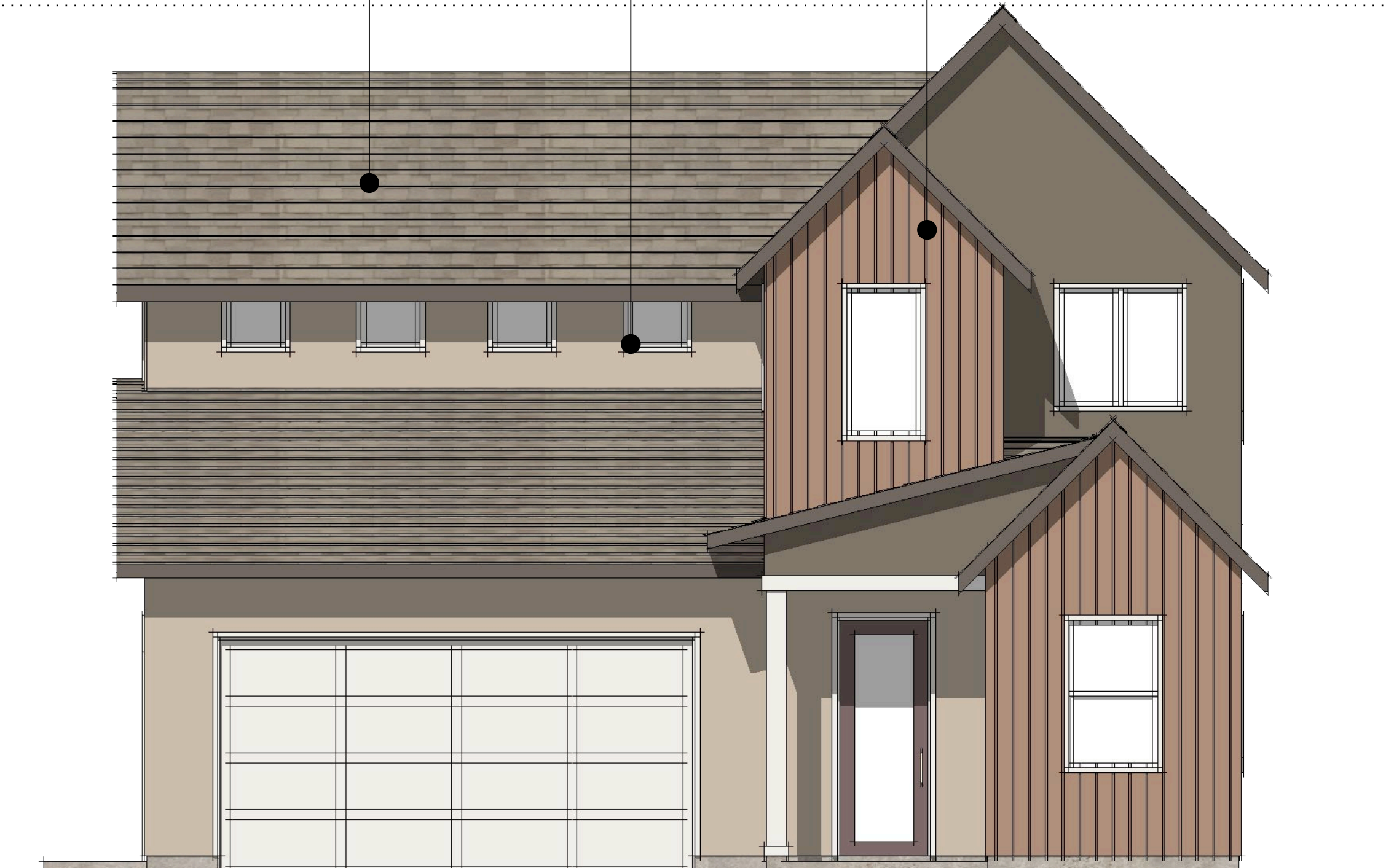


LEFT ELEVATION

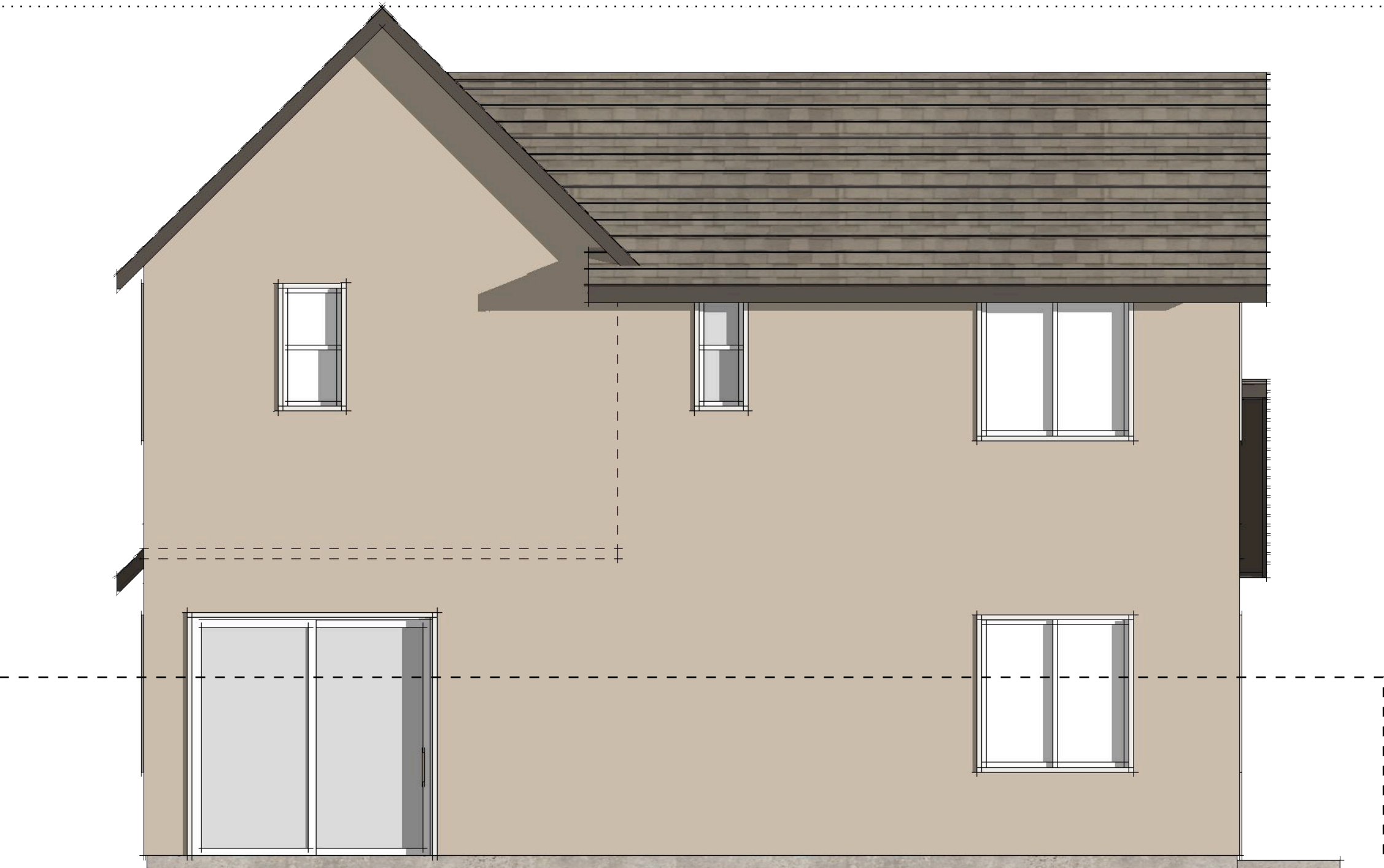
3

1

2



FRONT ELEVATION

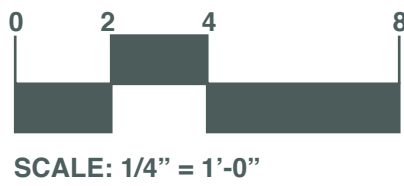


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

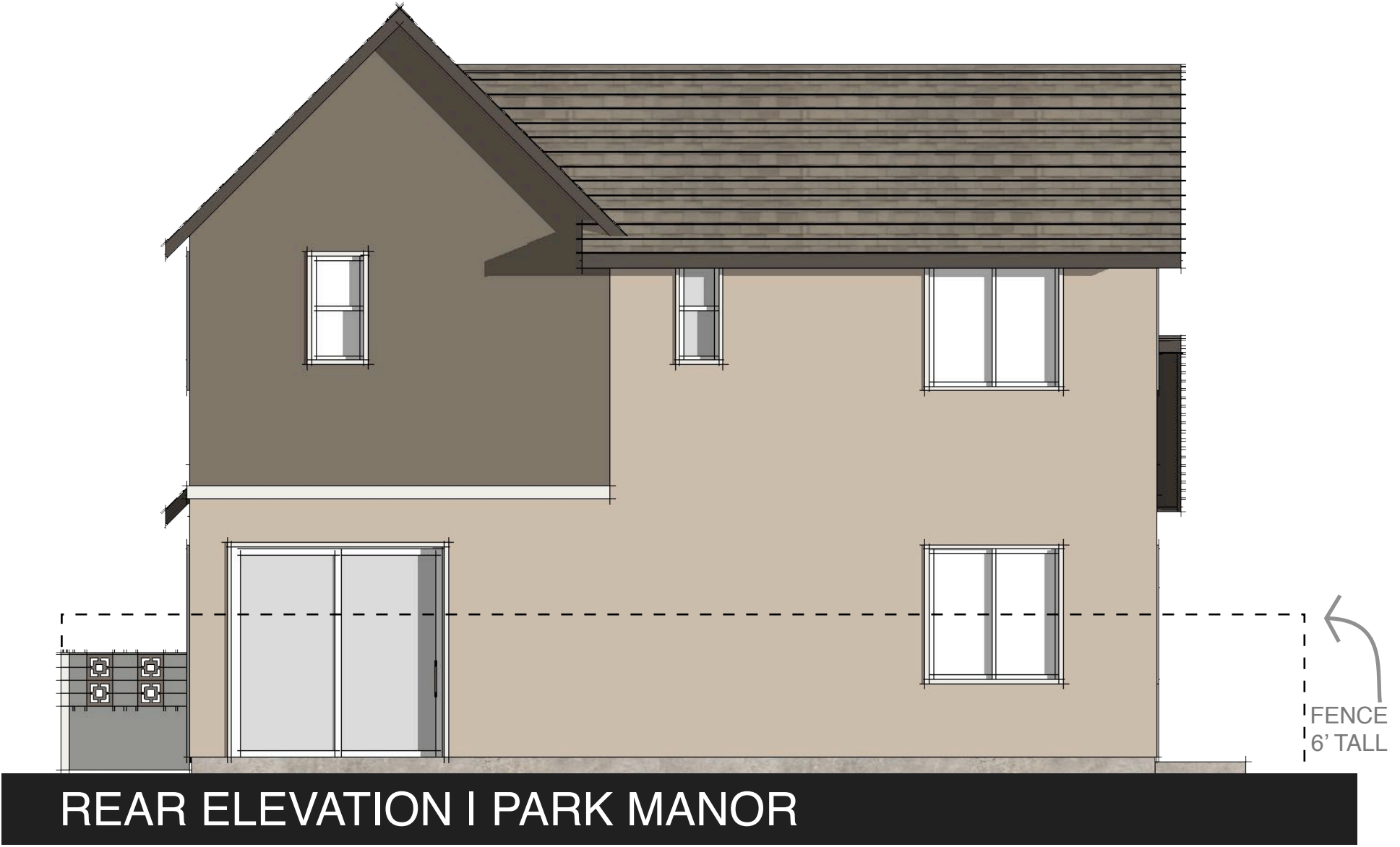
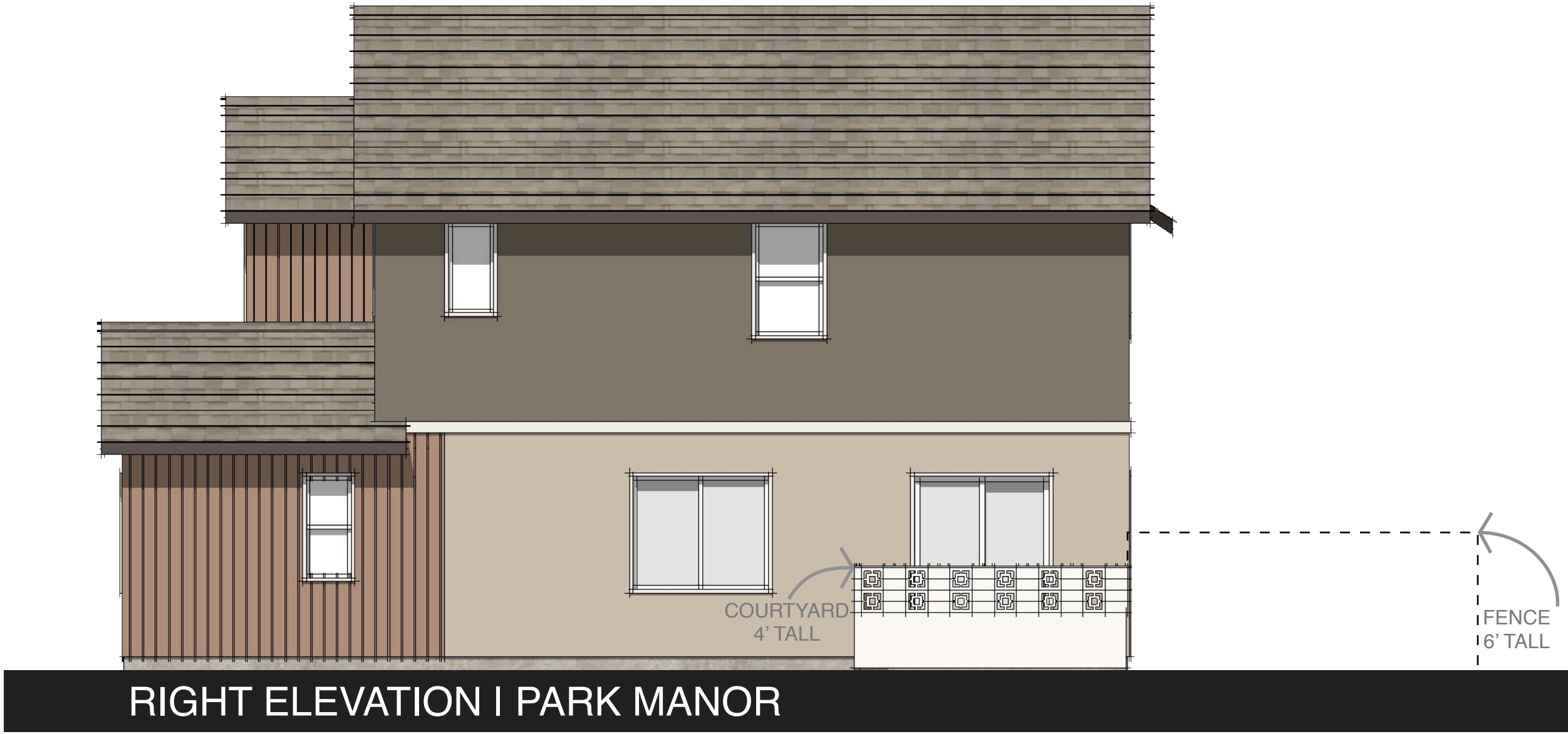
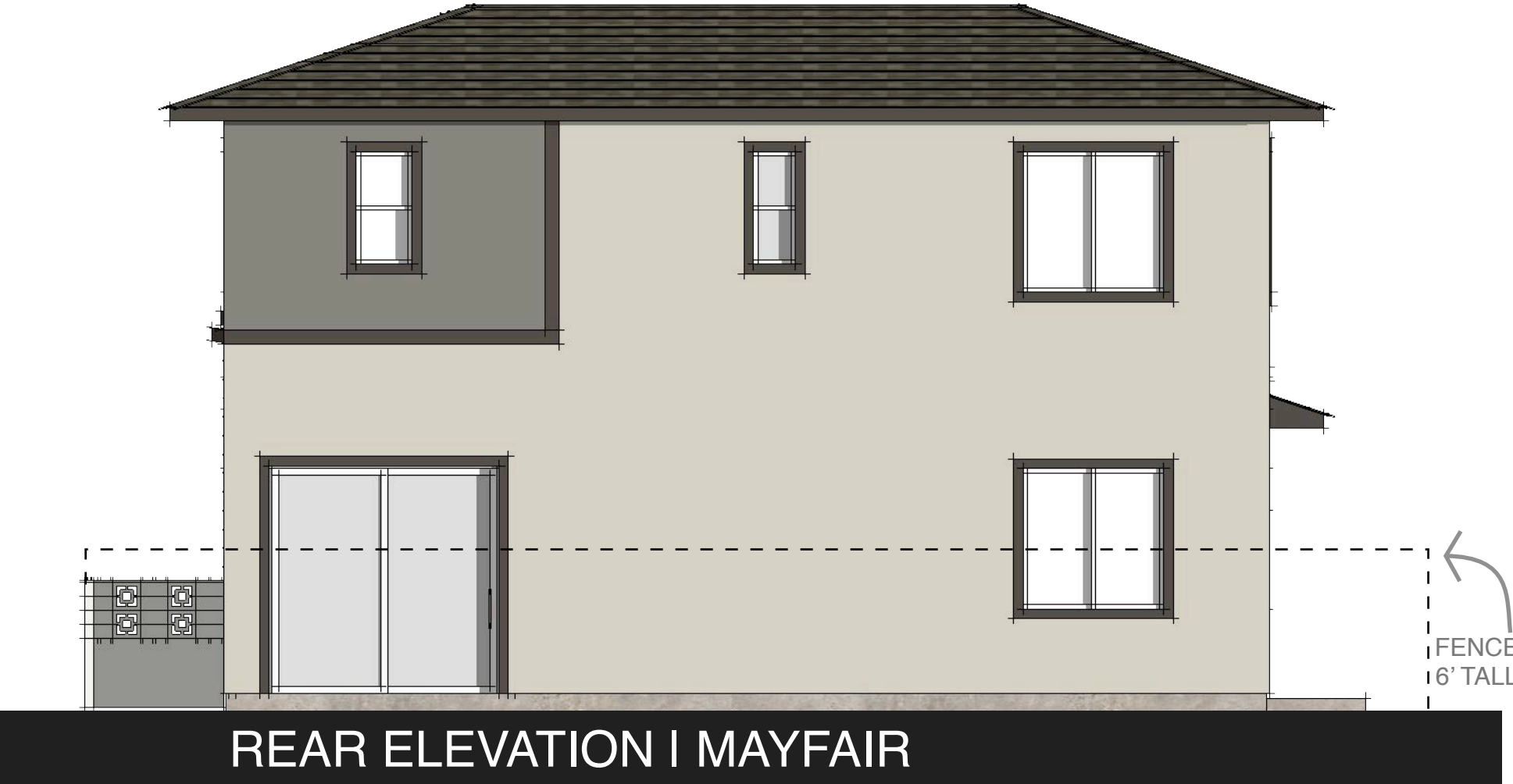
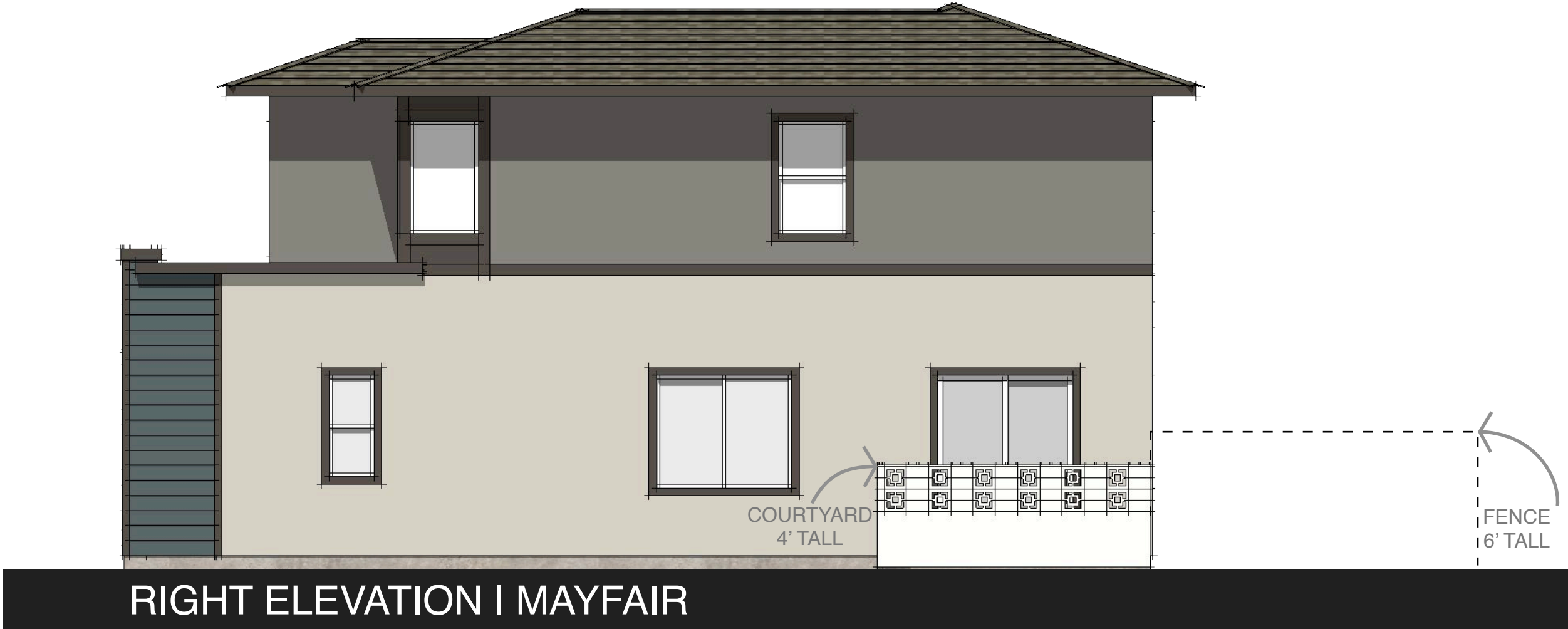
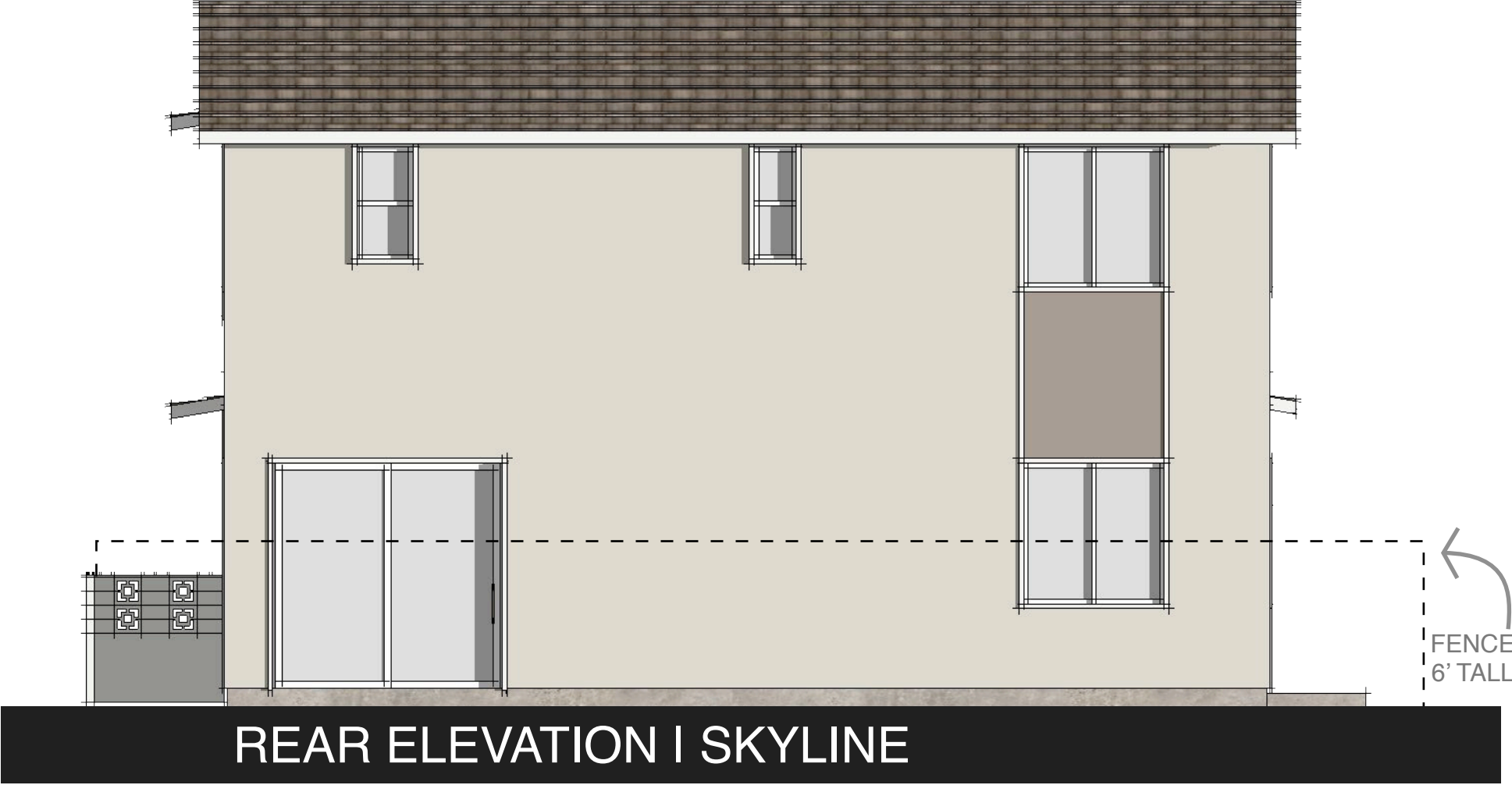
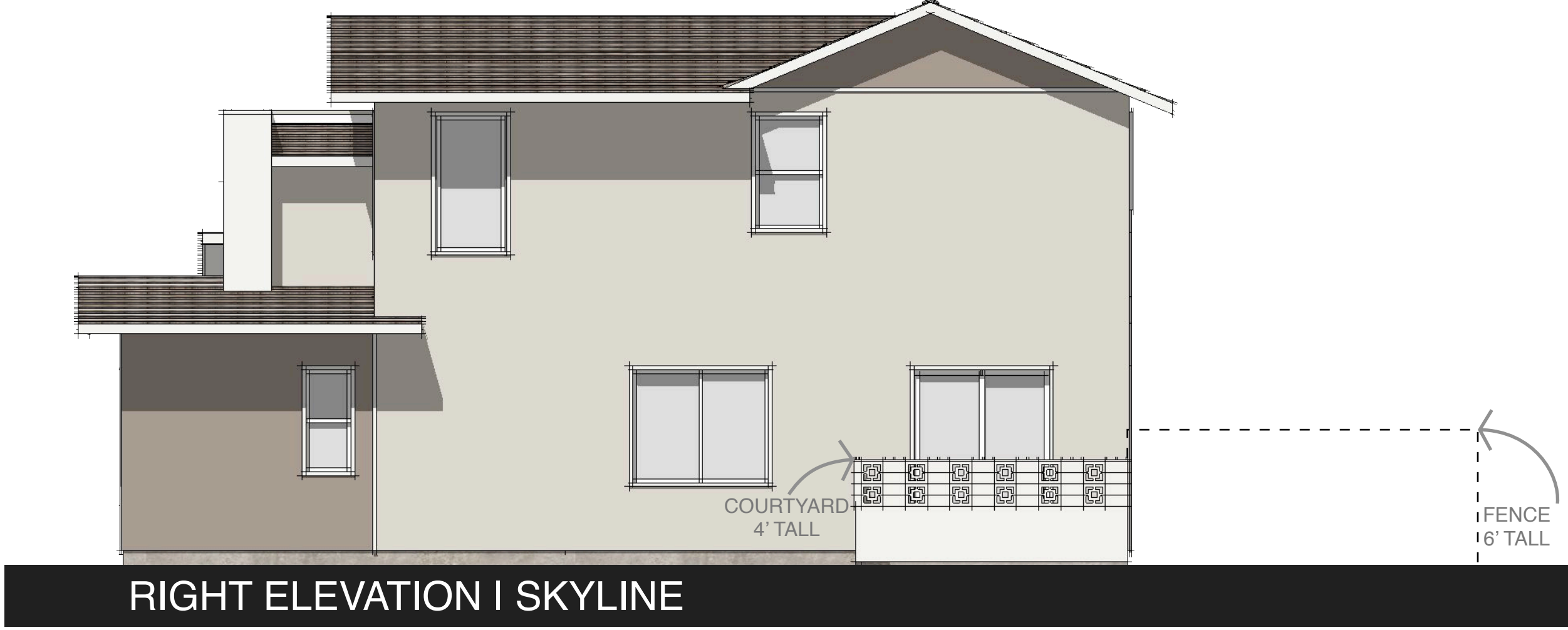
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 3 | SCHEMATIC ELEVATIONS - "PARK MANOR"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

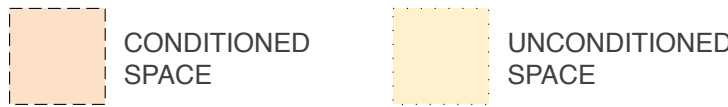
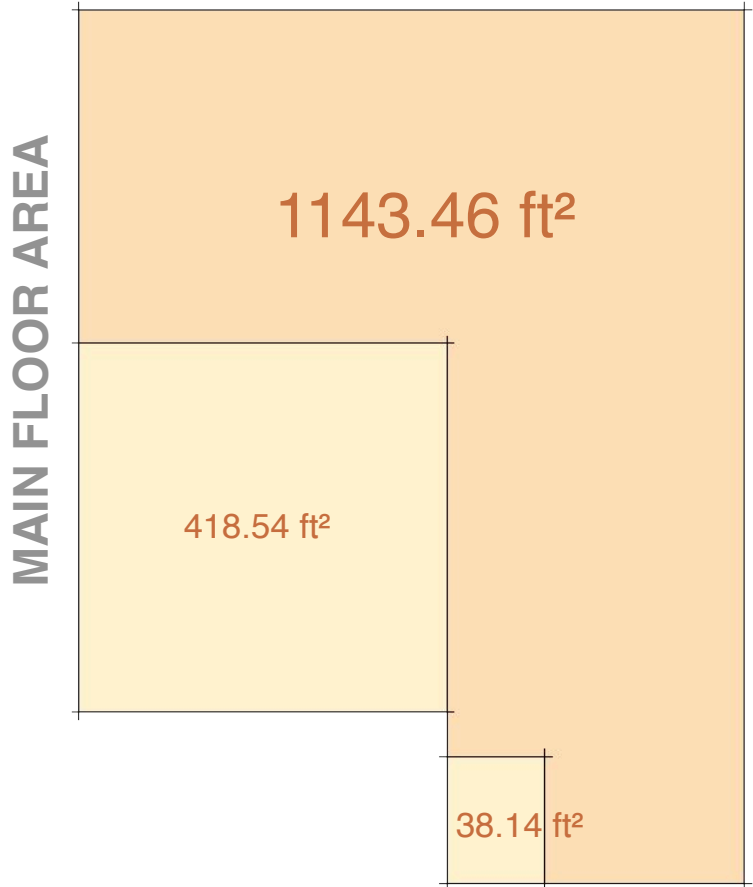
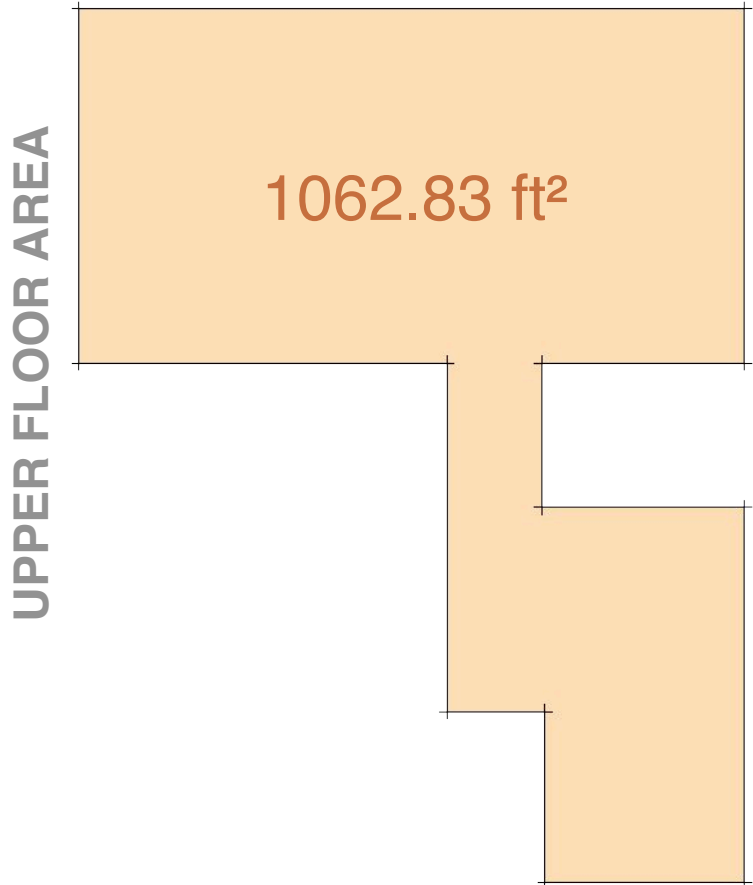
A3.8



SHEET NOTES

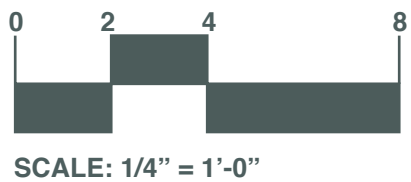
PROGRAM		
STORIES	=	2
BEDROOMS	=	3 - 4
BATHROOMS	=	2.5 - 3
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
DEN		
(OPT. BR. 4 + FULL BATH)		

AREA CALCS (Building Total)		
LIVING (Conditioned)	=	2,206.29 SF
GARAGE	=	418.54 SF
PORCH / PATIO	=	38.14 SF
LOT COVERAGE	=	54.7%



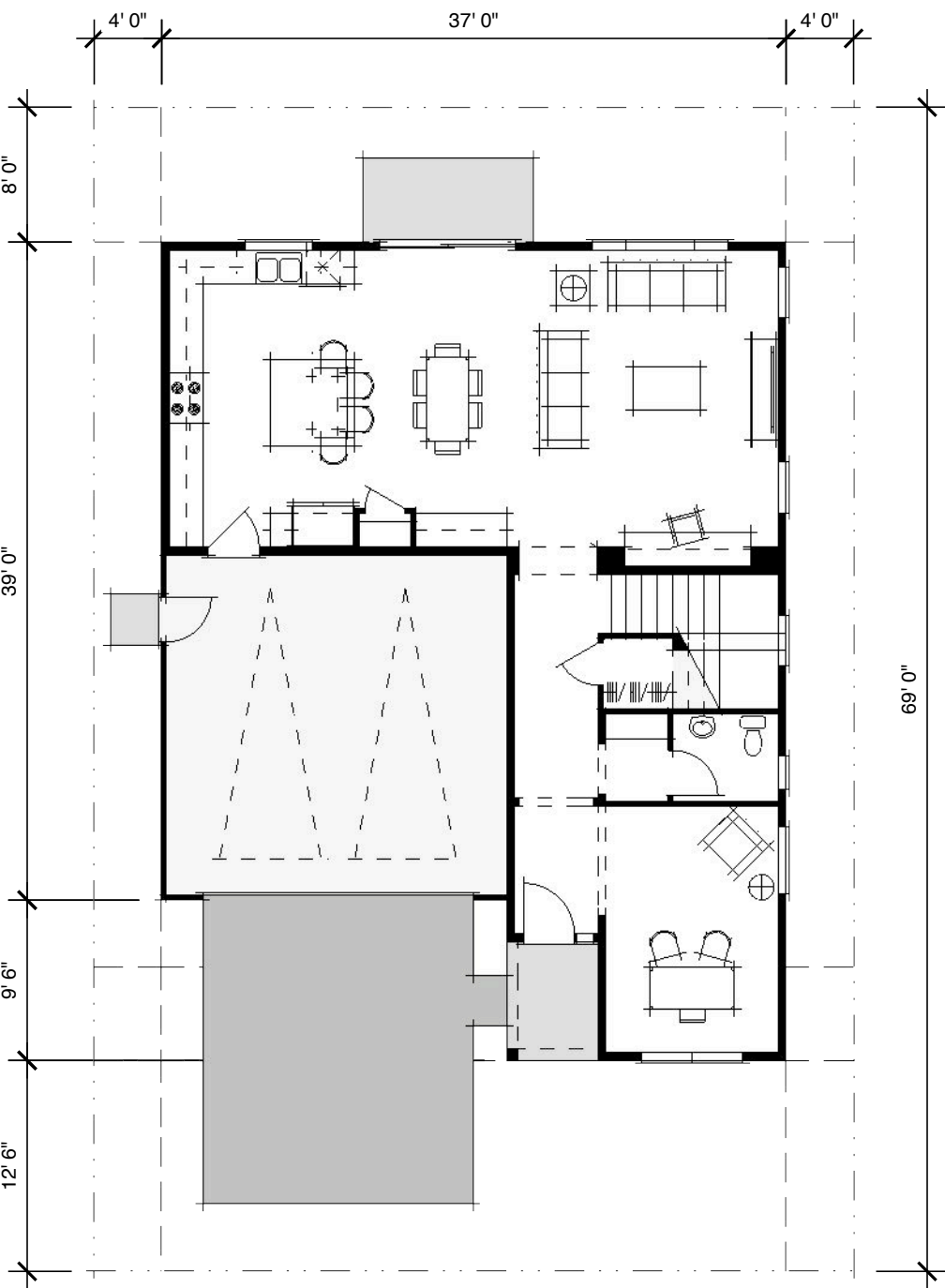
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 4 | SCHEMATIC FIRST FLOOR PLAN - 2,206 SF

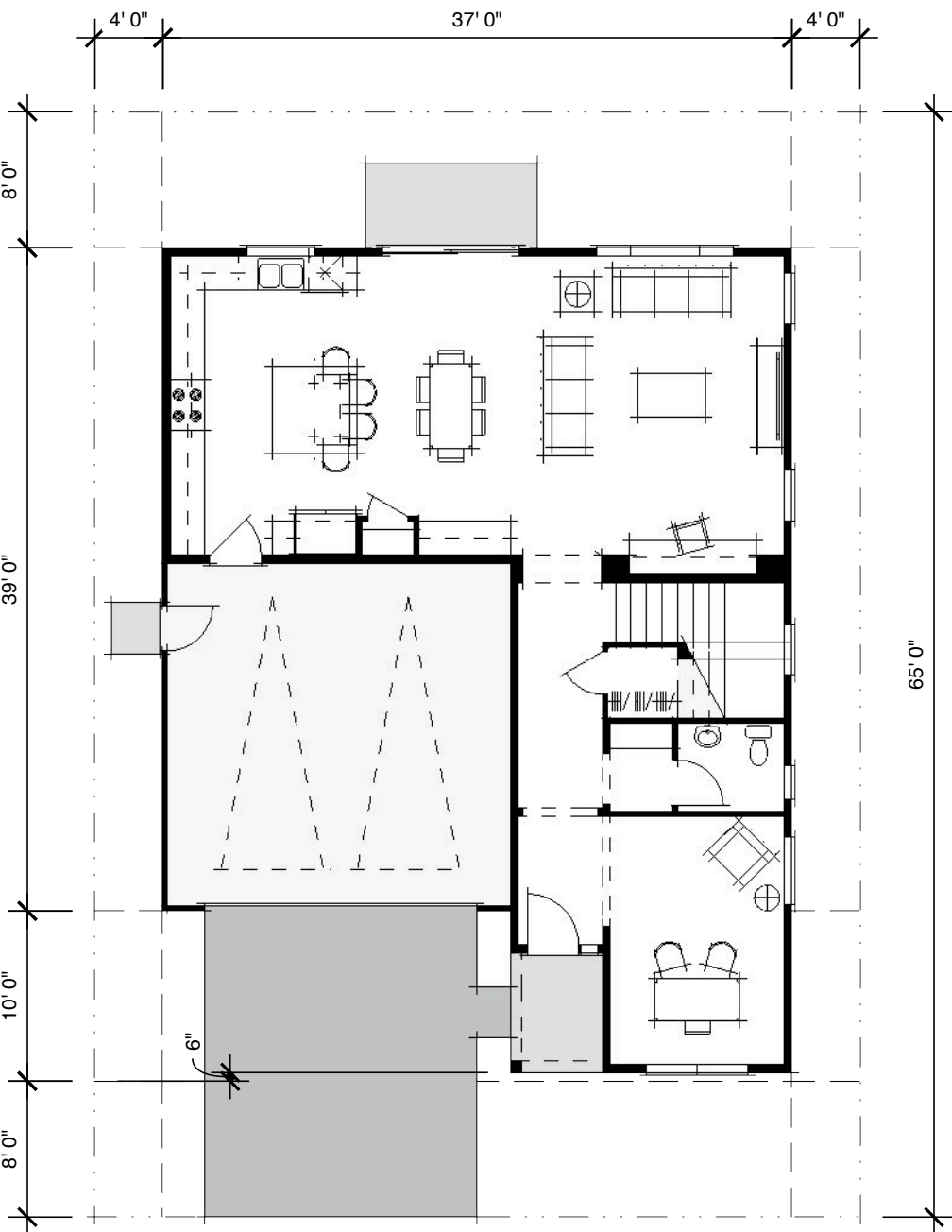


JD+A JOB NUMBER: 20086
DATE: 02.03.2023

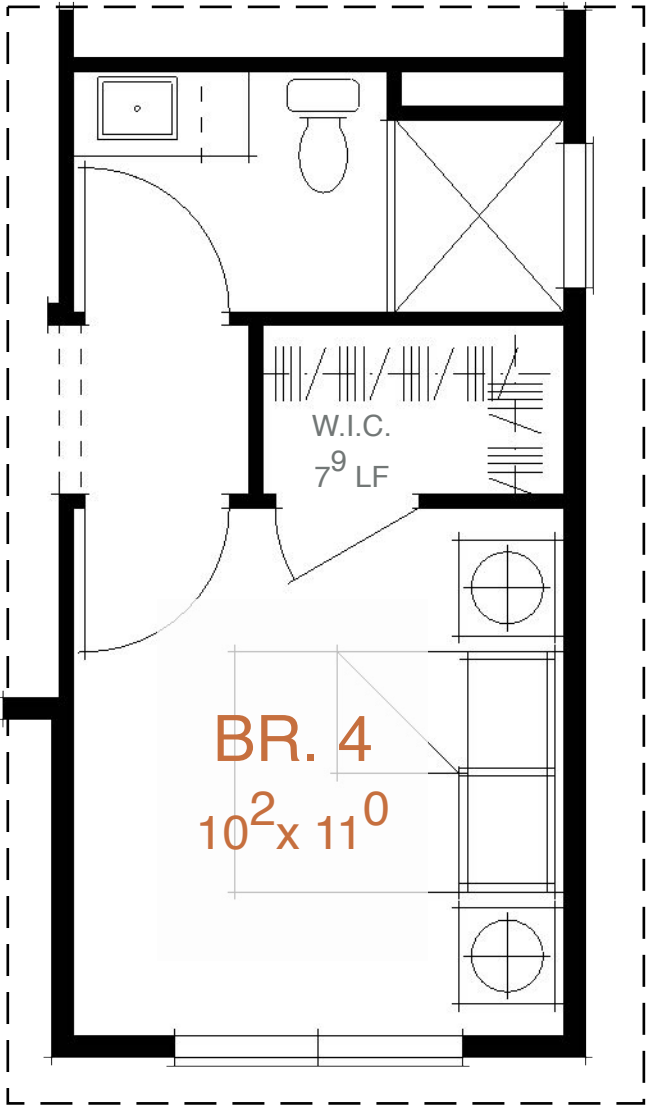
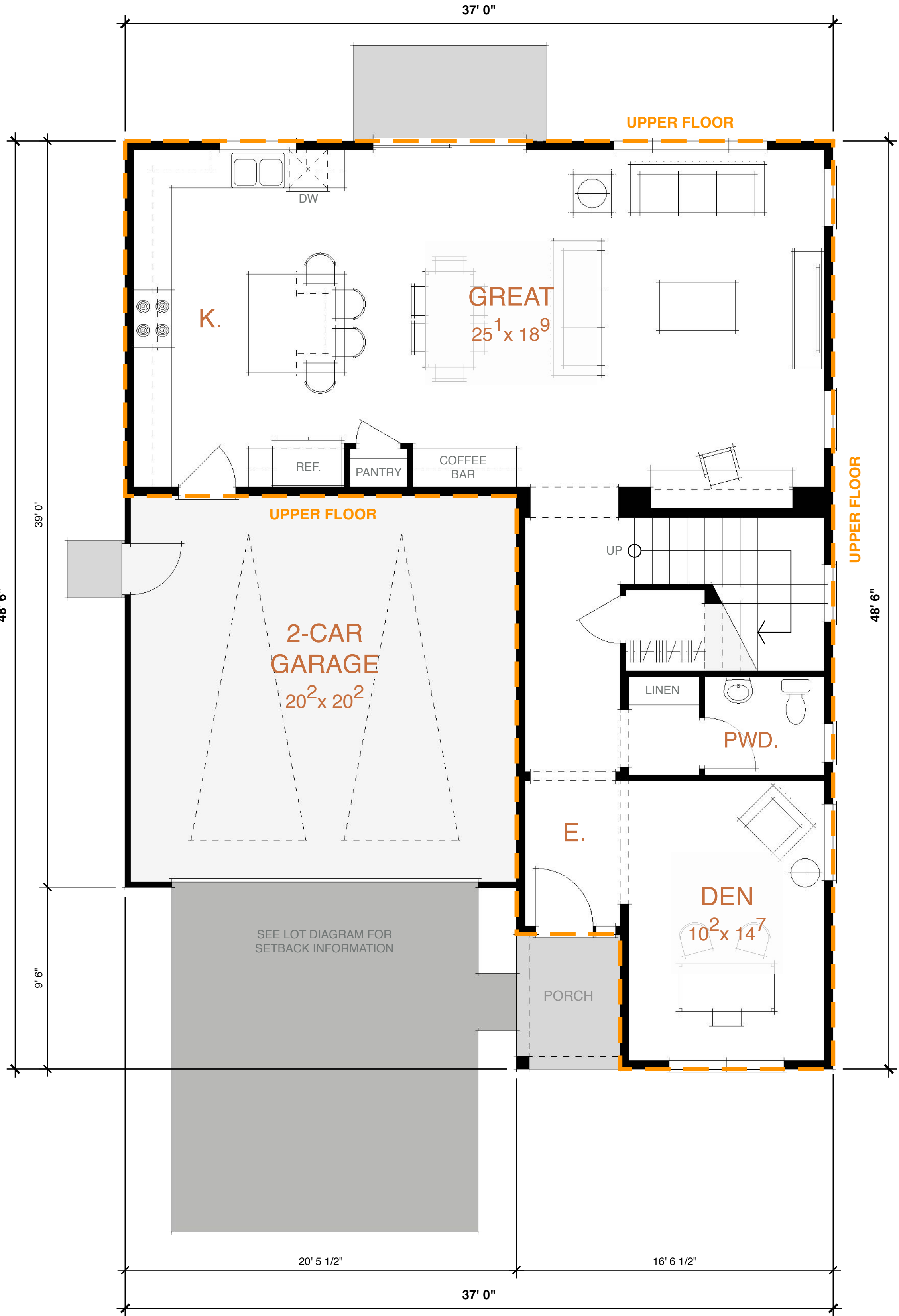
A4.1



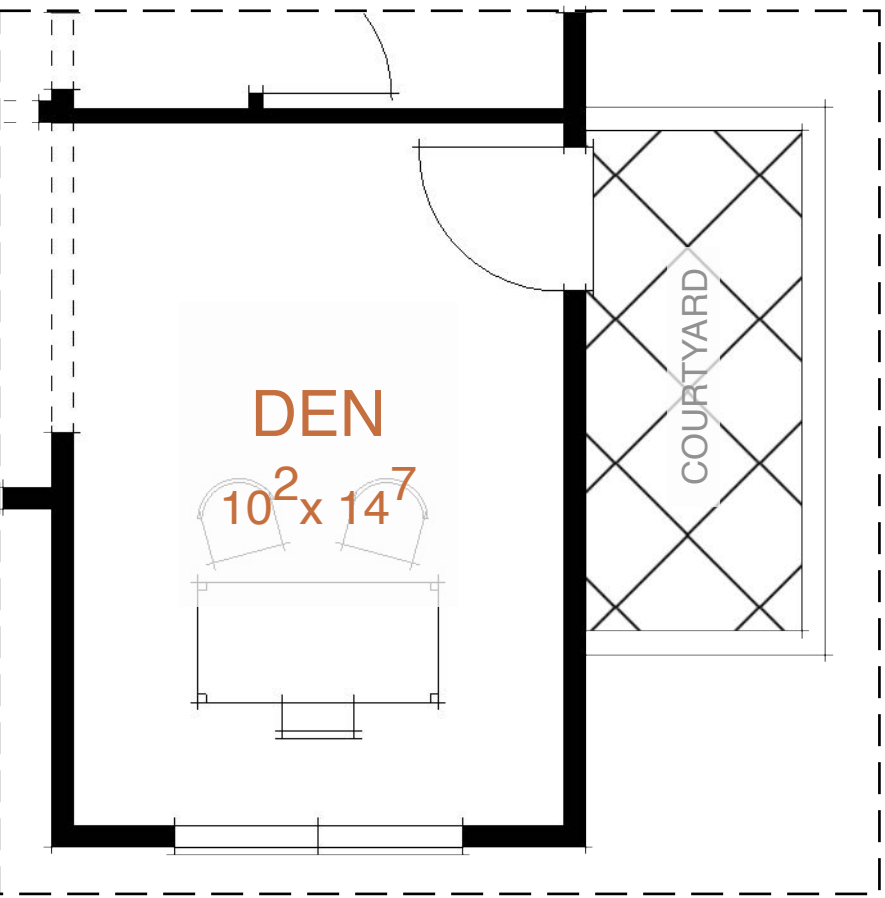
LOT DIAGRAM
(STREET FRONTAGE LOTS)



LOT DIAGRAM
(ALLEY FRONTAGE LOTS)



BR. 4 OPTION
(IN LIEU OF DEN + PWD.)



COURTYARD OPTION
(AT ENHANCED ELEVATIONS)

PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

Volumes\jaarch\Shared\00 PROJECTS\CRESLEIGH HOMES\20086 SUNRIDGE V401 DESIGN\03 SketchUp\02 Layout\2008_A4_PLAN 4_2kx8L

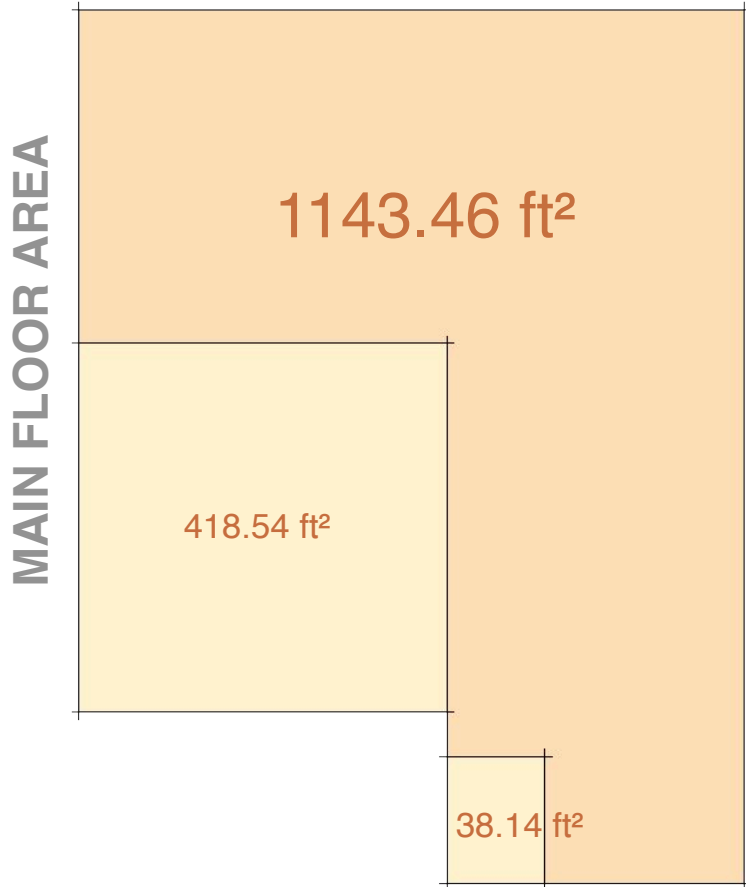
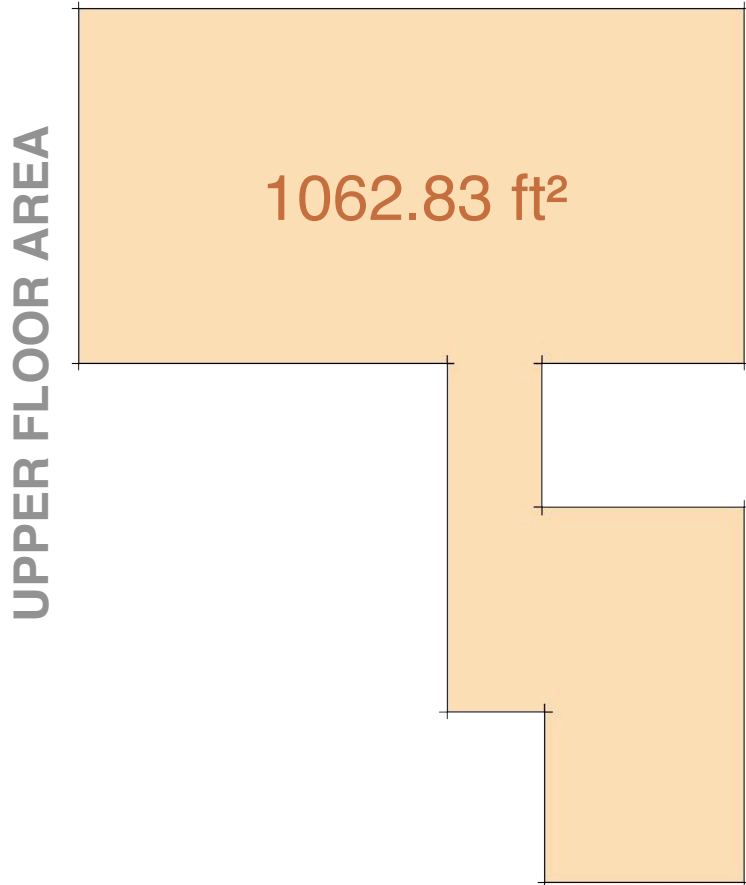
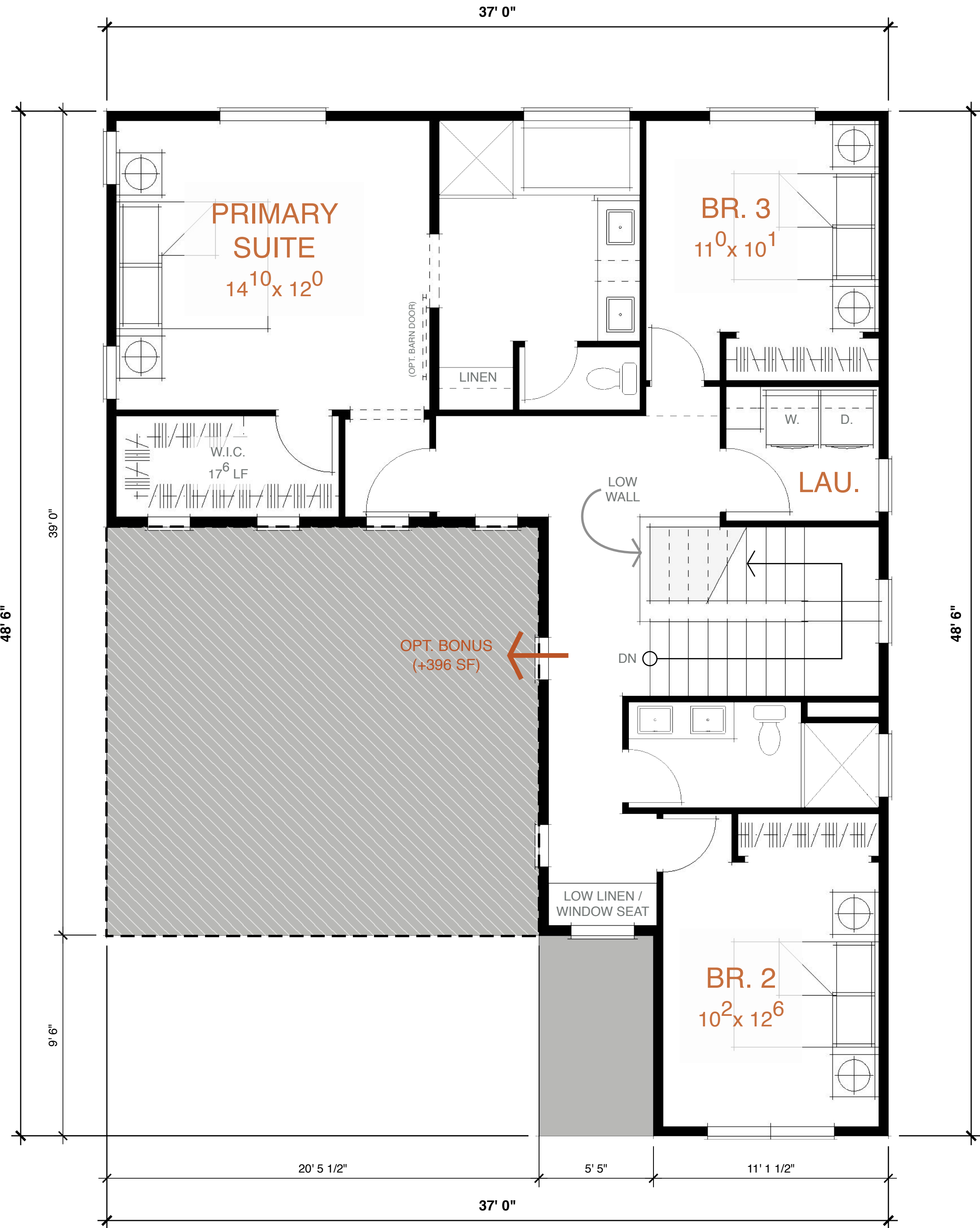
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3 - 4
BATHROOMS	=	2.5 - 3
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
LAUNDRY		
DEN		
(OPT. BR. 4 + FULL BATH)		

AREA CALCS (Building Total)

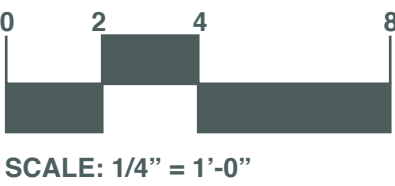
LIVING (Conditioned)	=	2,206.29 SF
GARAGE	=	418.54 SF
PORCH / PATIO	=	38.14 SF
LOT COVERAGE	=	54.7%



CONDITIONED SPACE UNCONDITIONED SPACE

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PLAN 4 | SCHEMATIC SECOND FLOOR PLAN - 2,206 SF



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A4.2



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PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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PLAN 4 | SCHEMATIC PERSPECTIVE - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A4.3

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 4

SQUARE FOOTAGE	=	2,206 SF
STORIES	=	2
BEDROOMS	=	3 - 4
BATHROOMS	=	2.5 - 3

MATERIALS

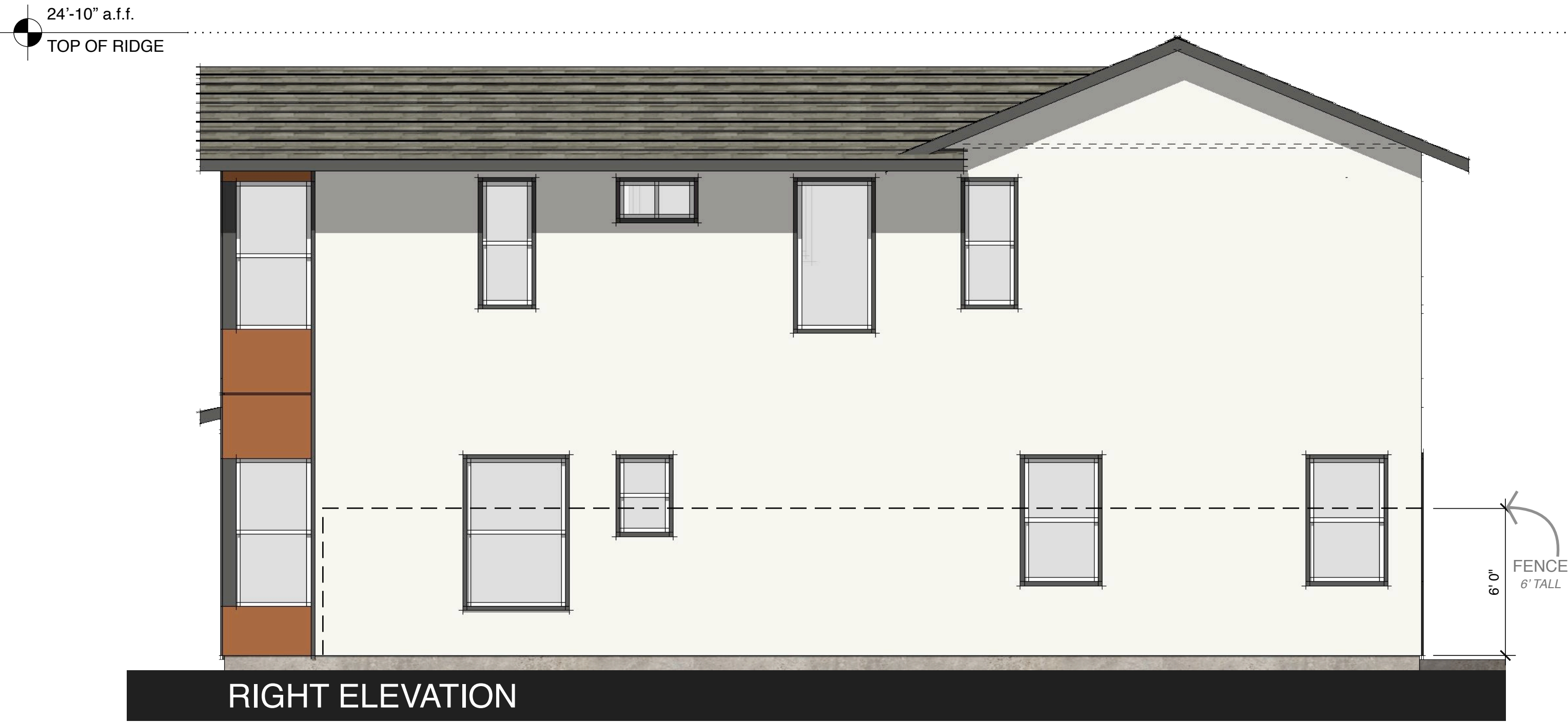
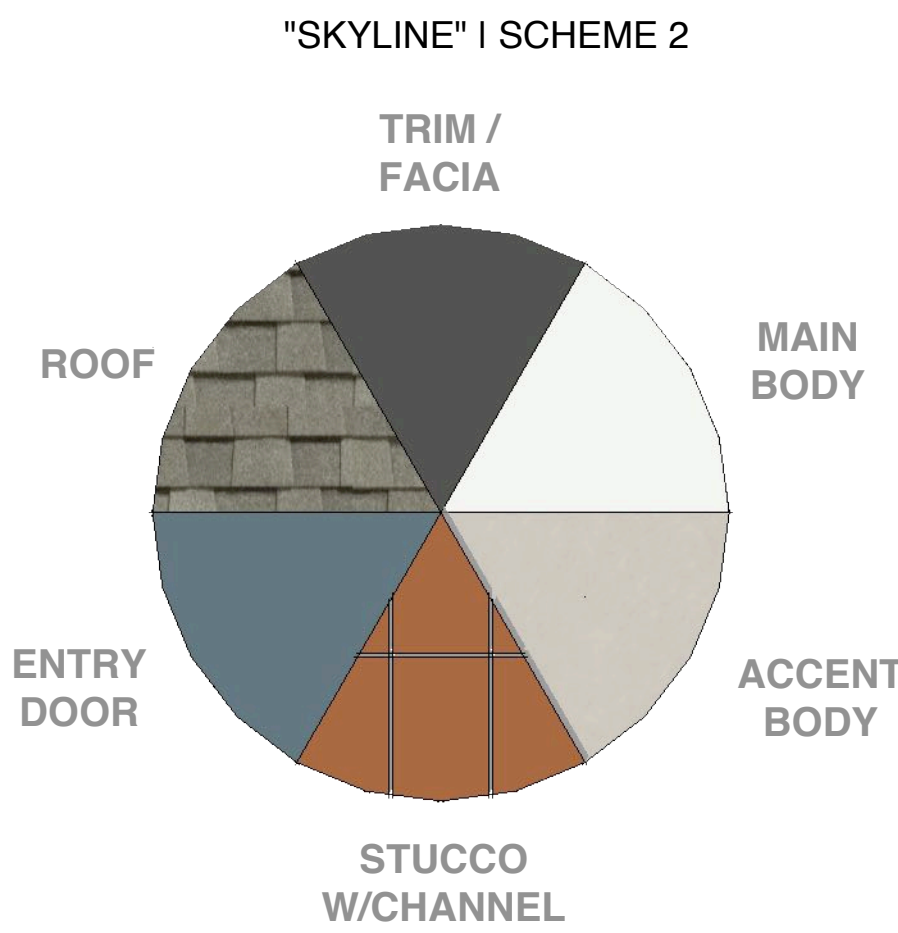
- 1

STUCCO
SAND FINISH
- 2

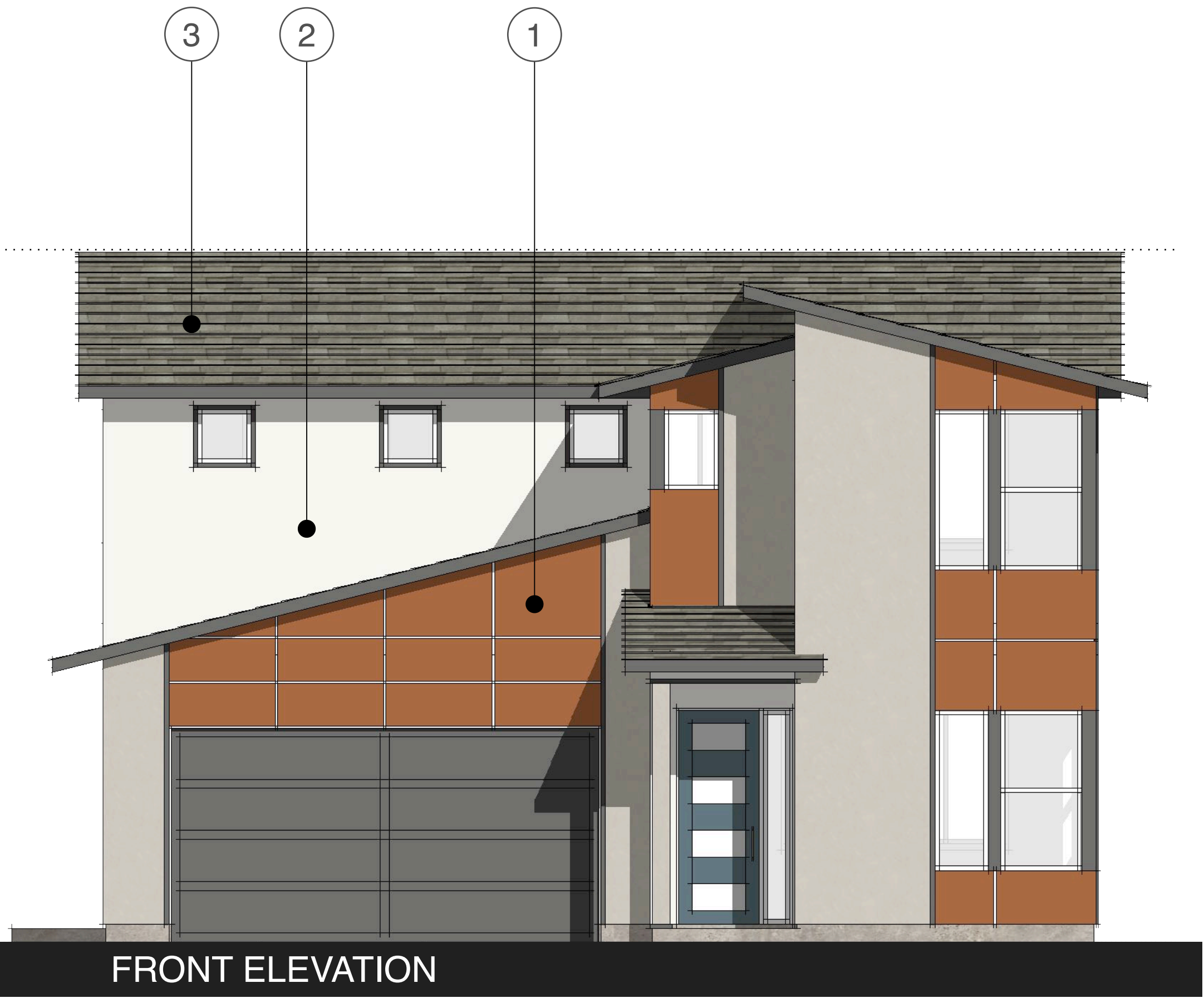
STUCCO W/ CHANNEL REVEAL
SAND FINISH
1" ALUMINUM CHANNEL
- 3

COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

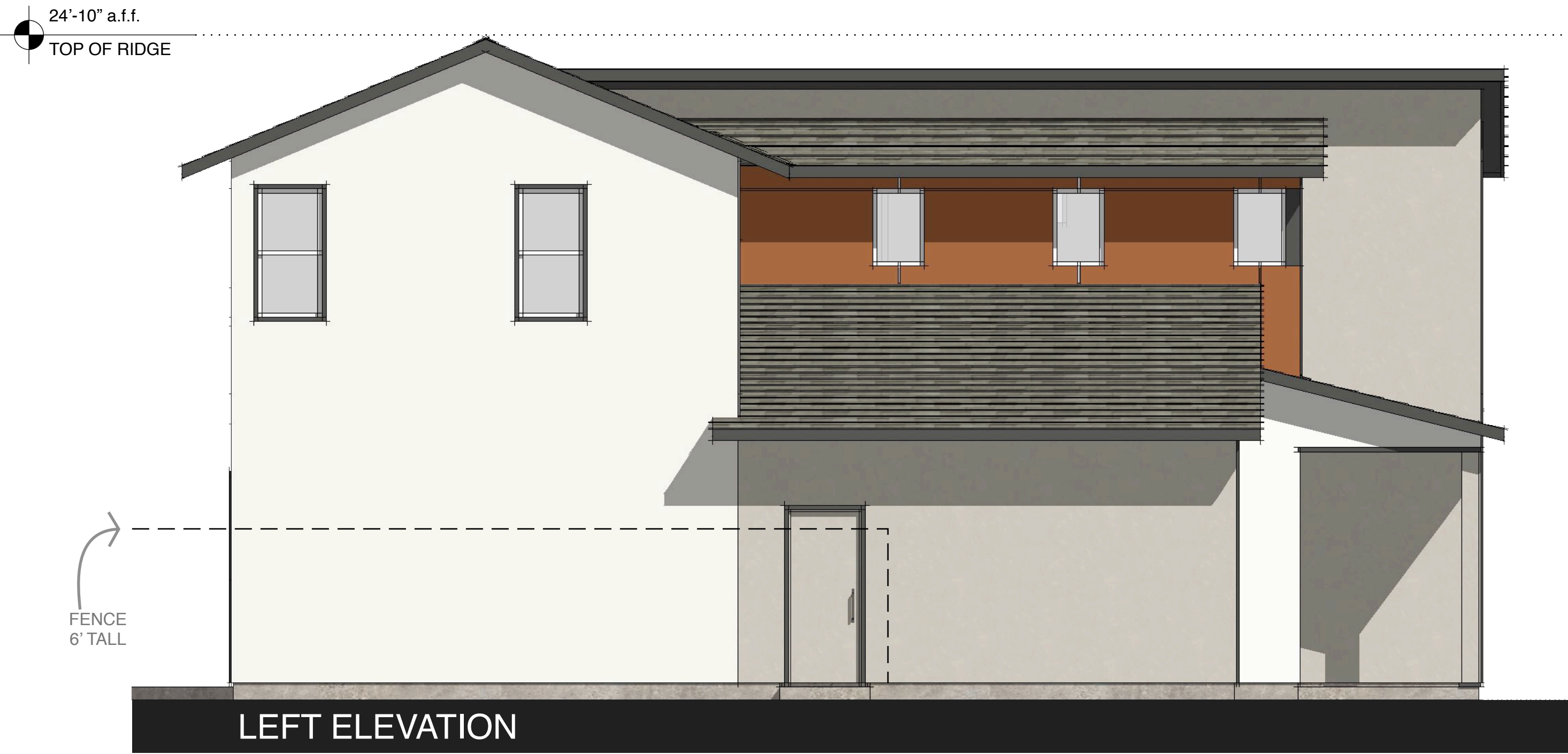
COLOR SCHEME



TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS



FRONT ELEVATION



LEFT ELEVATION

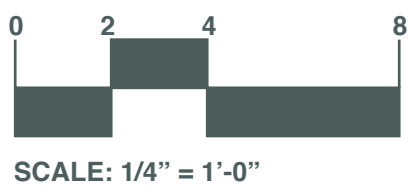


REAR ELEVATION

TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

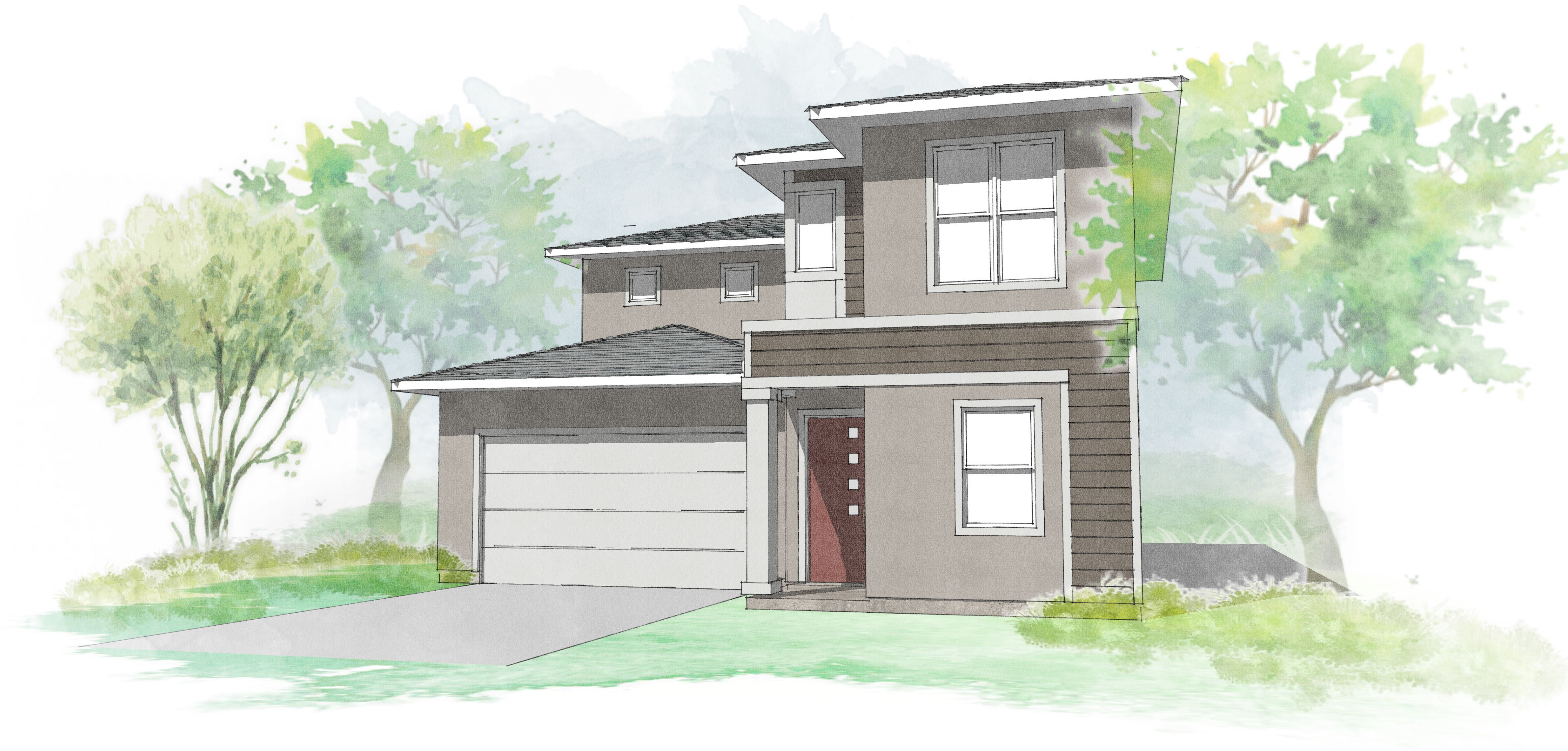
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PLAN 4 | SCHEMATIC ELEVATIONS - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A4.4



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 4 | SCHEMATIC PERSPECTIVE - "MAYFAIR"

SHEET NOTES

PLAN 4

SQUARE FOOTAGE	=	2,206 SF
STORIES	=	2
BEDROOMS	=	3 - 4
BATHROOMS	=	2.5 - 3

MATERIALS

- 1

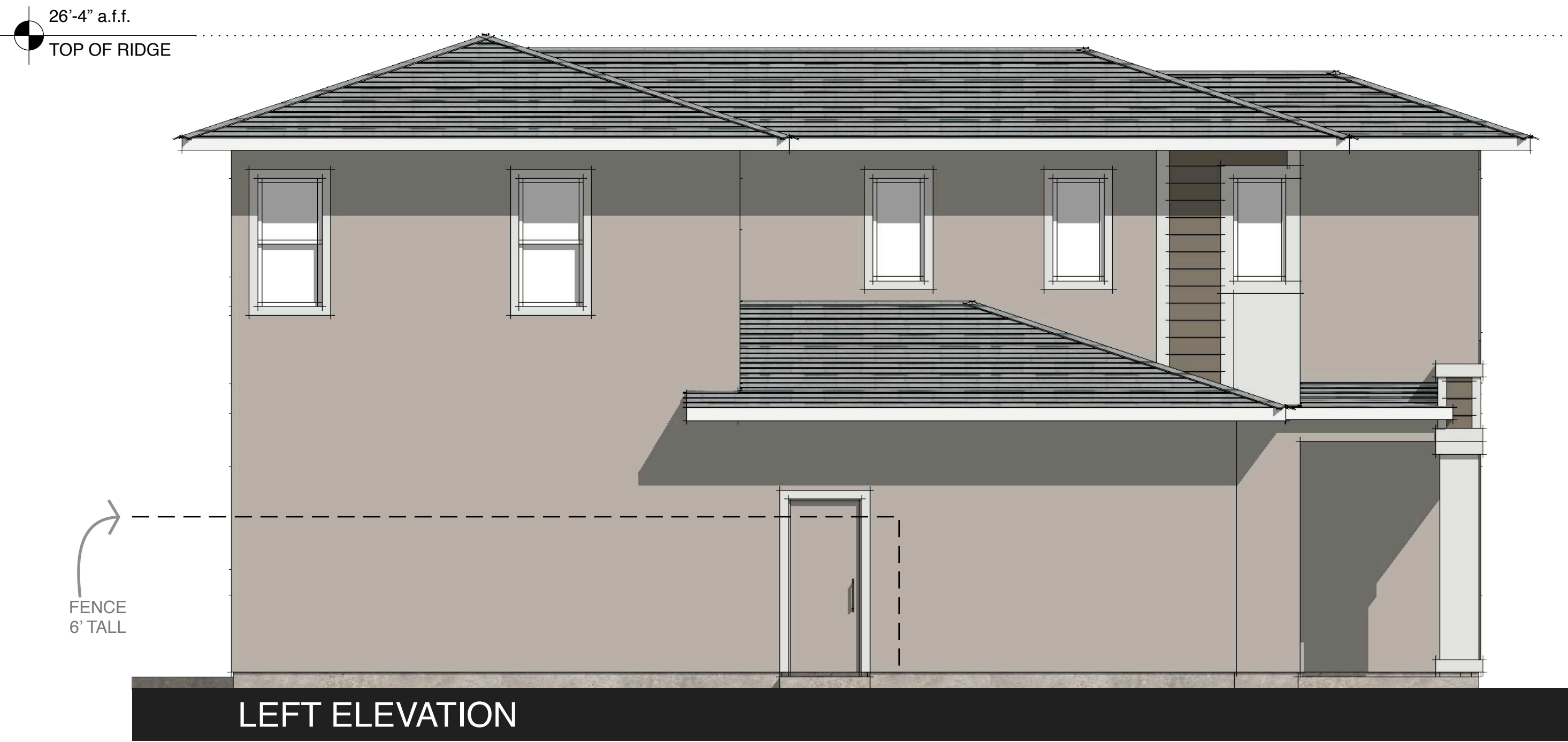
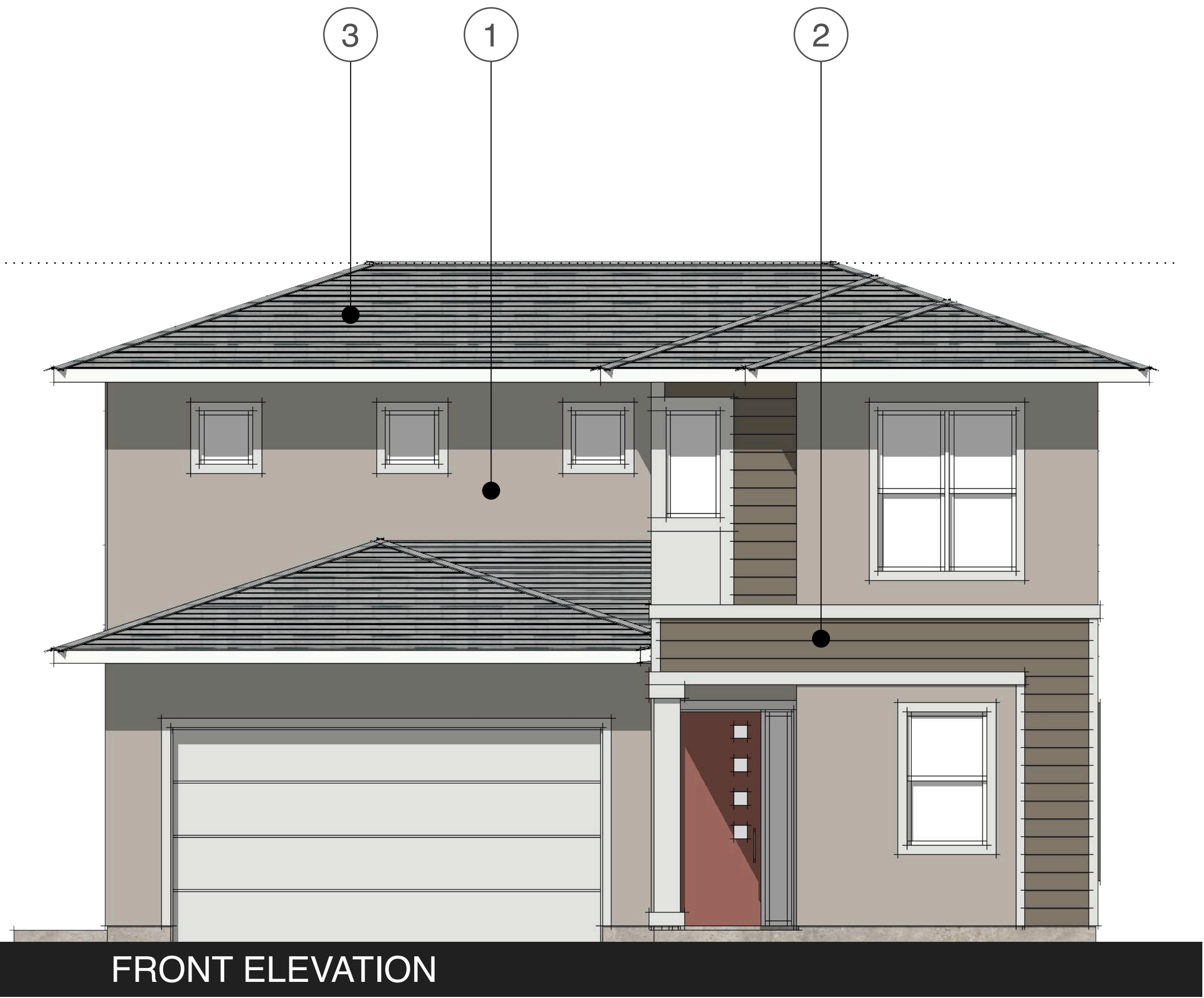
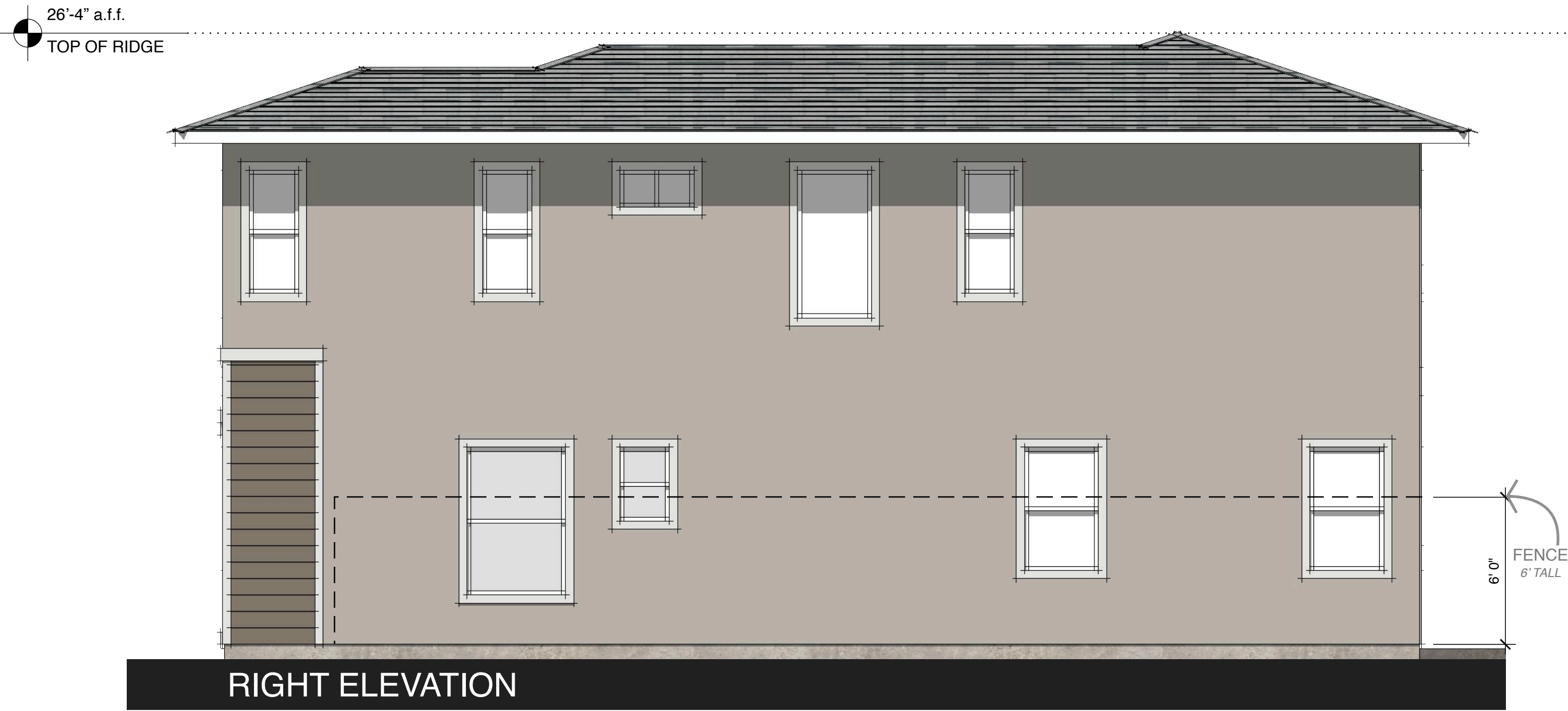
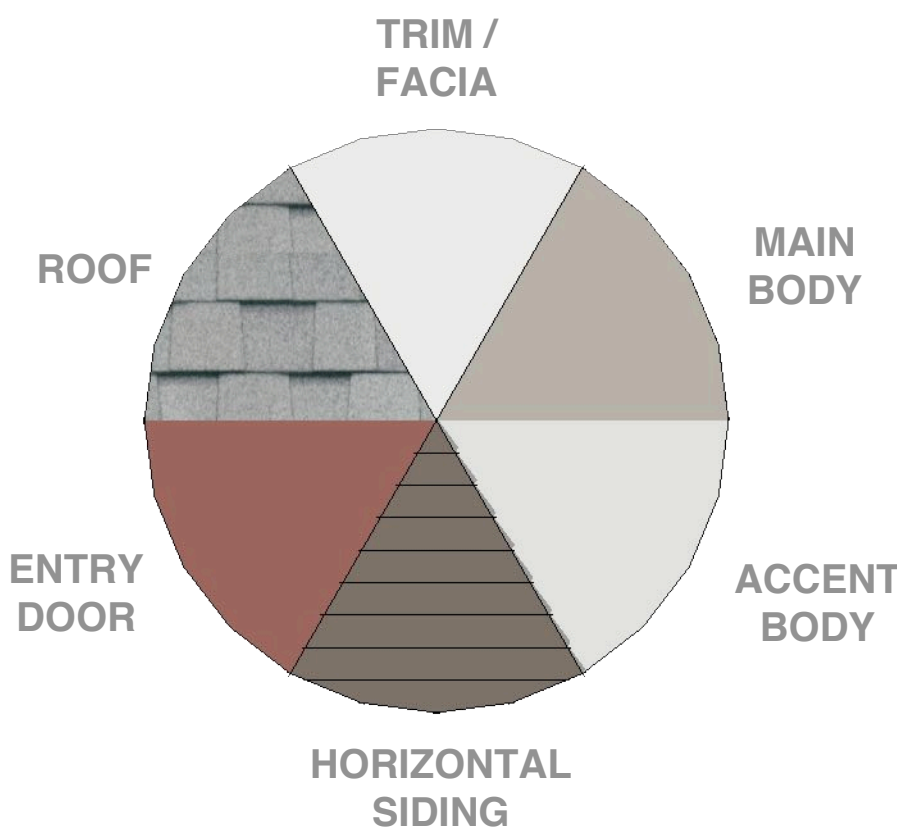
STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIEPLANK, HORIZONTAL
SIDING 8" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

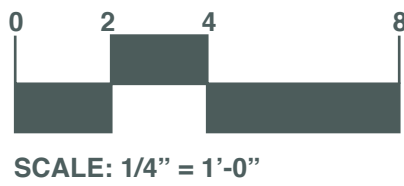
COLOR SCHEME

"MAYFAIR" | SCHEME 5



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 4 | SCHEMATIC ELEVATIONS - "MAYFAIR"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A4.6



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 4 | SCHEMATIC PERSPECTIVE - "PARK MANOR"

SHEET NOTES

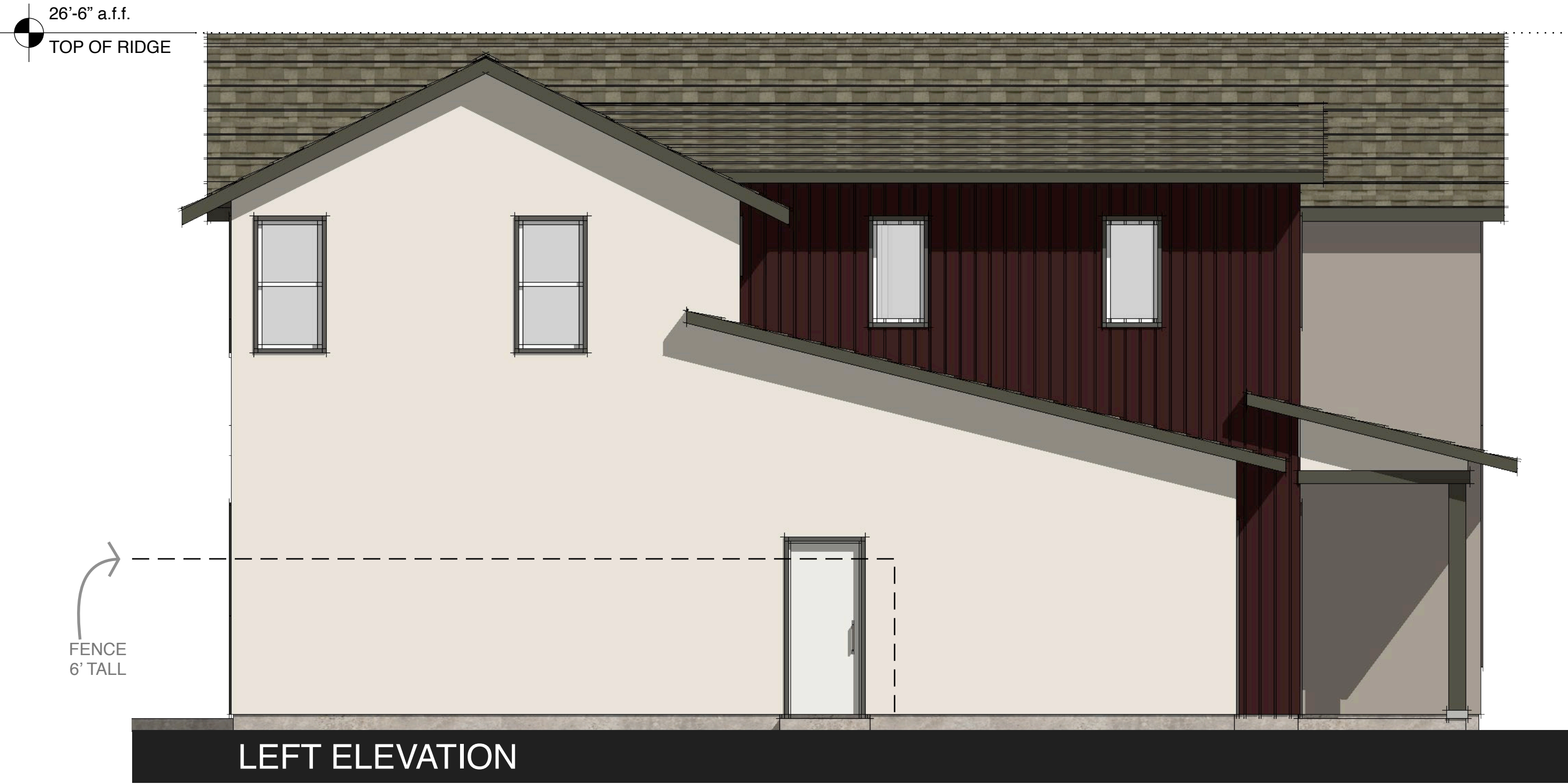
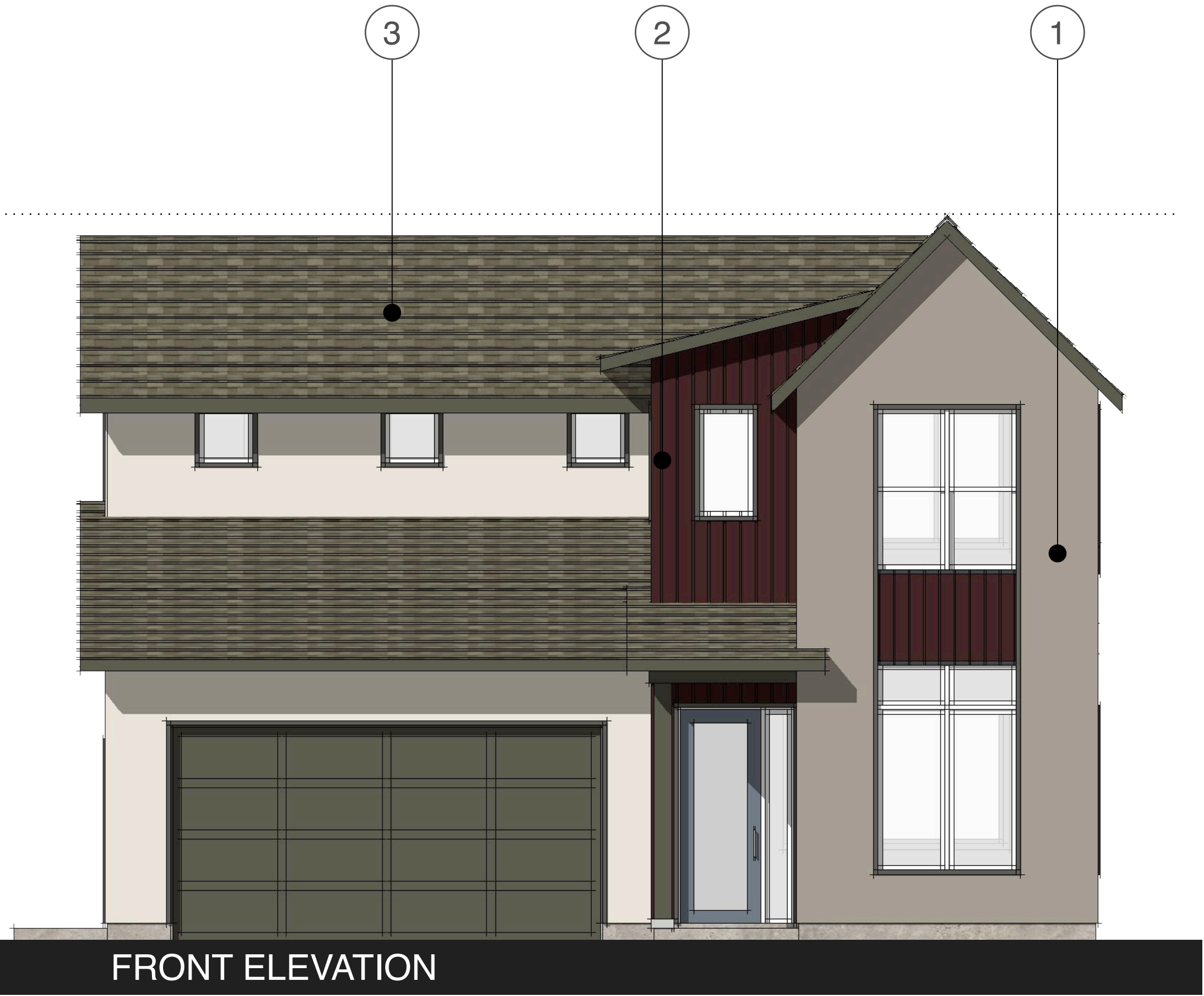
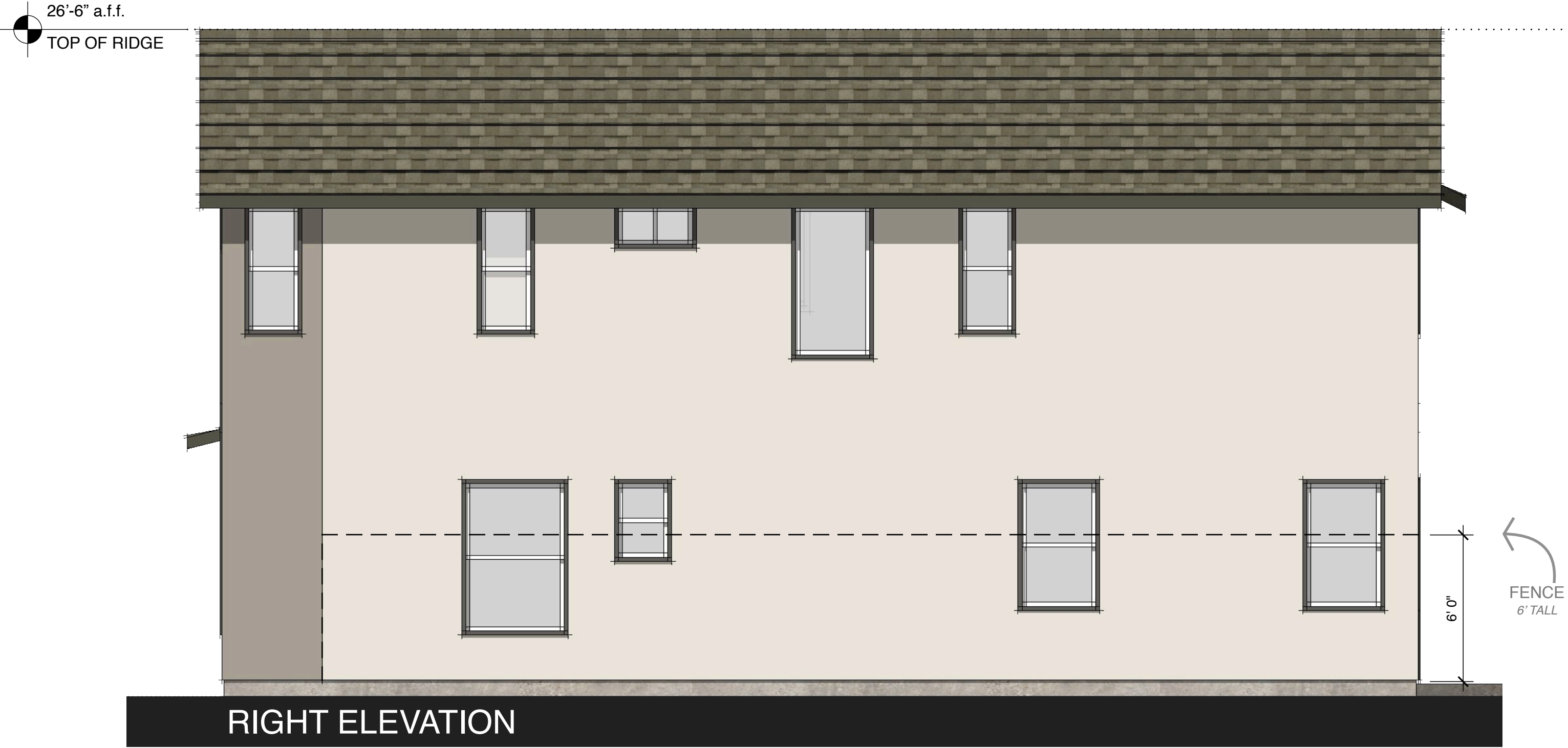
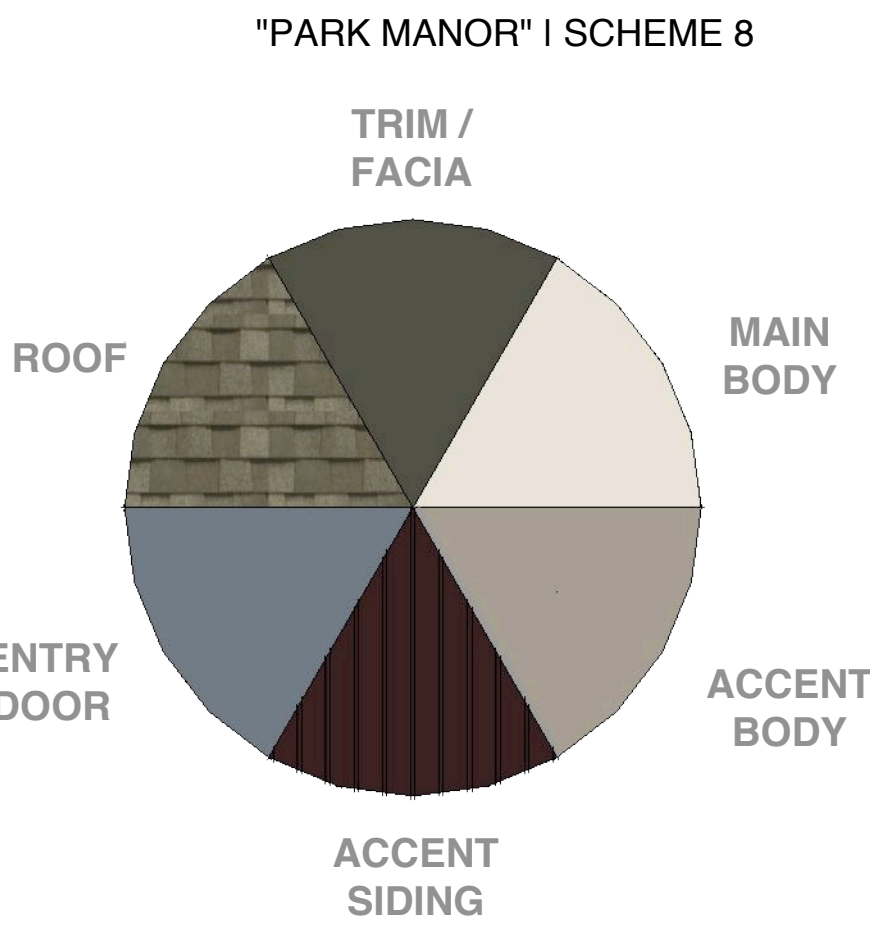
PLAN 4

SQUARE FOOTAGE	=	2,206 SF
STORIES	=	2
BEDROOMS	=	3 - 4
BATHROOMS	=	2.5 - 3

MATERIALS

- 1 STUCCO
SAND FINISH
- 2 ACCENT SIDING
HARDIEPLANK, VERTICAL SIDING
6" EXPOSURE
- 3 COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

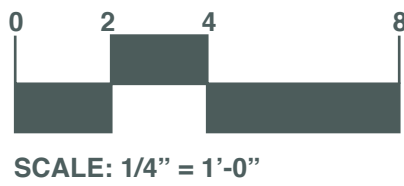
COLOR SCHEME



TRIM AND VERTICAL SIDING ON REAR ONLY AT ENHANCED LOTS

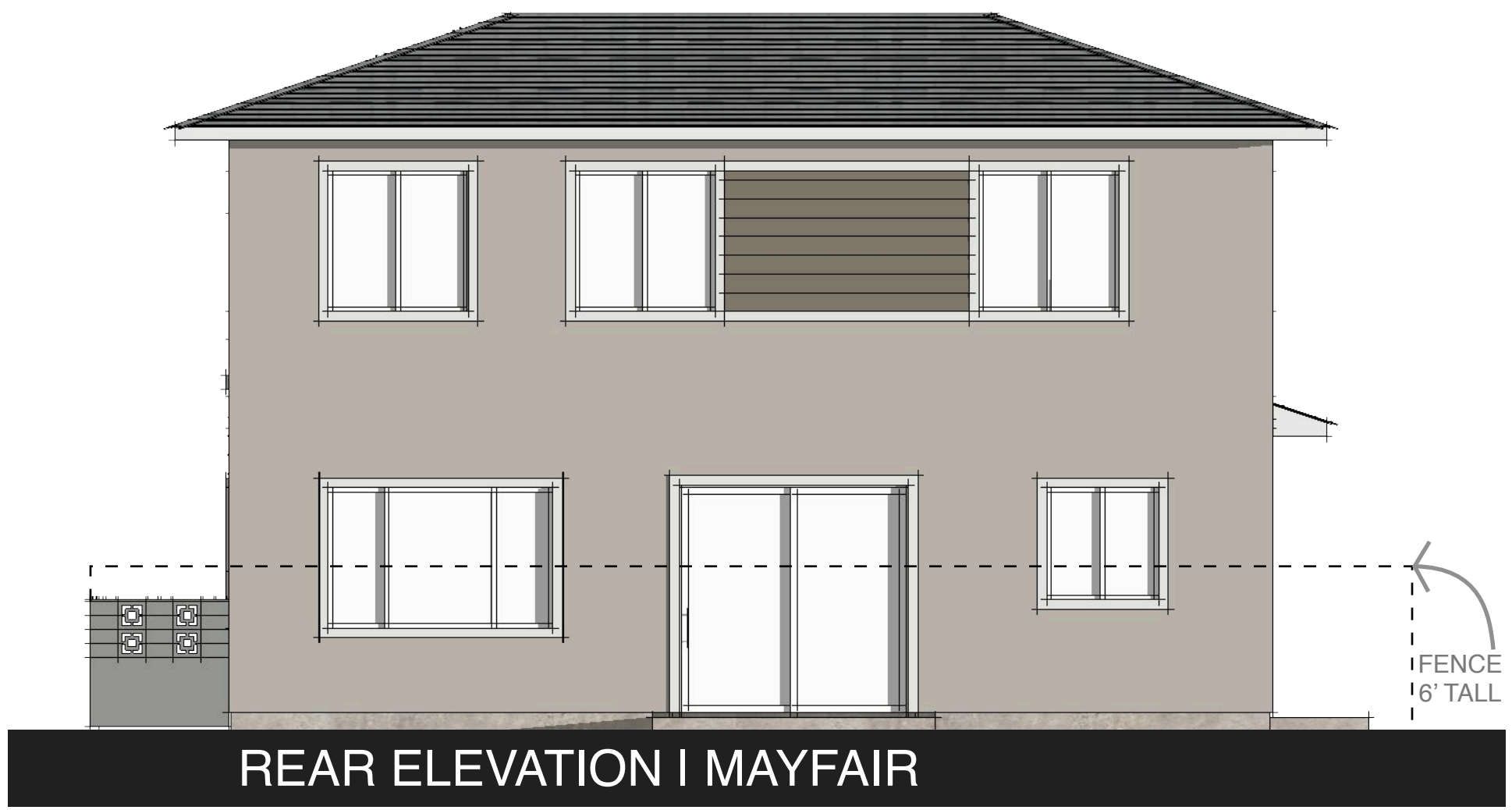
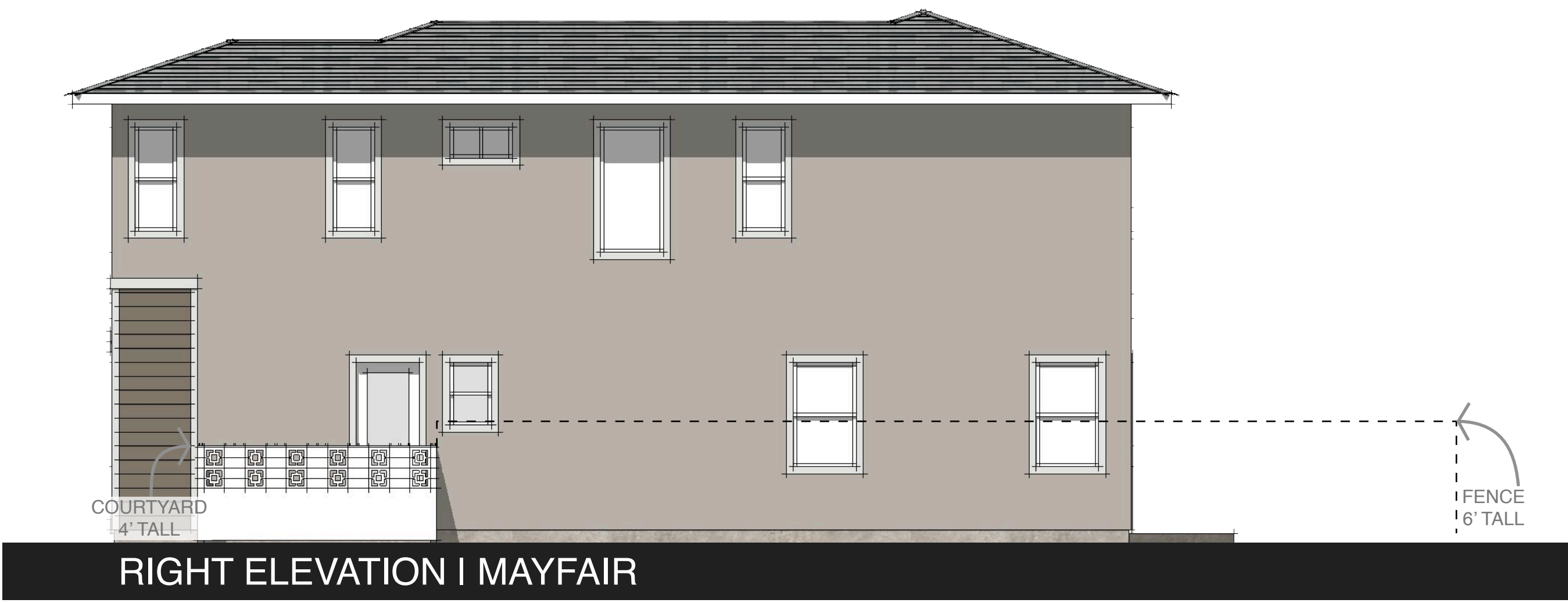
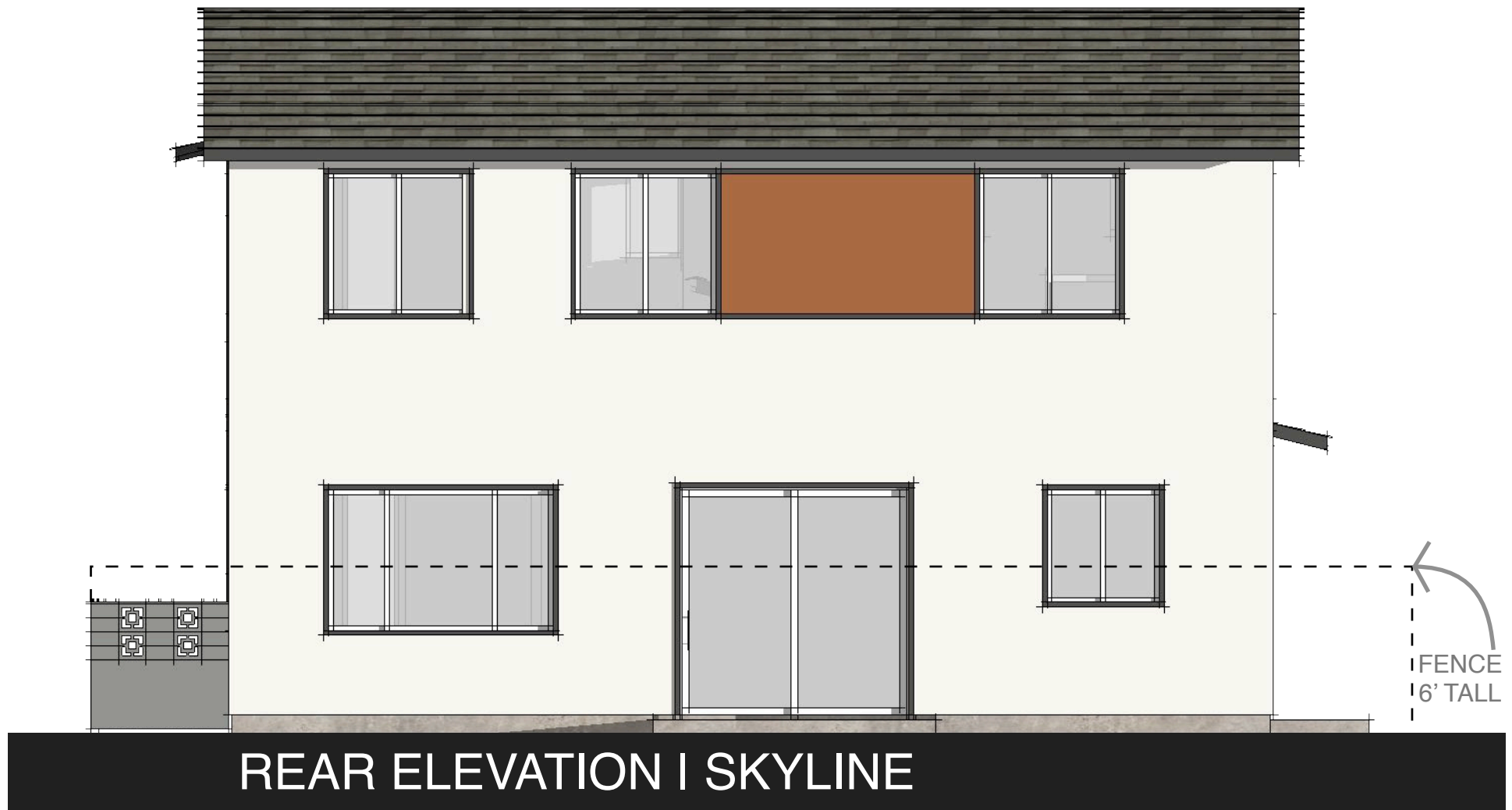
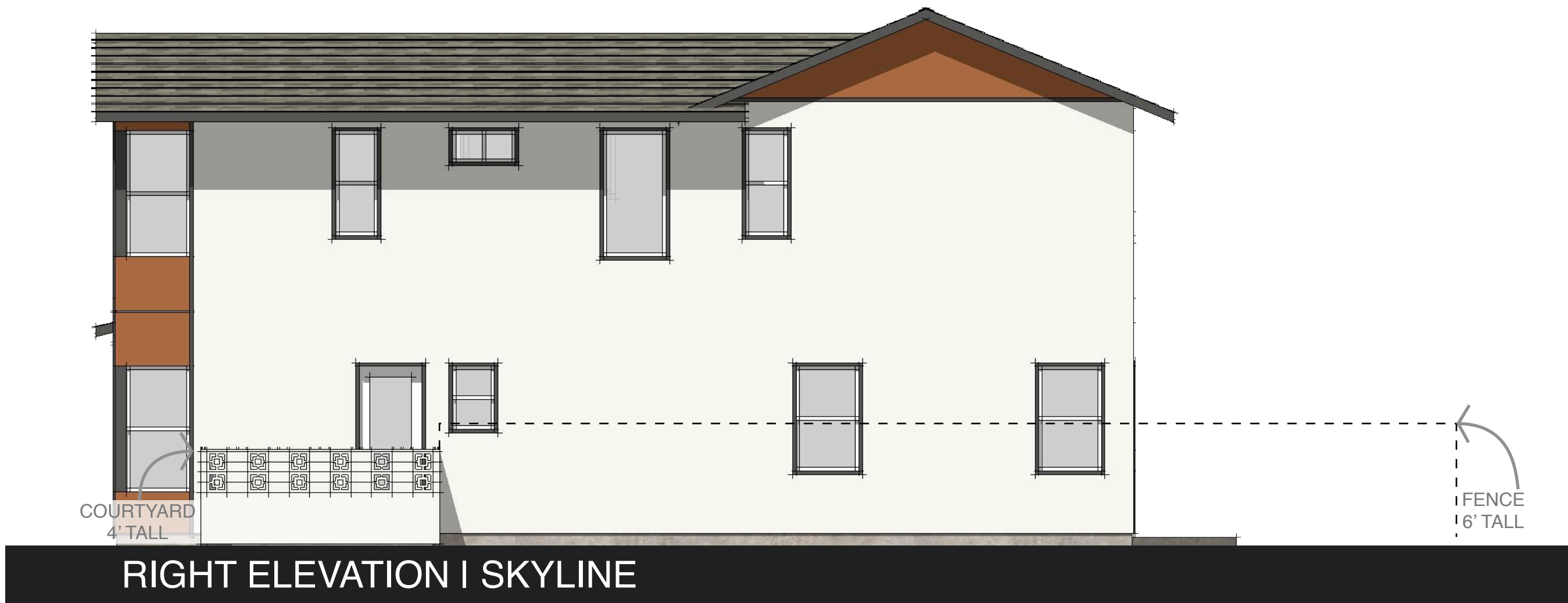
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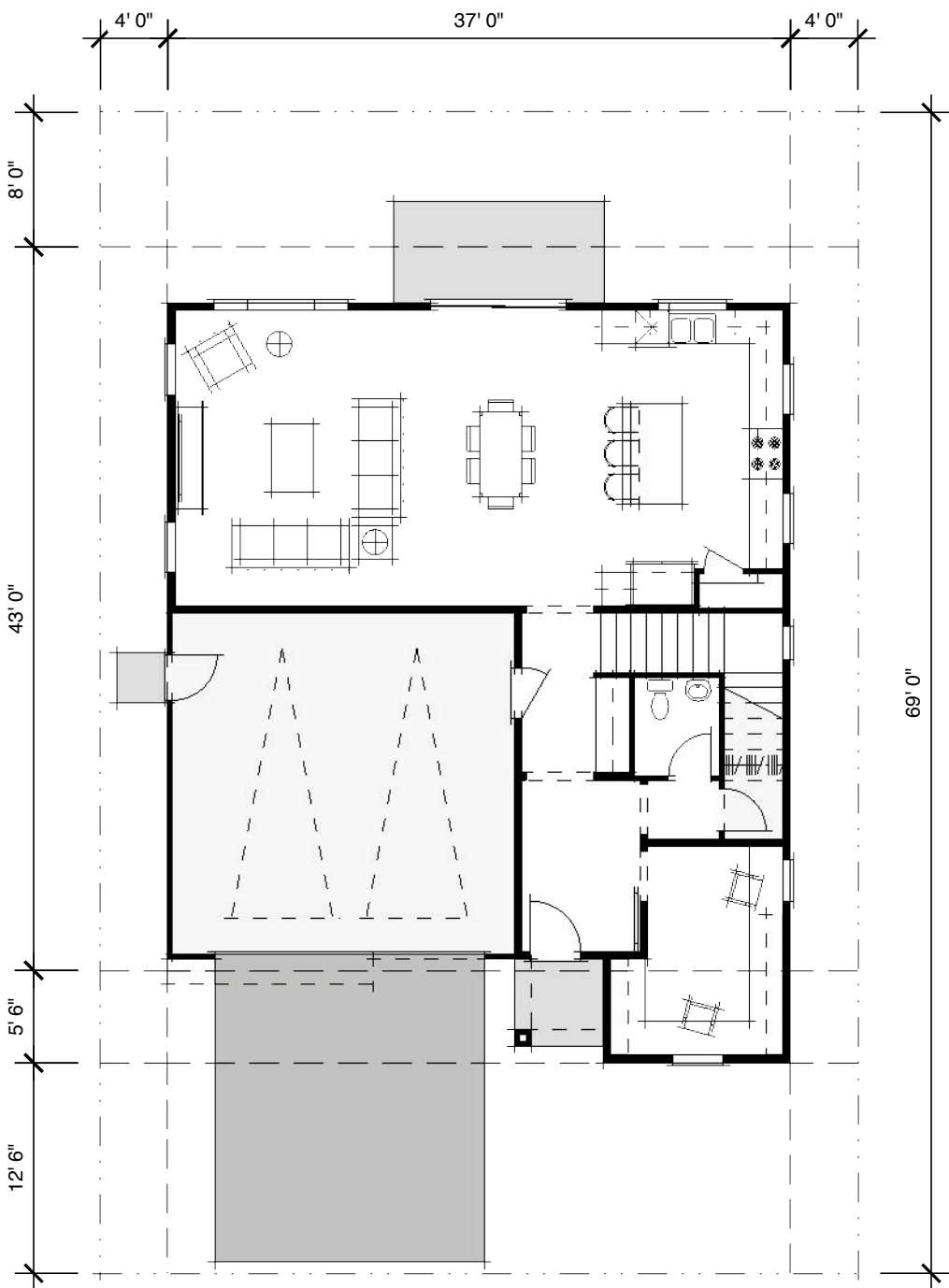
PLAN 4 | SCHEMATIC ELEVATIONS - "PARK MANOR"



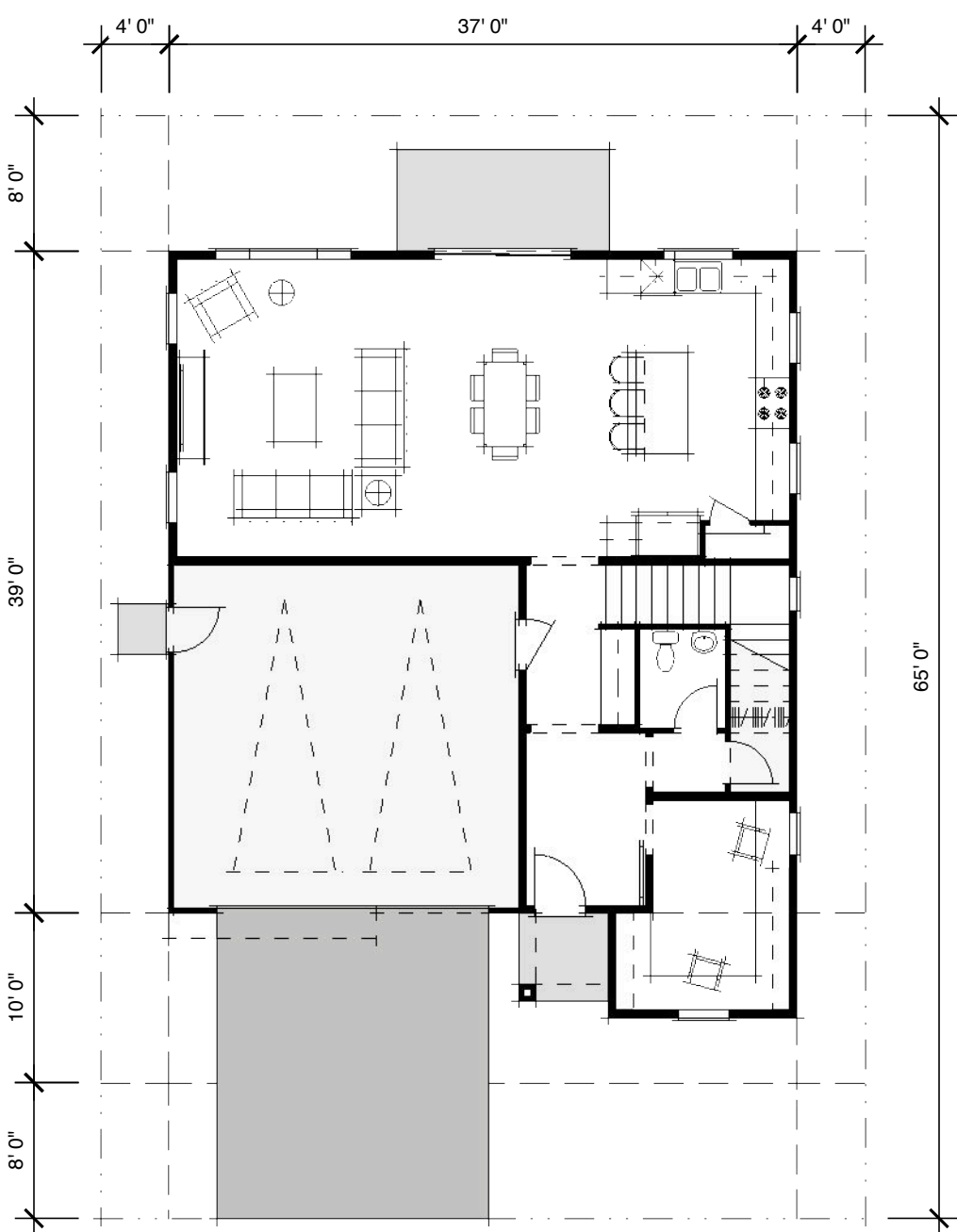
JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A4.8

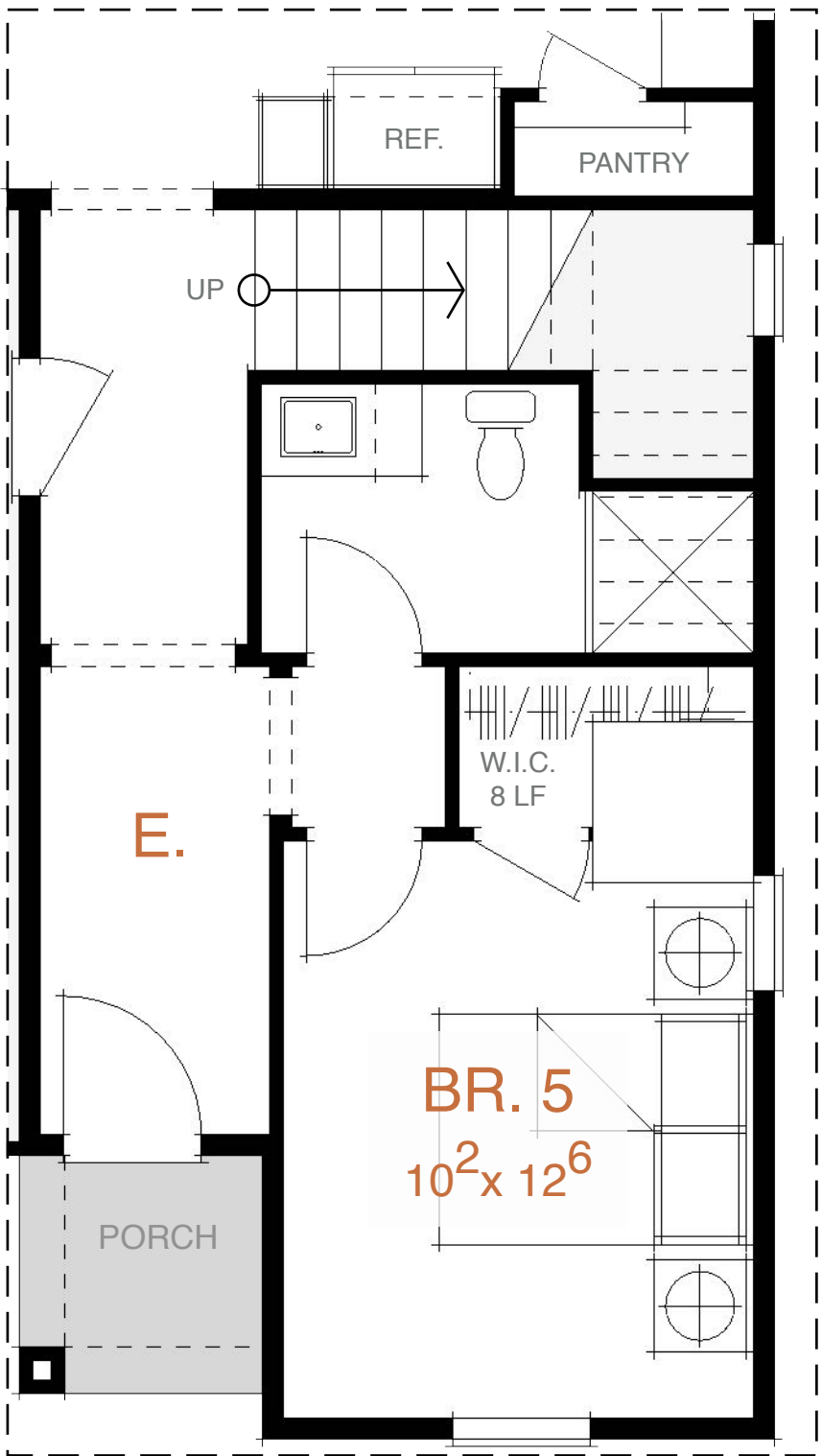
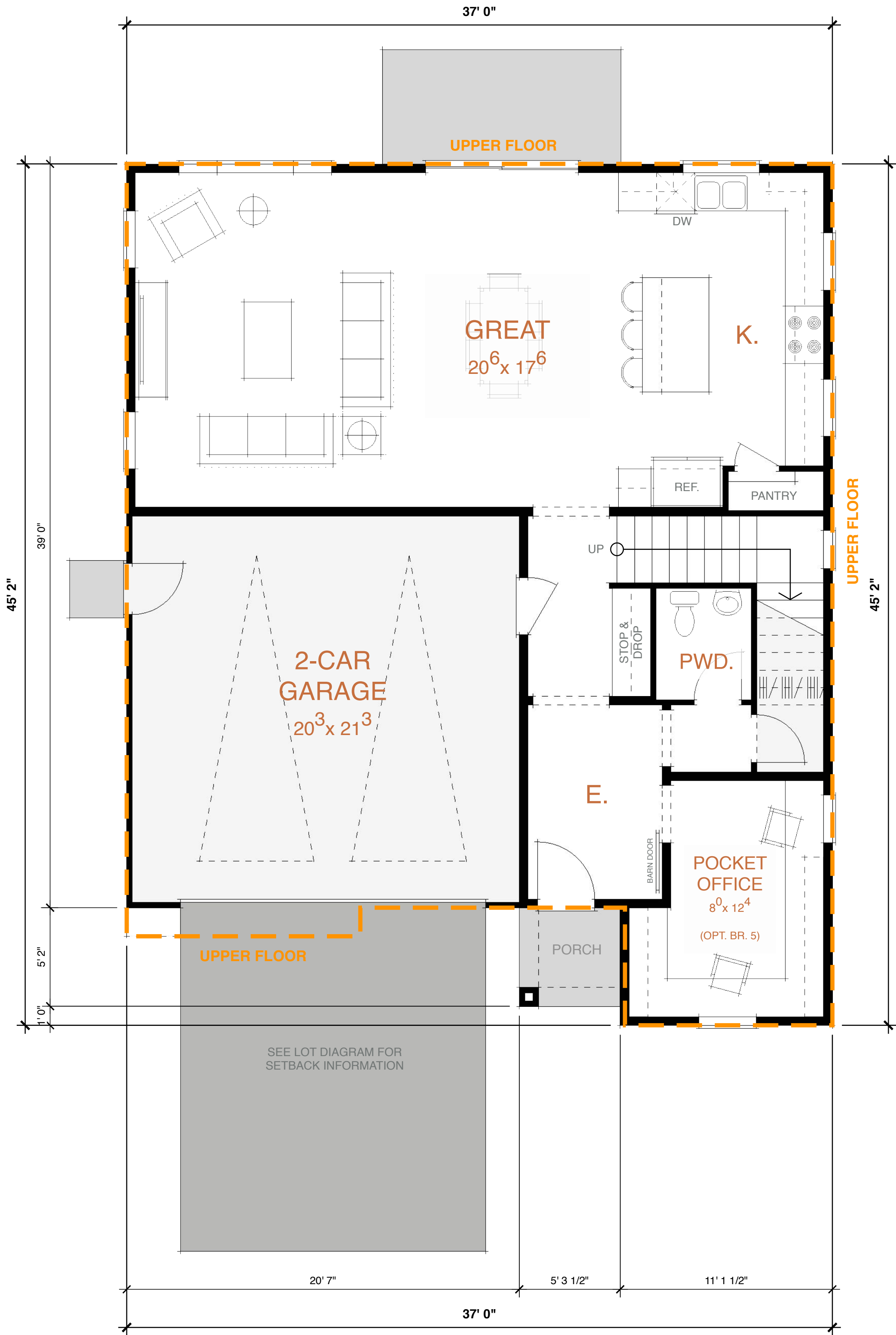




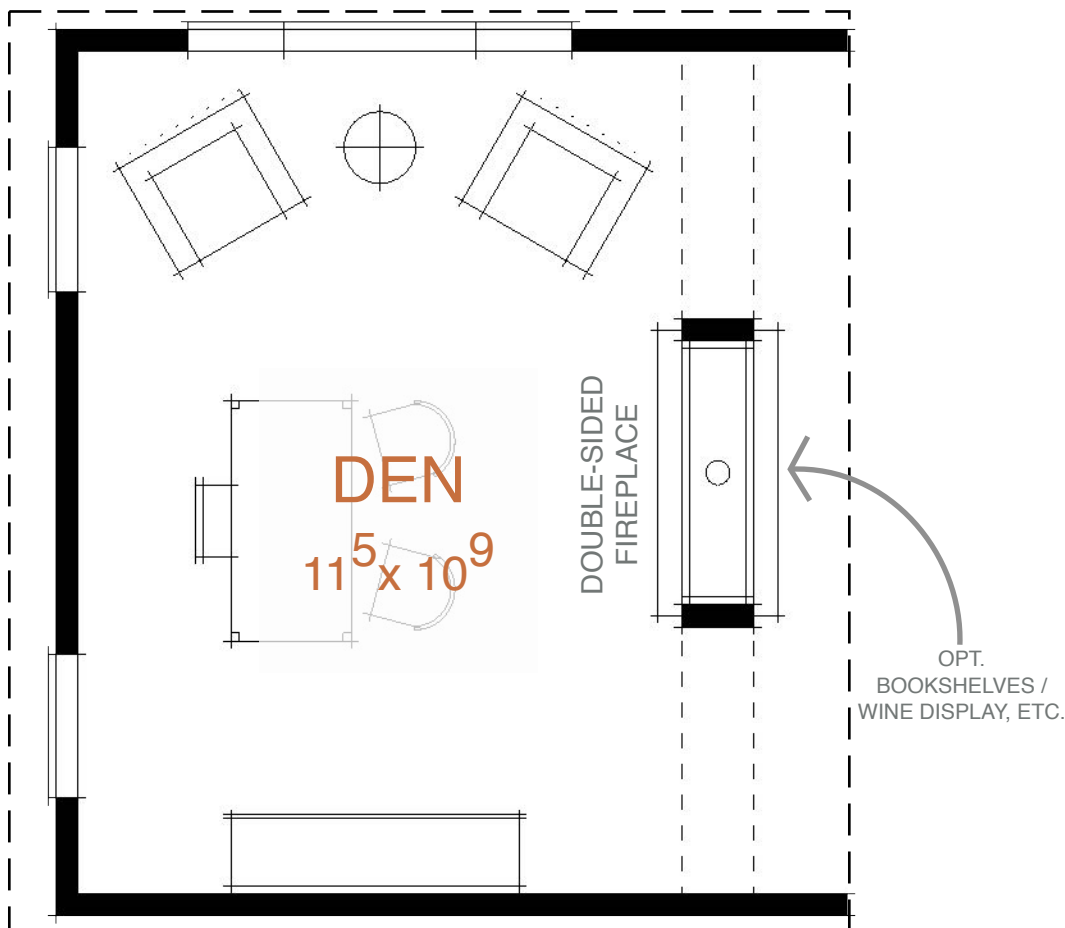
LOT DIAGRAM
(STREET FRONTAGE LOTS)



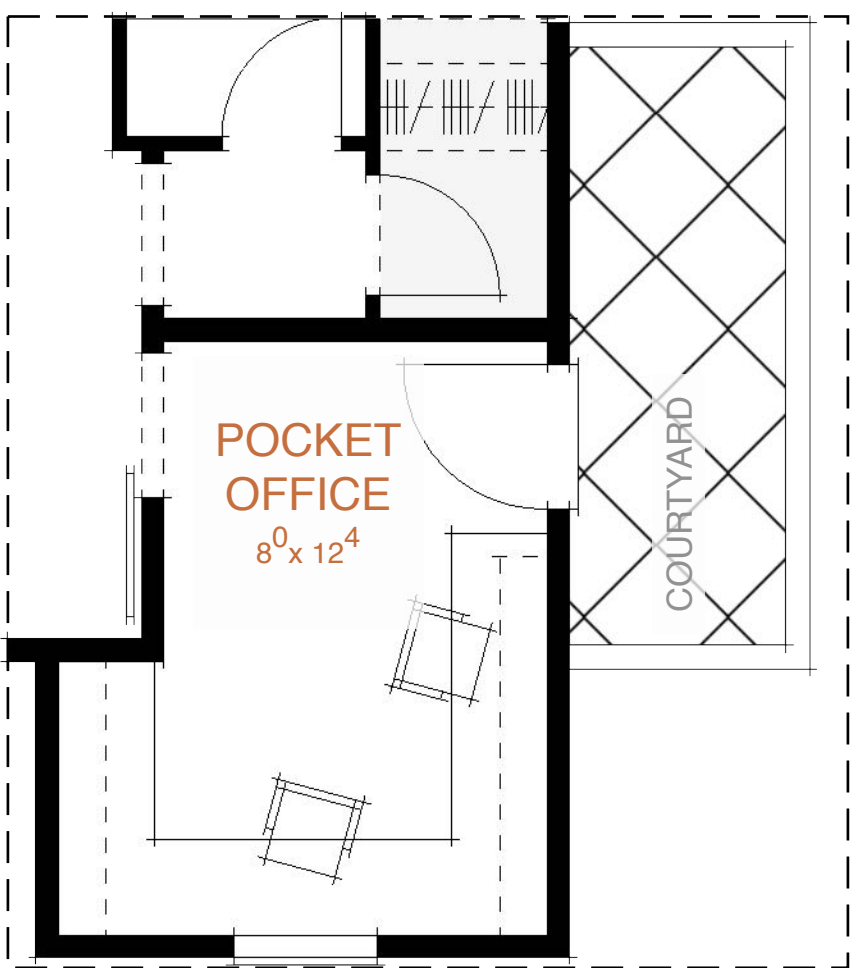
LOT DIAGRAM
(ALLEY FRONTAGE LOTS)



BR. 5 OPTION
(IN LIEU OF POCKET OFFICE)



DEN/FAMILY ROOM OPTION
(IN LIEU OF ENLARGED GREAT ROOM)

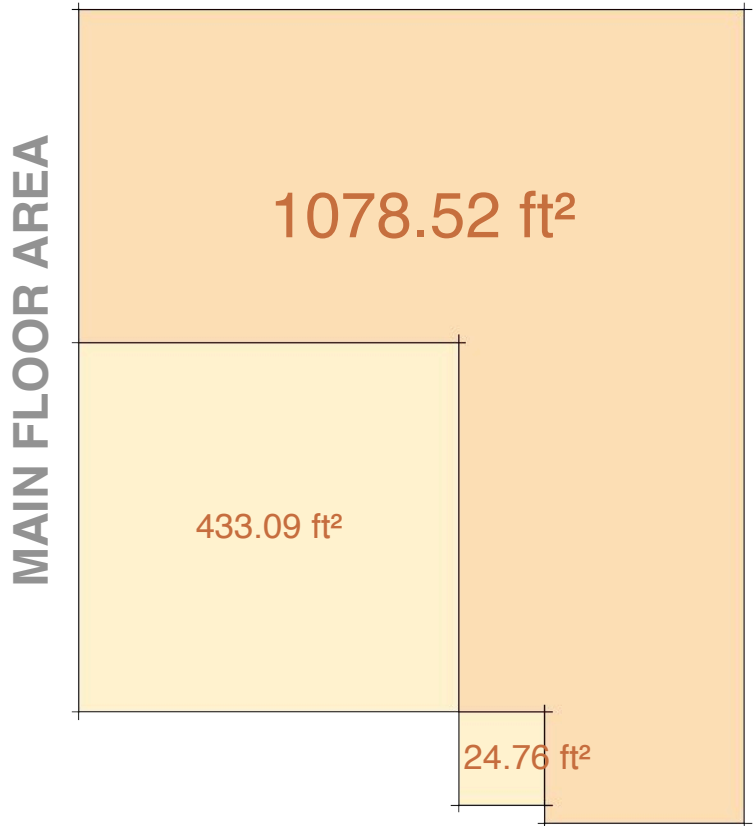
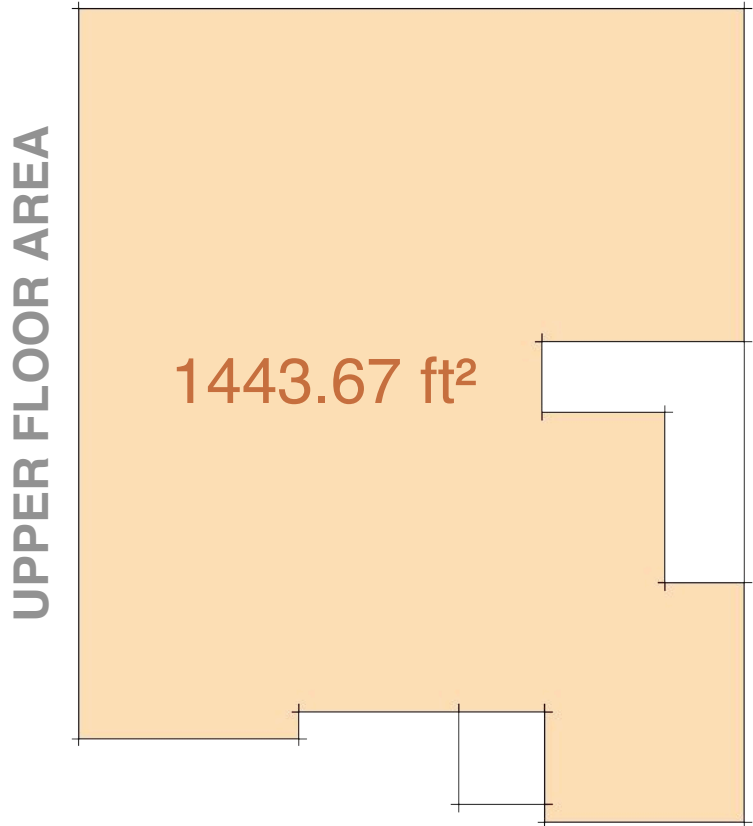


COURTYARD OPTION
(AT ENHANCED ELEVATIONS)

SHEET NOTES

PROGRAM	
STORIES	= 2
BEDROOMS	= 4 - 5 (OPT)
BATHROOMS	= 2.5 - 3.5 (OPT.)
GARAGE	= 2 - CAR
KITCHEN / GREAT ROOM	
NOOK	
LAUNDRY	
POCKET OFFICE	
LOFT	
COVERED PATIO	
(OPT. BR. 5 SUITE)	
(OPT. DEN)	

AREA CALCS (Building Total)	
LIVING (Conditioned)	= 2,522.19 SF
GARAGE	= 433.09 SF
PORCH / PATIO	= 124.76 SF
LOT COVERAGE	= 54.4%

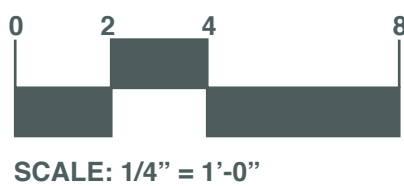


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JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.1



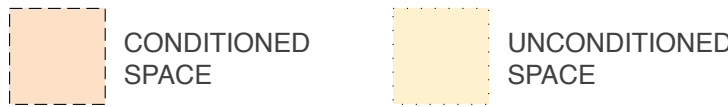
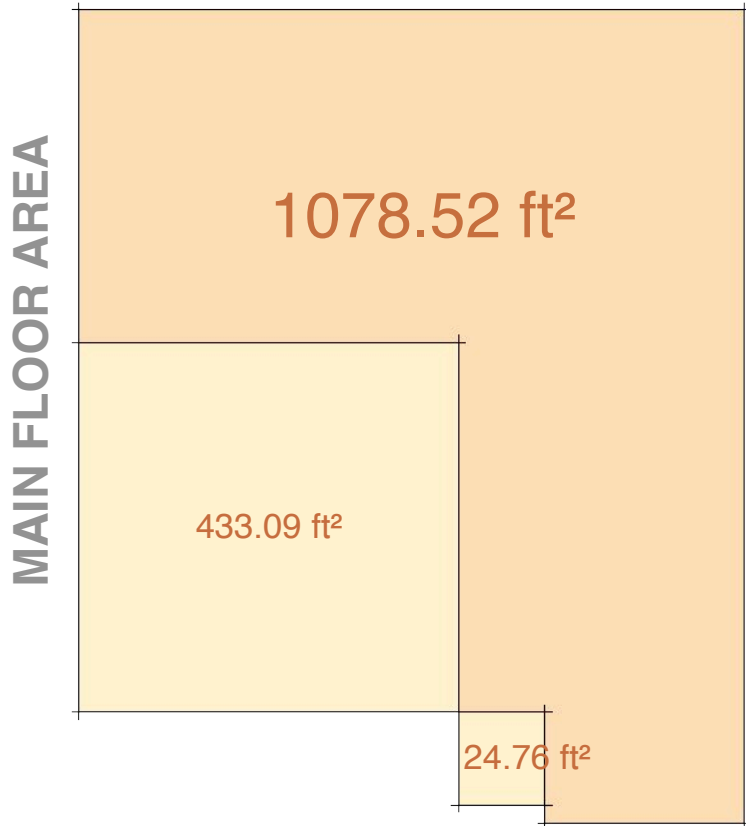
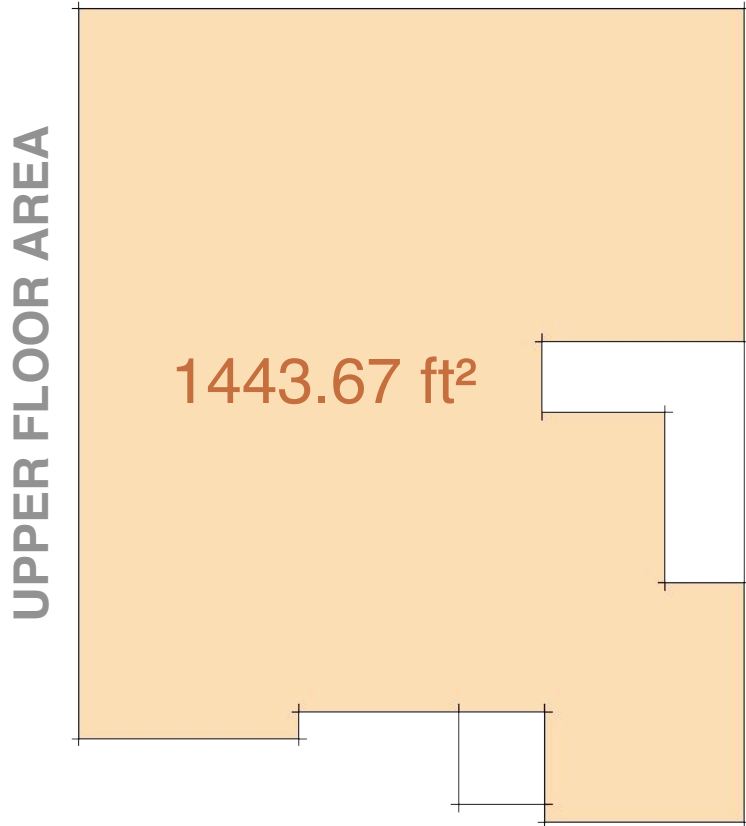
SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	4 - 5 (OPT)
BATHROOMS	=	2.5 - 3.5 (OPT.)
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		
NOOK		
LAUNDRY		
POCKET OFFICE		
LOFT		
COVERED PATIO		
(OPT. BR. 5 SUITE)		
(OPT. DEN)		

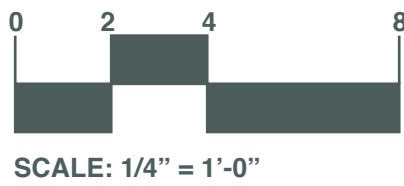
AREA CALCS (Building Total)

LIVING (Conditioned)	=	2,497.19 SF
GARAGE	=	433.09 SF
PORCH / PATIO	=	124.76 SF
LOT COVERAGE	=	54.4%



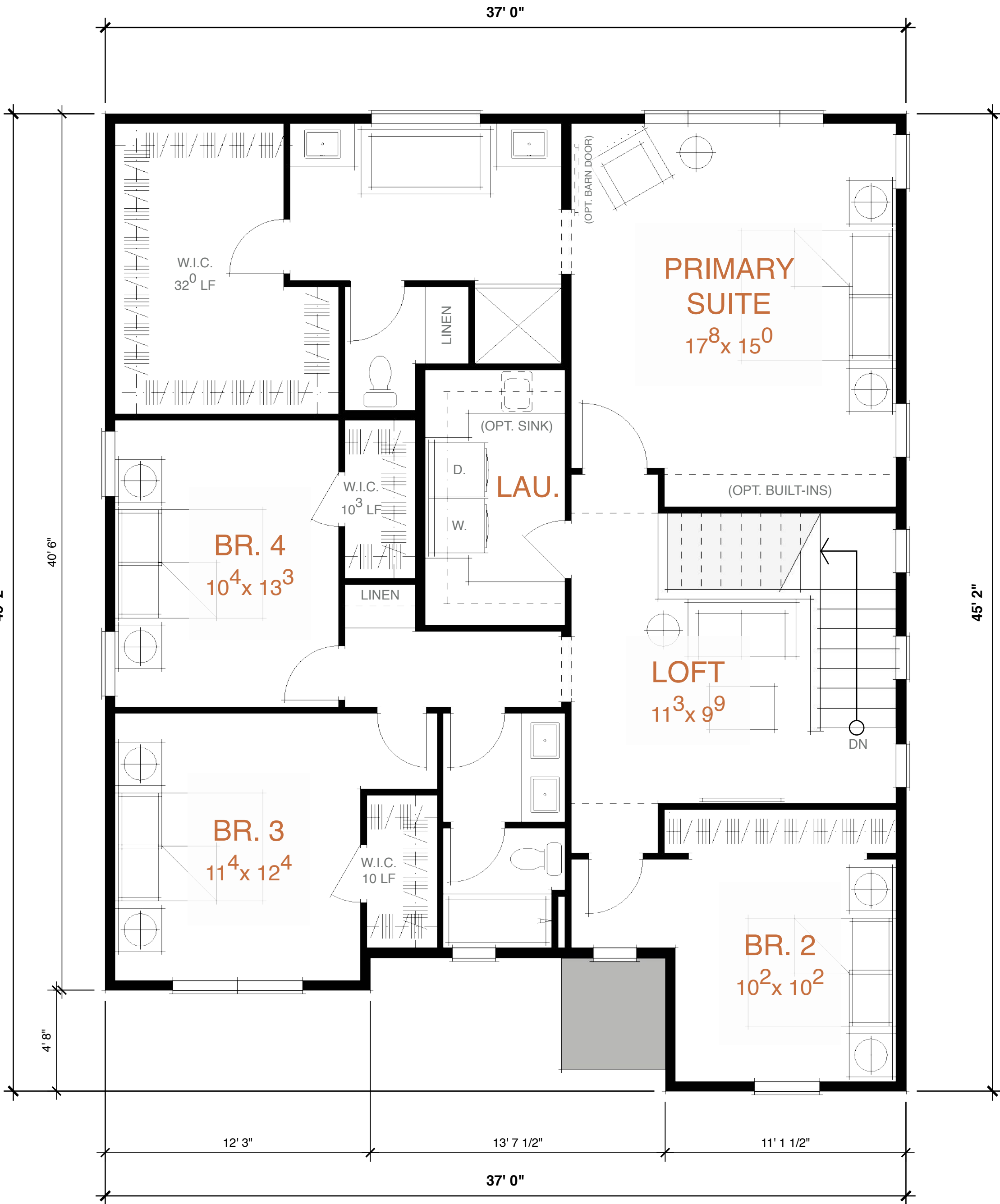
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 5 | SCHEMATIC SECOND FLOOR PLAN - 2,522 SF



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.2



PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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PROGRESS SET



SUNRIDGE VILLAGE 4

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PLAN 5 | SCHEMATIC PERSPECTIVE - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.3

SHEET NOTES

PLAN 5

SQUARE FOOTAGE	=	2,522 SF
STORIES	=	2
BEDROOMS	=	4 - 5
BATHROOMS	=	3.5 - 4.5

MATERIALS

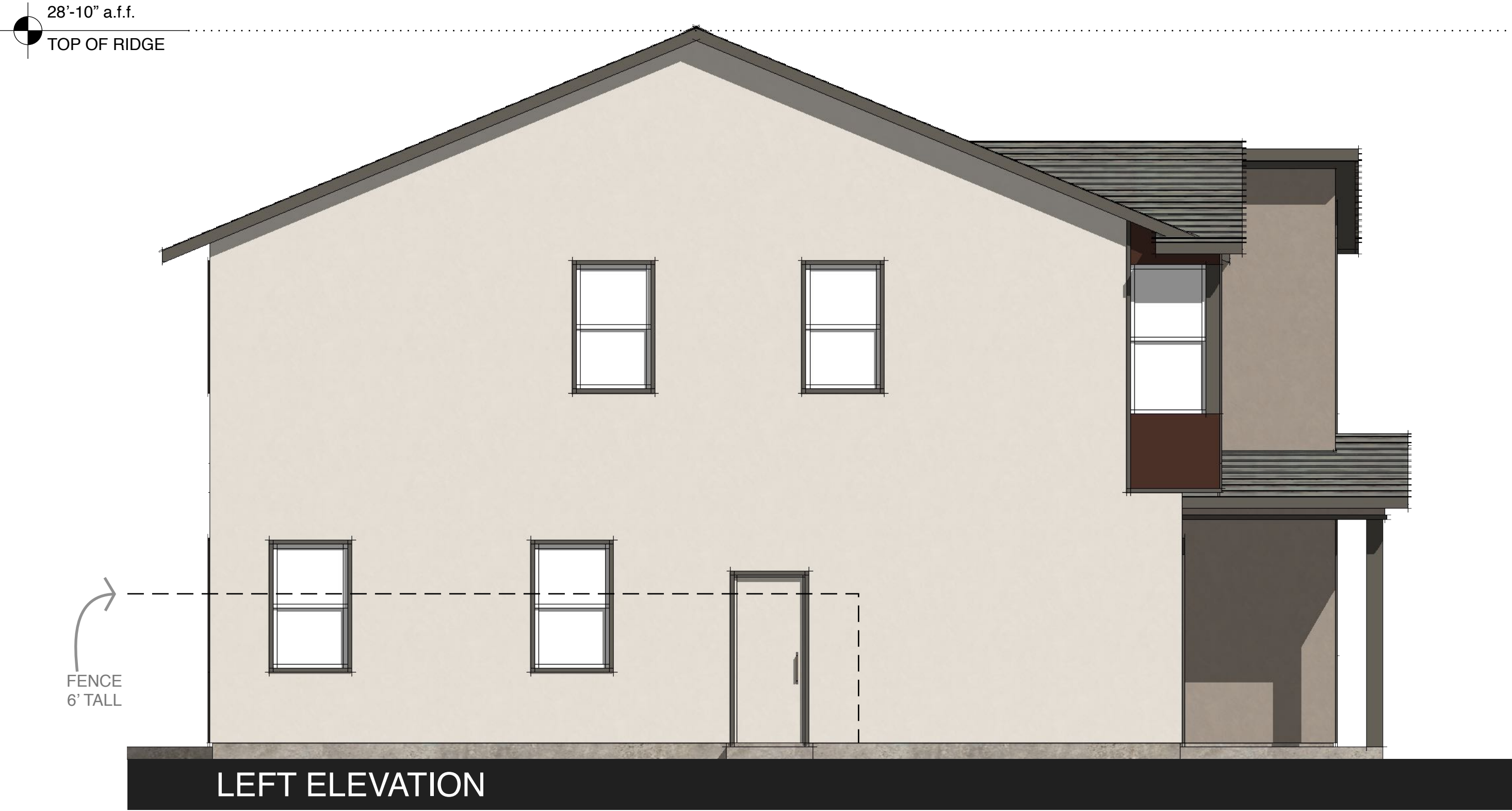
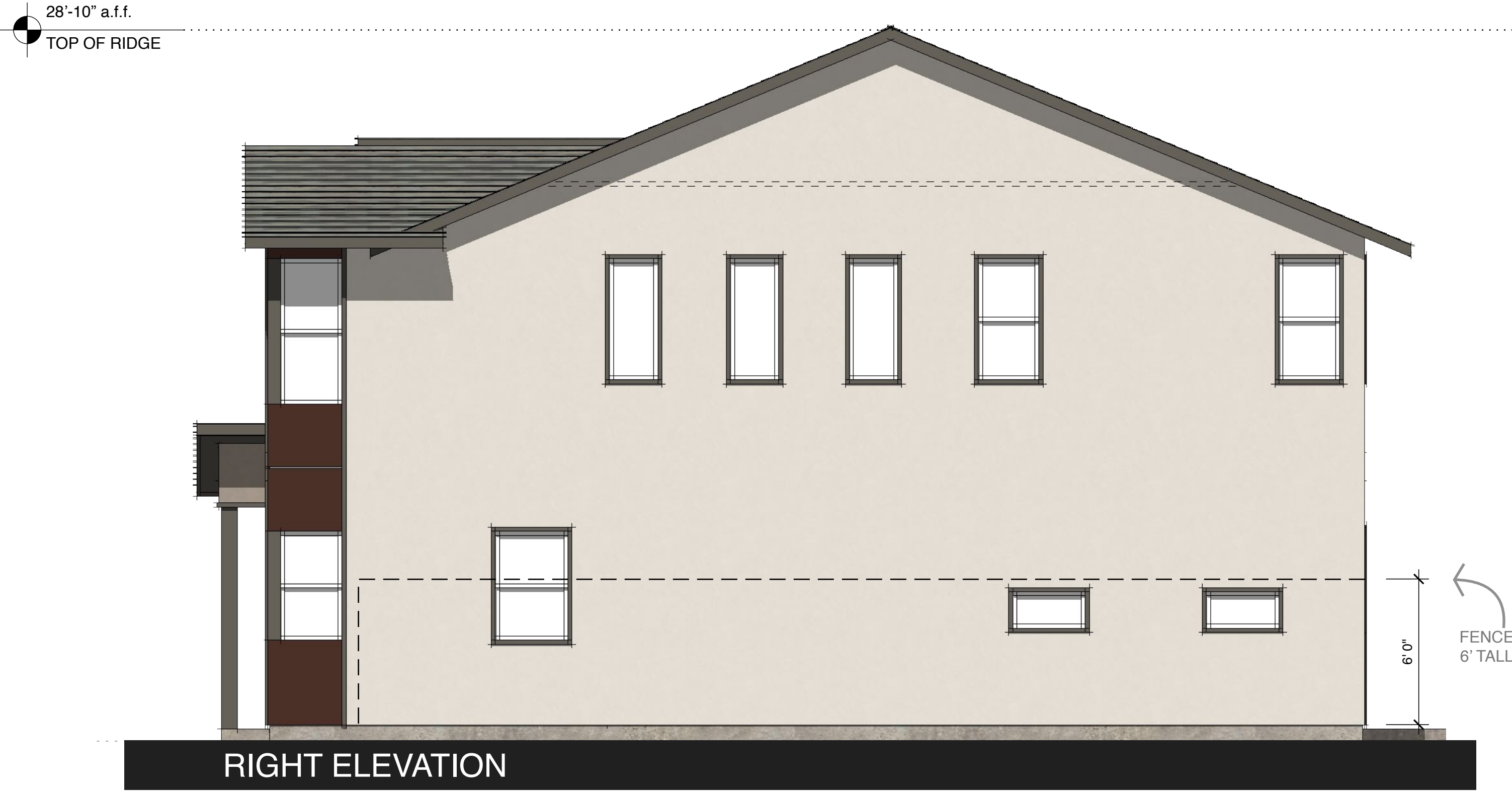
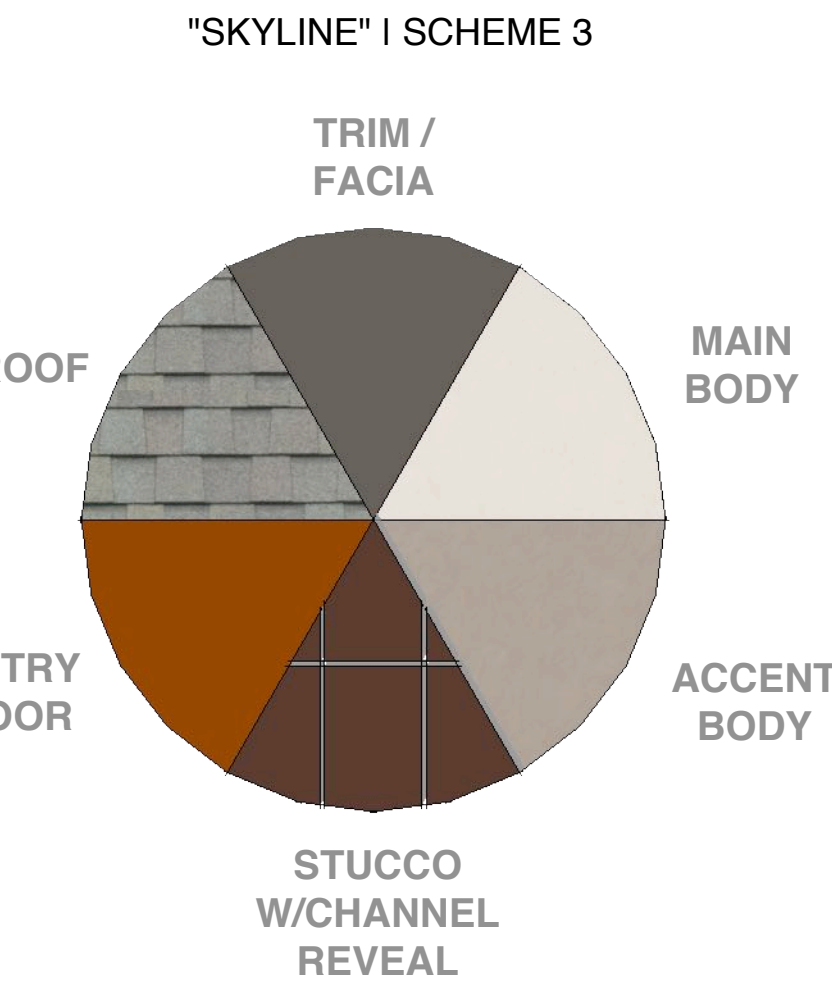
- 1

STUCCO
SAND FINISH
- 2

STUCCO W/ CHANNEL REVEAL
SAND FINISH
1" ALUMINUM CHANNEL
- 3

COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

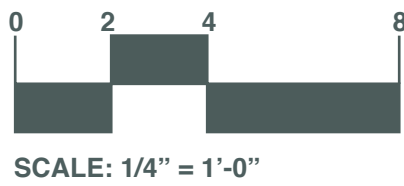
COLOR SCHEME



TRIM AND ACCENT STUCCO ON SIDE AND REAR ONLY AT ENHANCED LOTS

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PLAN 5 | SCHEMATIC ELEVATIONS - "SKYLINE"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.4



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PROGRESS SET



SUNRIDGE VILLAGE 4

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PLAN 5 | SCHEMATIC PERSPECTIVE - "MAYFAIR"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.5

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SHEET NOTES

PLAN 5

SQUARE FOOTAGE	=	2,522 SF
STORIES	=	2
BEDROOMS	=	4 - 5
BATHROOMS	=	3.5 - 4.5

MATERIALS

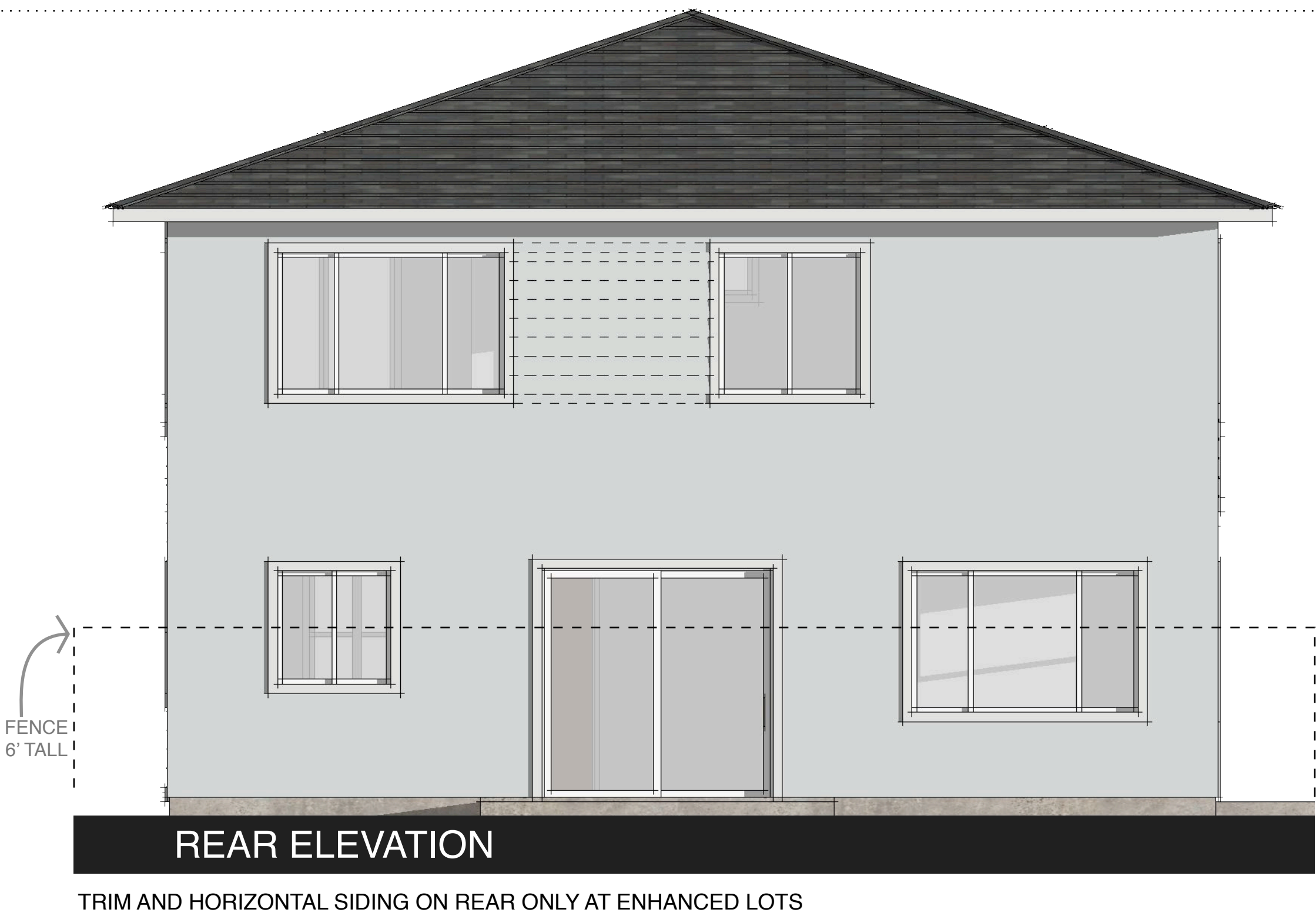
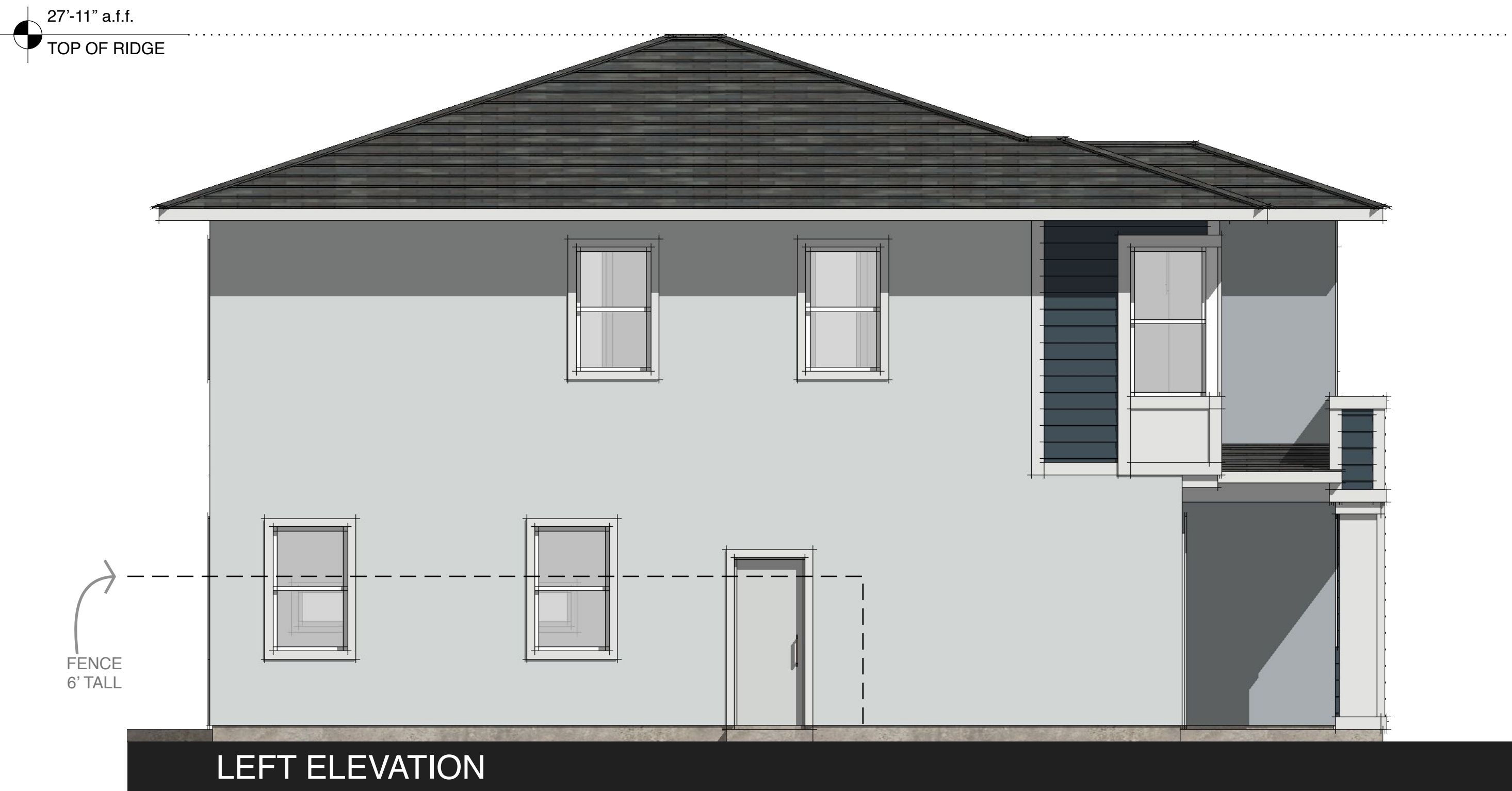
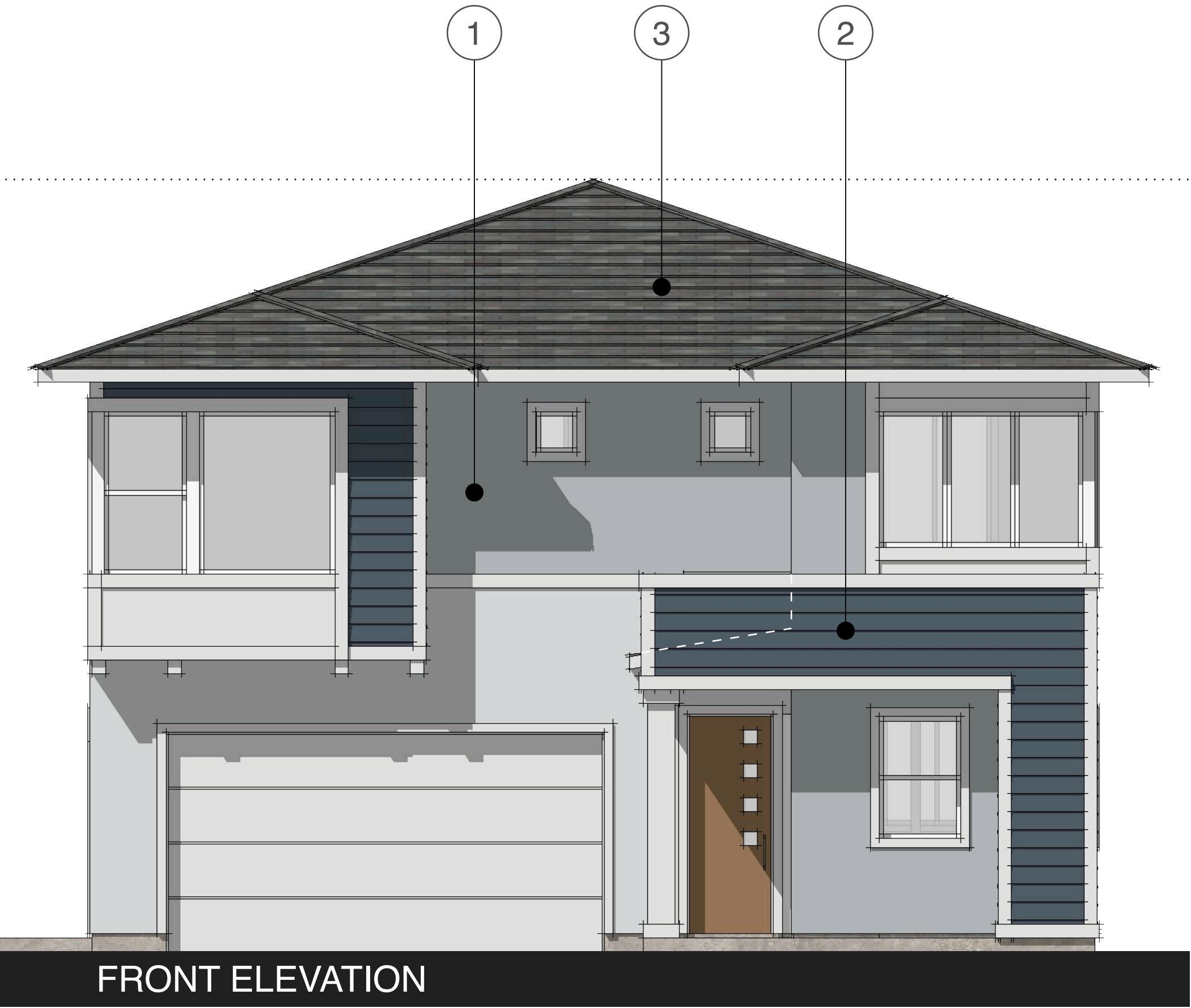
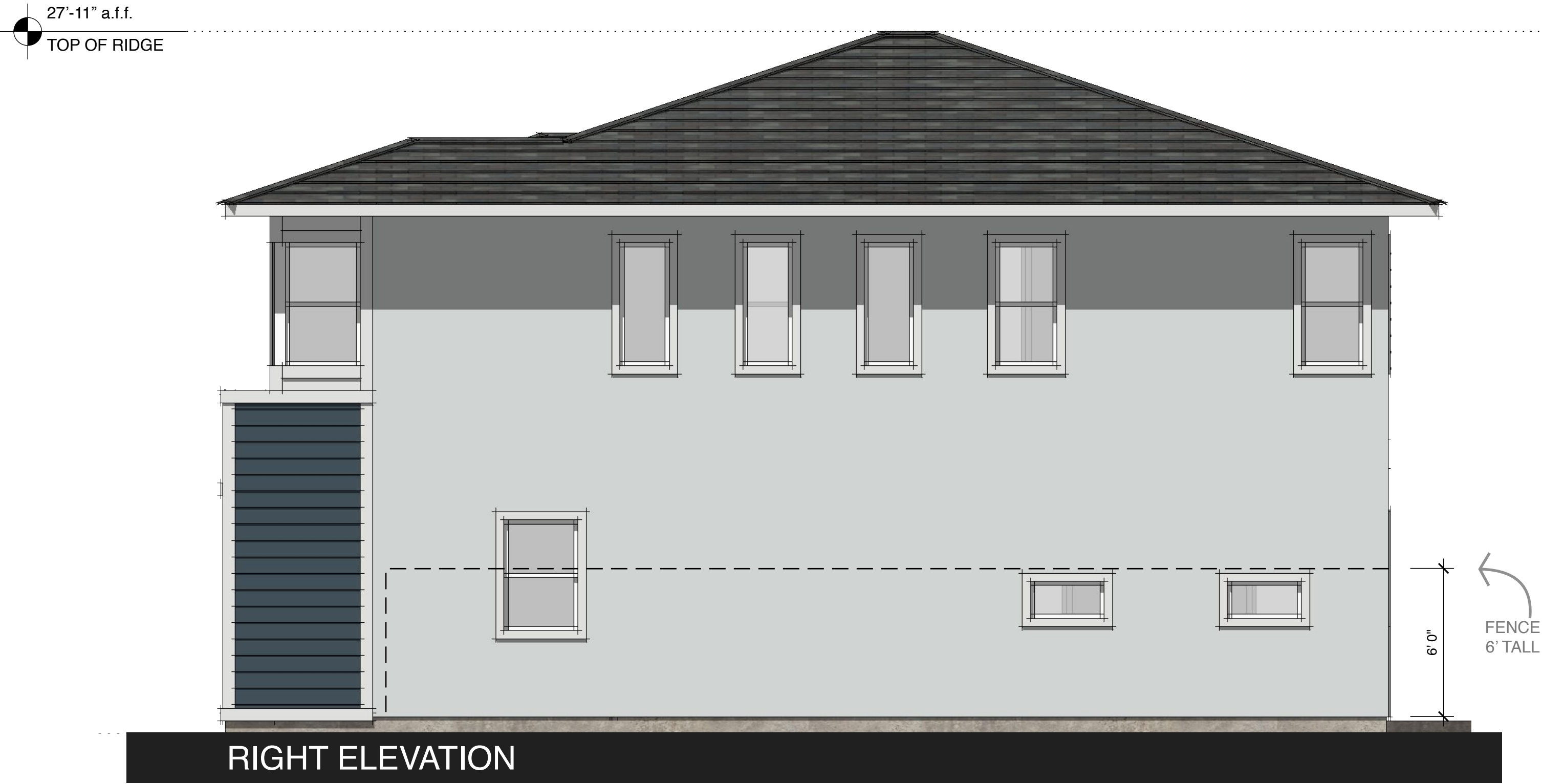
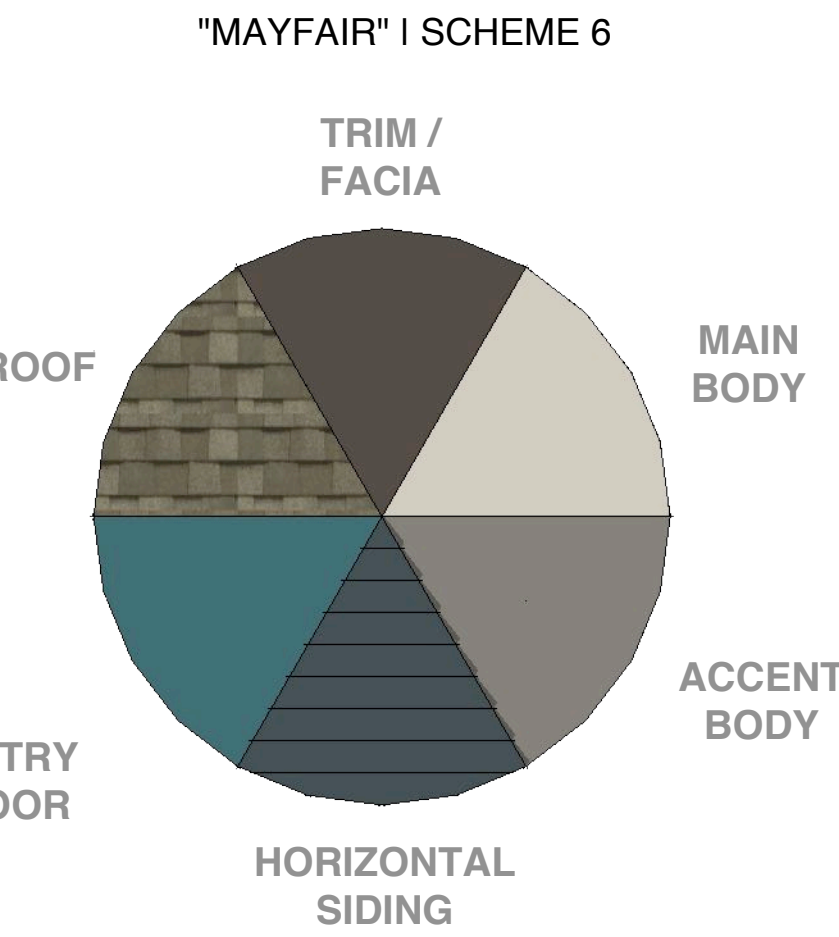
- 1

STUCCO
SAND FINISH
- 2

ACCENT SIDING
HARDIEPLANK, HORIZONTAL
SIDING 8" EXPOSURE
- 3

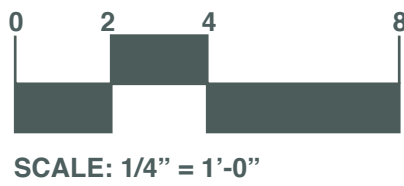
COMPOSITION SHINGLE ROOF
CERTAINTED (OR SIMILAR)

COLOR SCHEME



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 5 | SCHEMATIC ELEVATIONS - "MAYFAIR"



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.6



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 5 | SCHEMATIC PERSPECTIVE - "PARK MANOR"

SHEET NOTES

PLAN 5

SQUARE FOOTAGE	=	2,522 SF
STORIES	=	2
BEDROOMS	=	4 - 5
BATHROOMS	=	3.5 - 4.5

MATERIALS

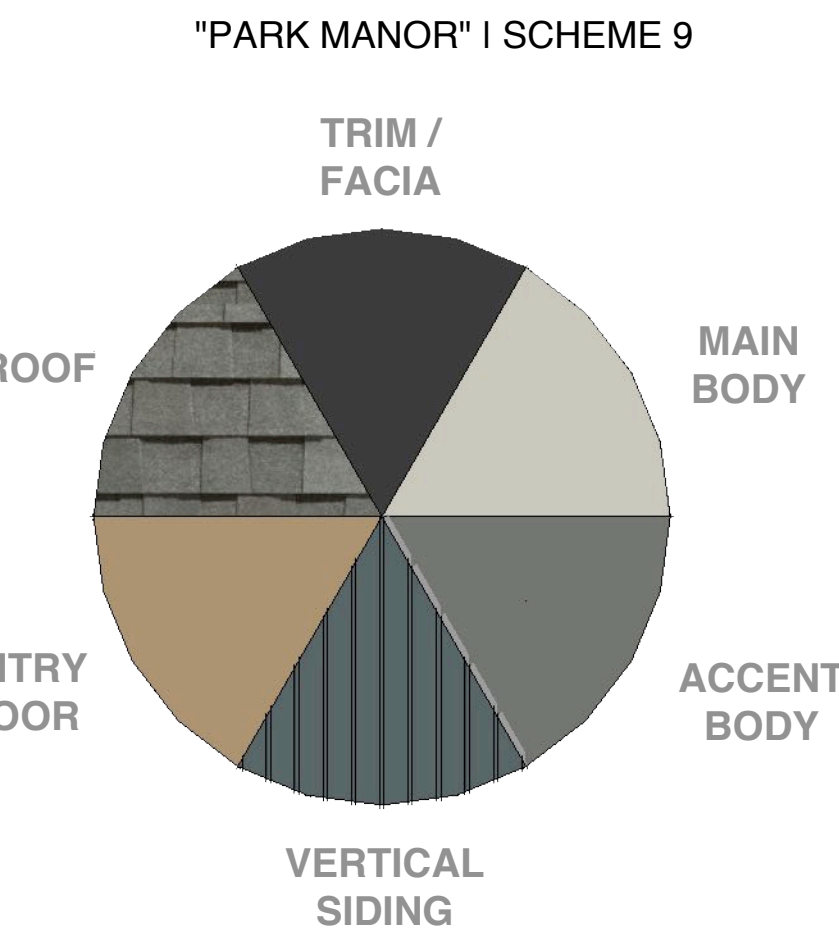
- 1

STUCCO
SMOOTH FINISH, 3-COAT
- 2

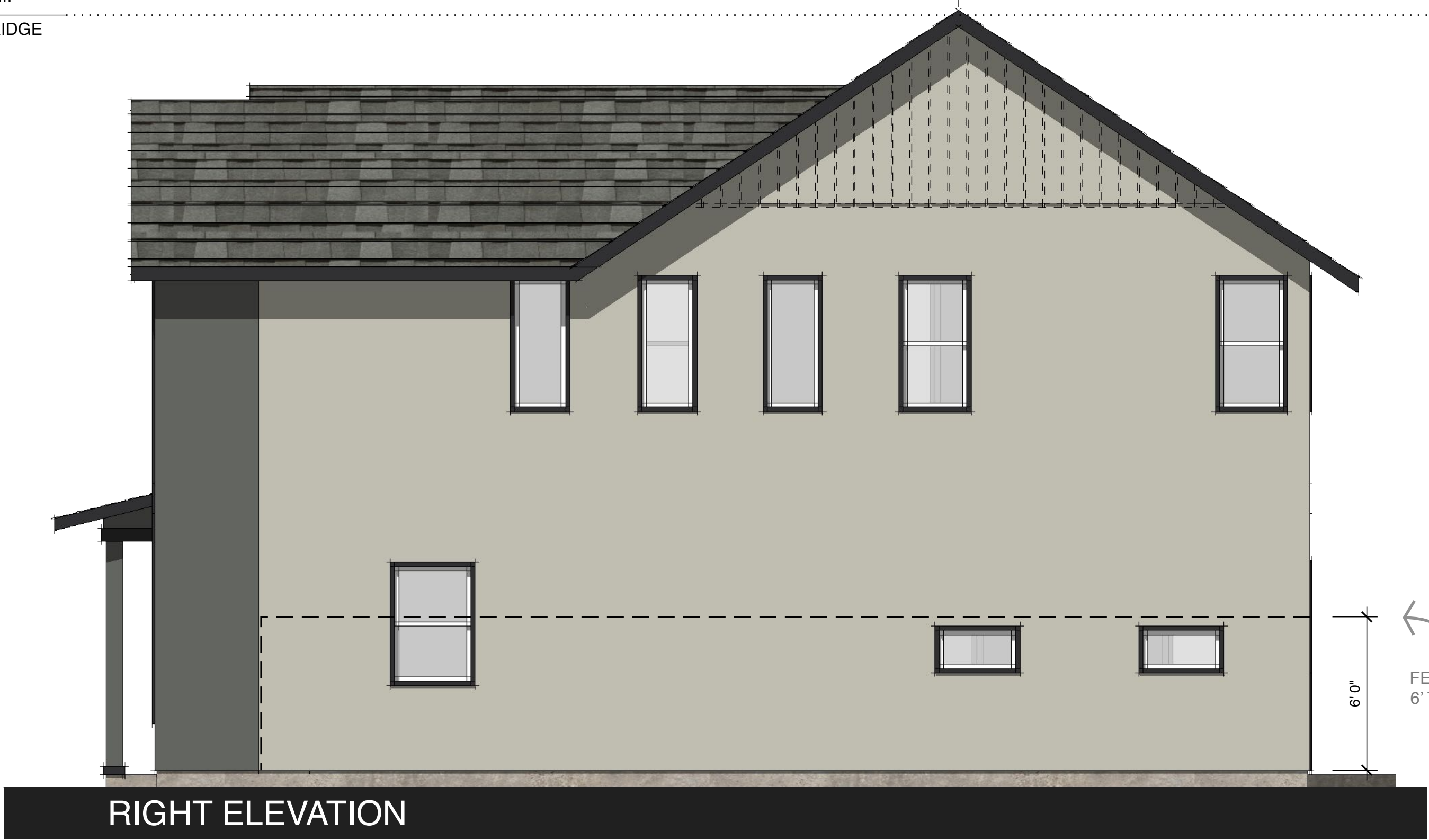
ACCENT SIDING
HARDIEPLANK, VERTICAL SIDING
6" EXPOSURE
- 3

COMPOSITION SHINGLE ROOF
CERTAINTEED (OR SIMILAR)

COLOR SCHEME



29'-10" a.f.f.
TOP OF RIDGE



TRIM AND VERTICAL SIDING ON SIDE AND REAR ONLY AT ENHANCED LOTS

29'-10" a.f.f.
TOP OF RIDGE



LEFT ELEVATION

2

1

3



FRONT ELEVATION

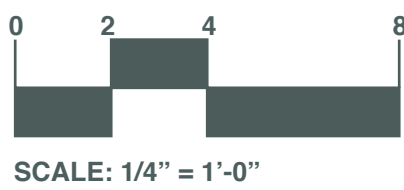


REAR ELEVATION

TRIM AND VERTICAL SIDING ON SIDE AND REAR ONLY AT ENHANCED LOTS

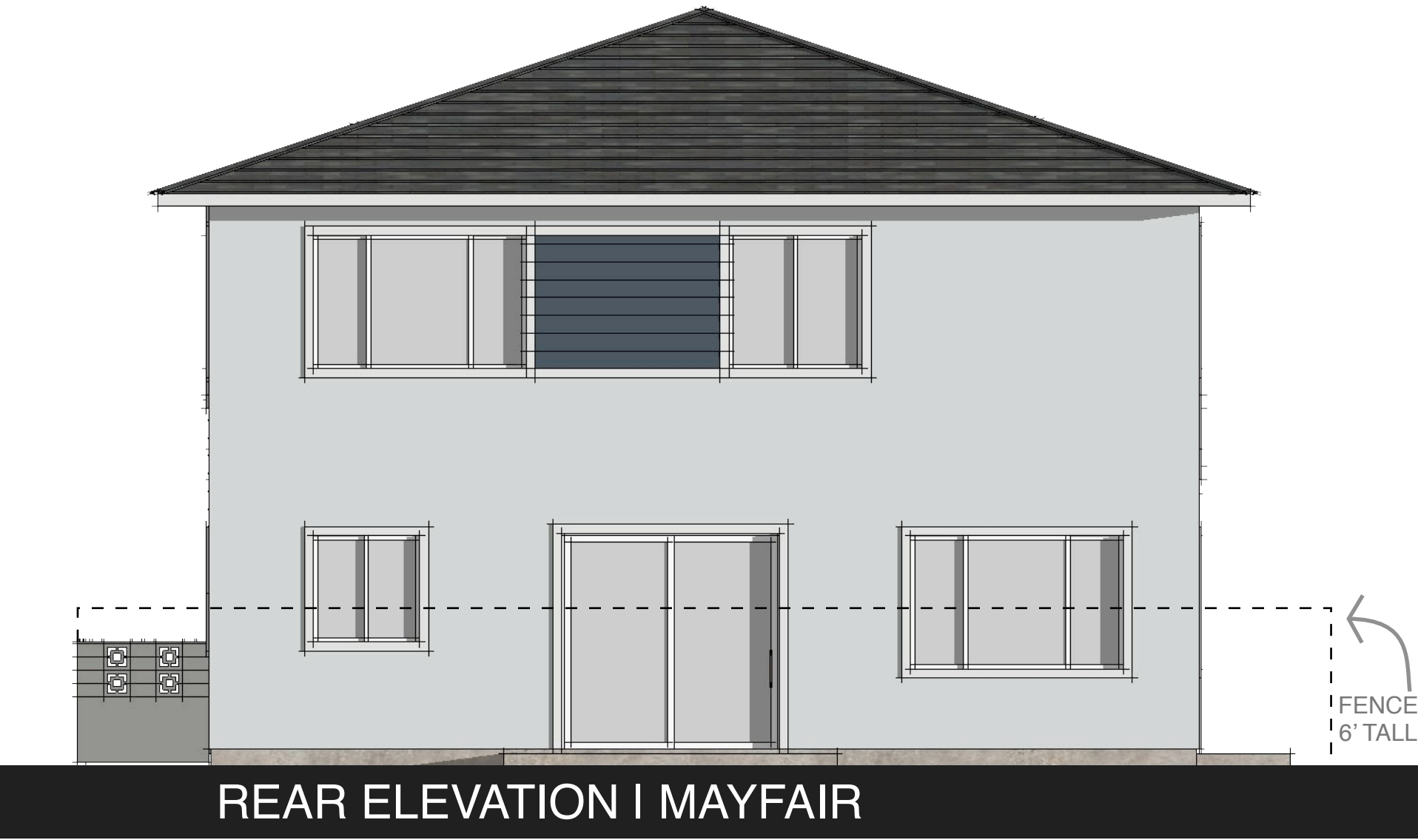
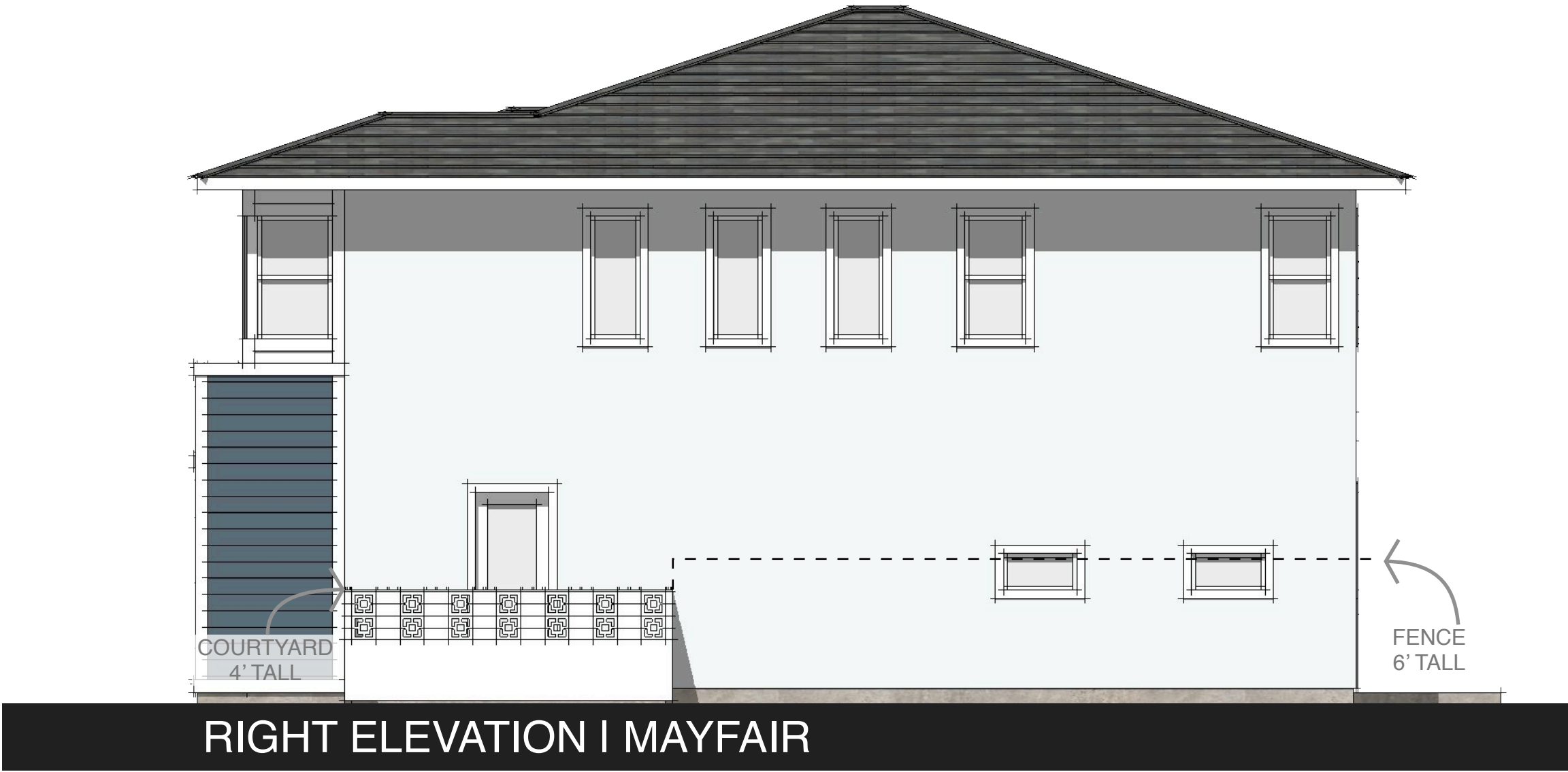
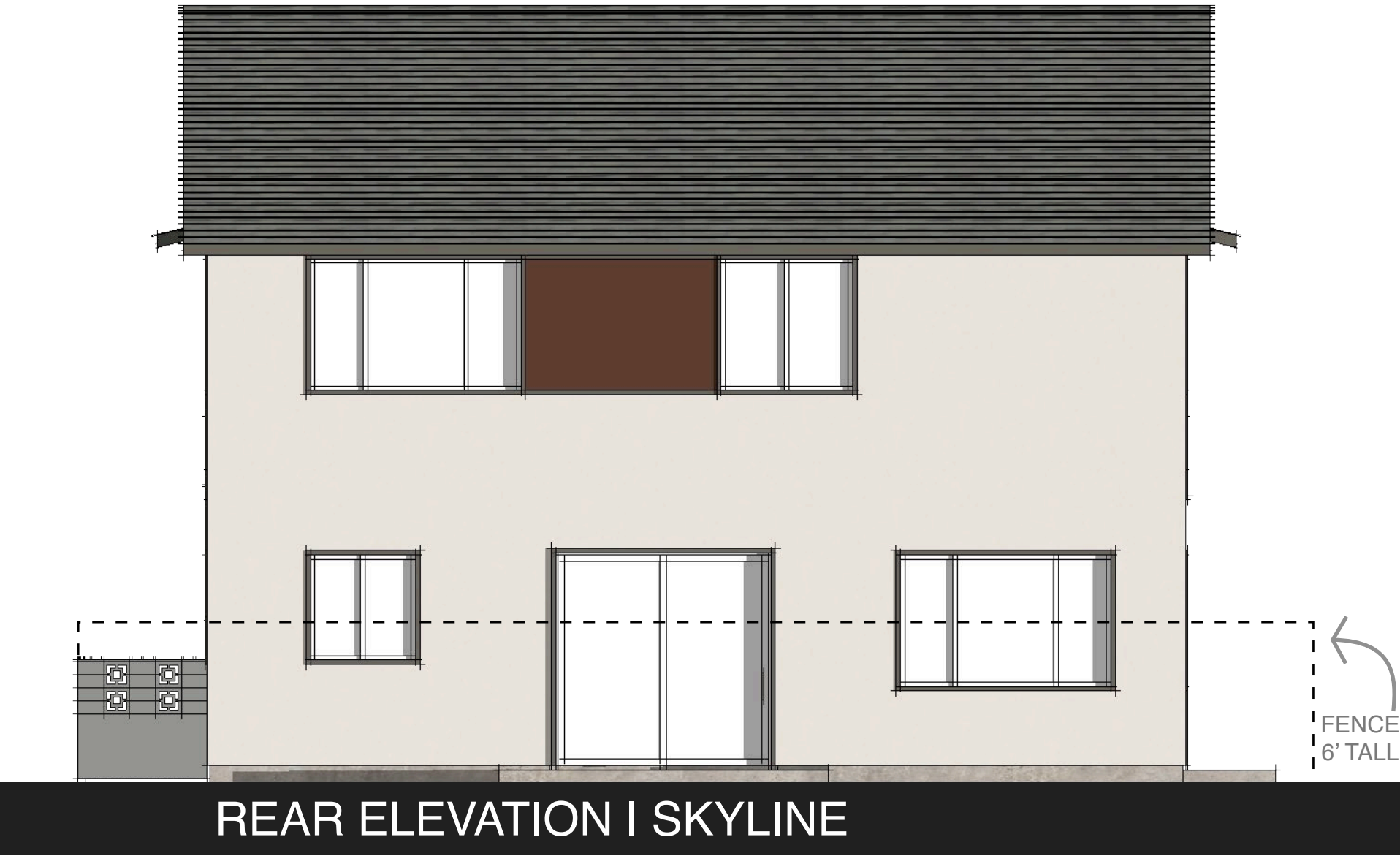
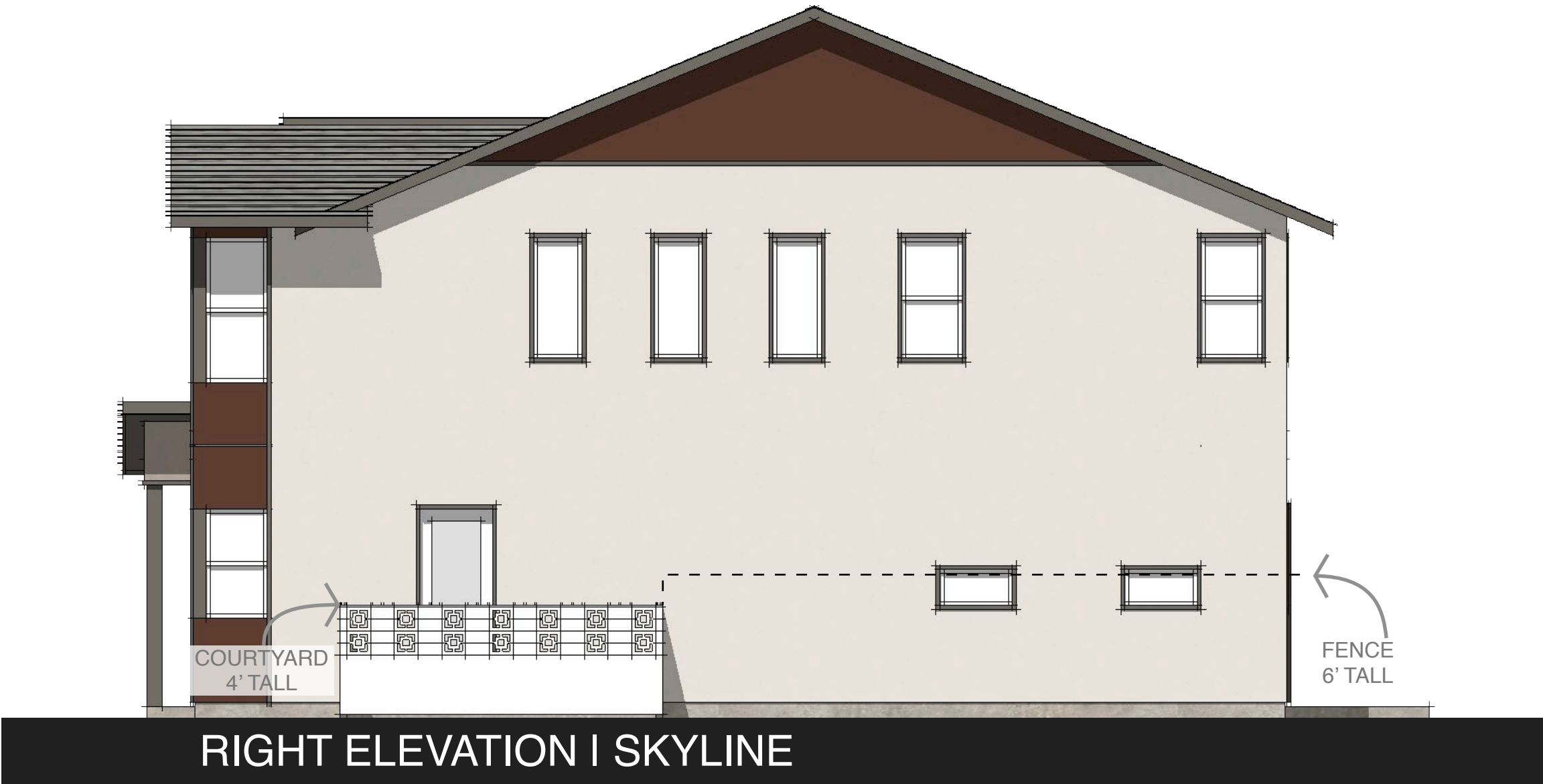
APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

PLAN 5 | SCHEMATIC ELEVATIONS - "PARK MANOR"



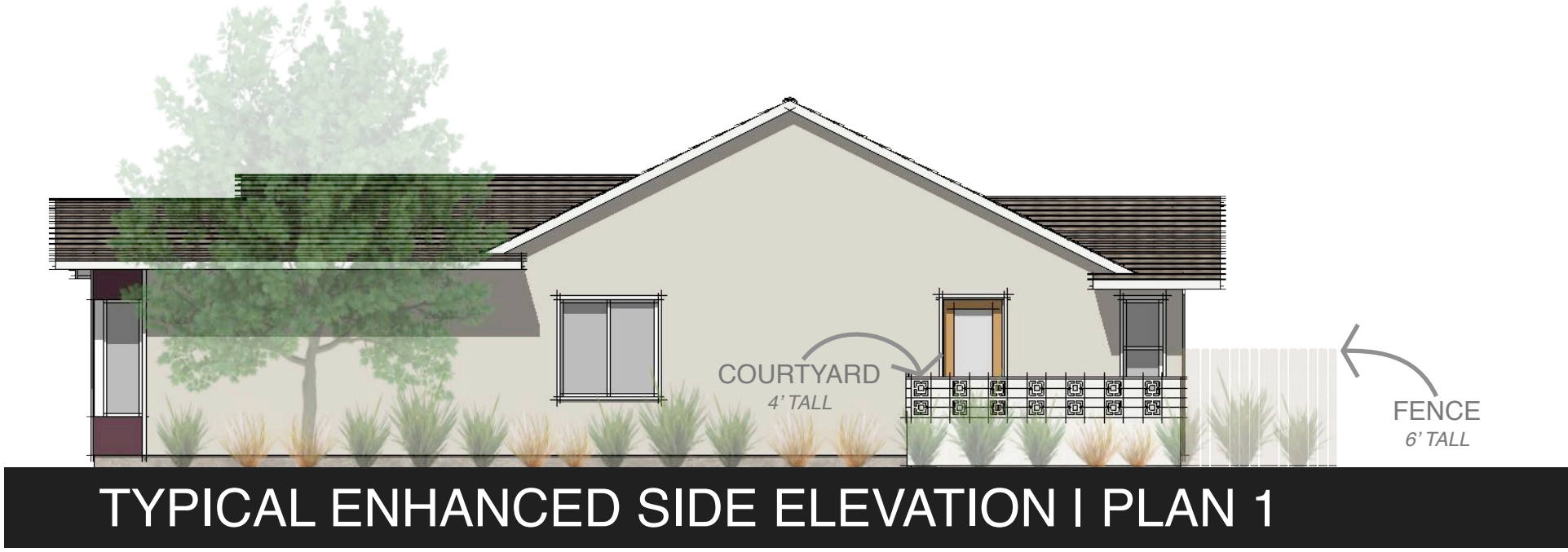
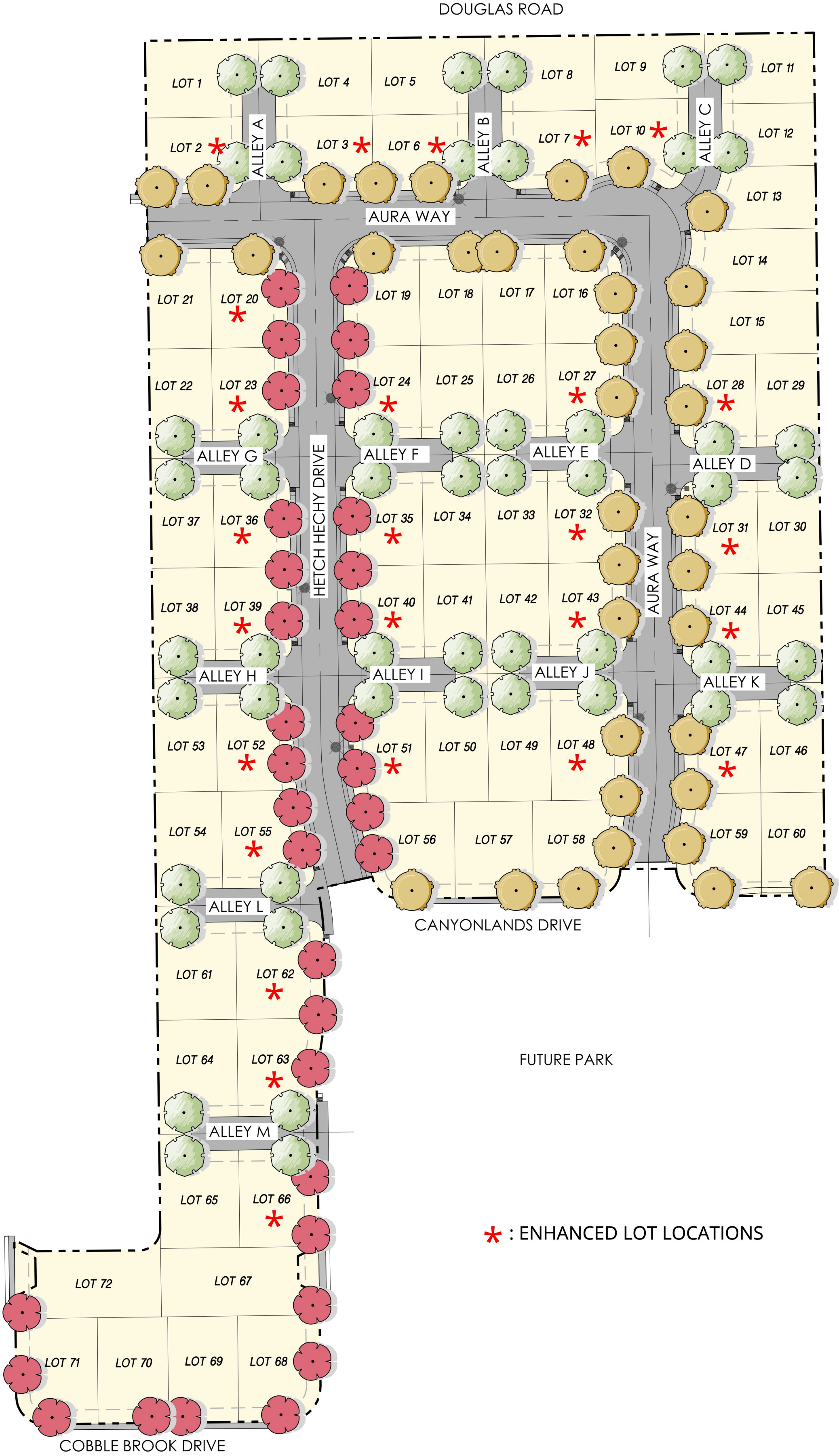
JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A5.8



APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

EXISTING
VILLAGE 1



NEW PLAN



NEW PLAN



APPROVED



APPROVED



APPROVED

ENHANCED SIDE CONDITIONS EXHIBIT

PROGRESS SET



SUNRIDGE VILLAGE 4

CITY OF RANCHO CORDOVA, CALIFORNIA

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JD+A JOB NUMBER: 20086
DATE: 02.03.2023



A6.1

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

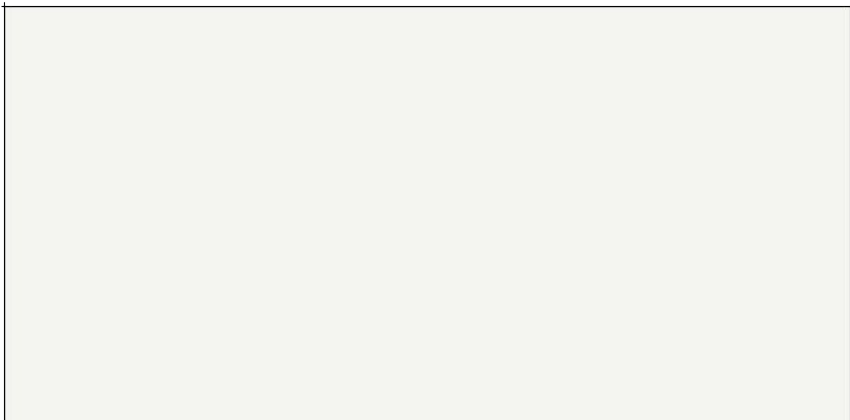
COLOR DETAILS

PAINT: Sherwin Williams
ACCENT SIDING: James Hardie

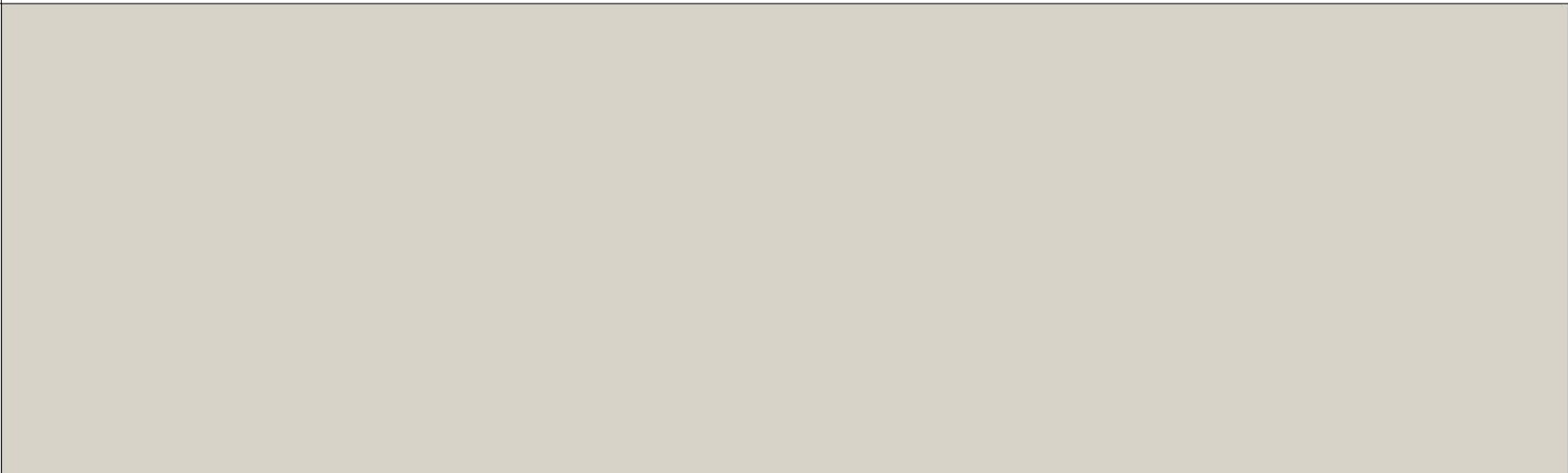
SCHEME 1



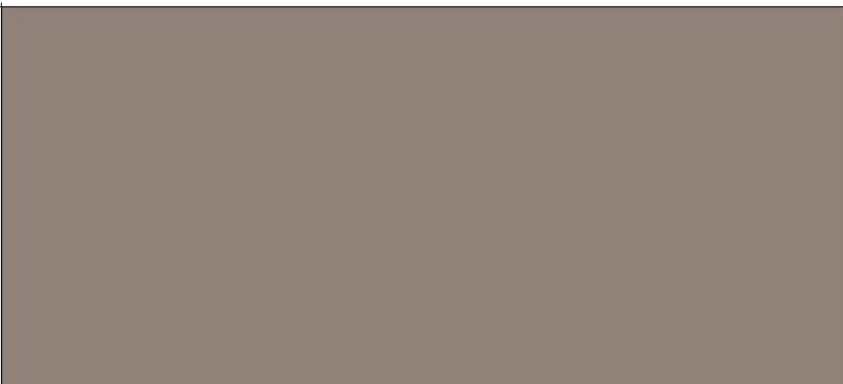
MOJAVE TAN | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



EXTRA WHITE | SW 7006
FASCIA, GARAGE, TRIM



GOSSAMER VEIL | SW 9165
STUCCO BODY



SPALDING GRAY | SW 6074
ACCENT BODY



BOSC PEAR | SW 6390
ENTRY DOOR



BLACKBERRY | SW 7577
STUCCO WITH CHANNEL

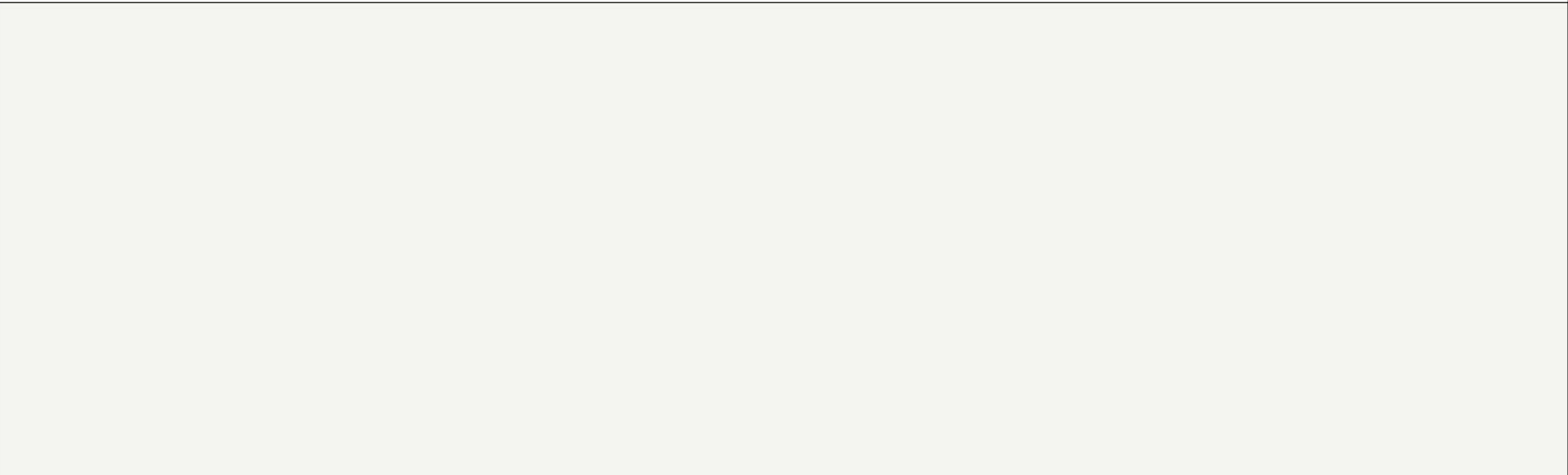
SCHEME 2



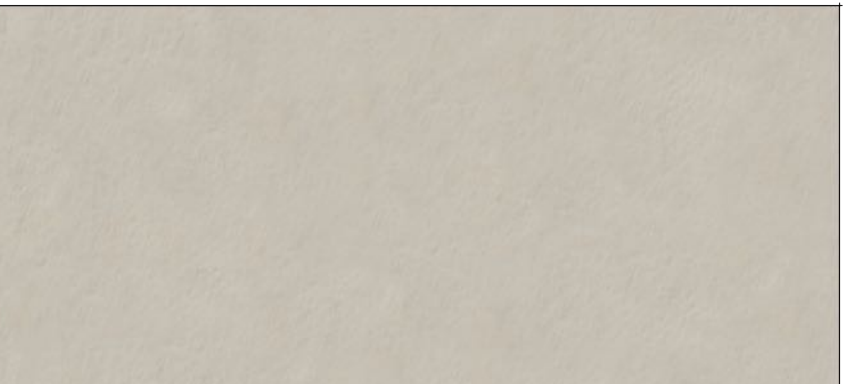
GEORGETOWN GRAY | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



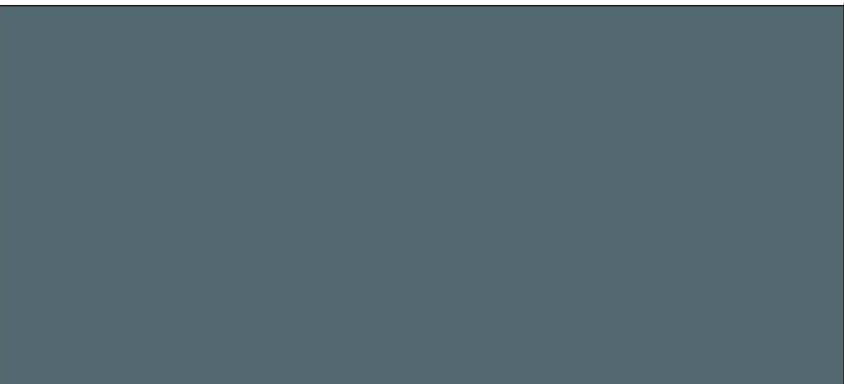
CYBERSPACE | SW 7076
FASCIA, GARAGE, TRIM



EXTRA WHITE | SW 7006
STUCCO BODY



SKYLINE STEEL | SW 1015
ACCENT BODY



WATERLOO | SW 9141
ENTRY DOOR



COPPER WIRE | SW 7707
STUCCO WITH CHANNEL

SCHEME 3



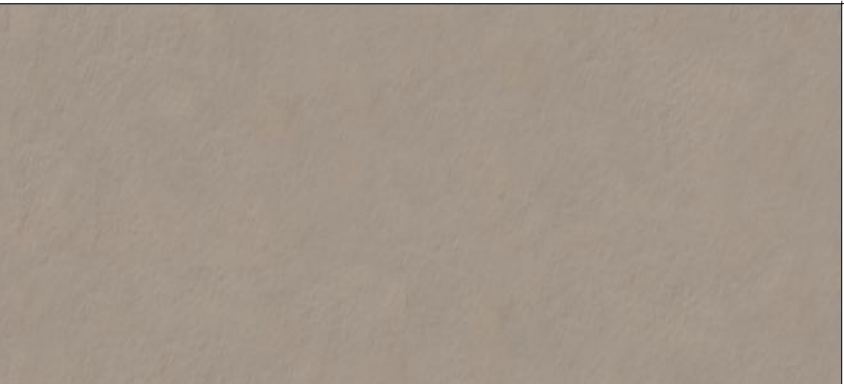
AGED CEDAR | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



URBAN BRONZE | SW 7043
FASCIA, GARAGE, TRIM



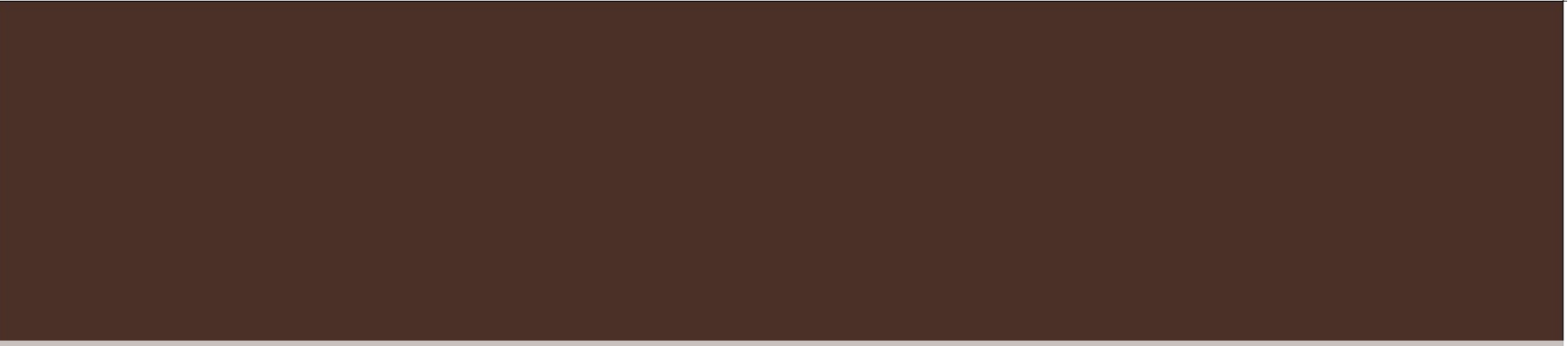
AESTHETIC WHITE | SW 7035
STUCCO BODY



STICKS AND STONES | SW 7503
ACCENT BODY



FIRED BRICK | SW 6335
ENTRY DOOR



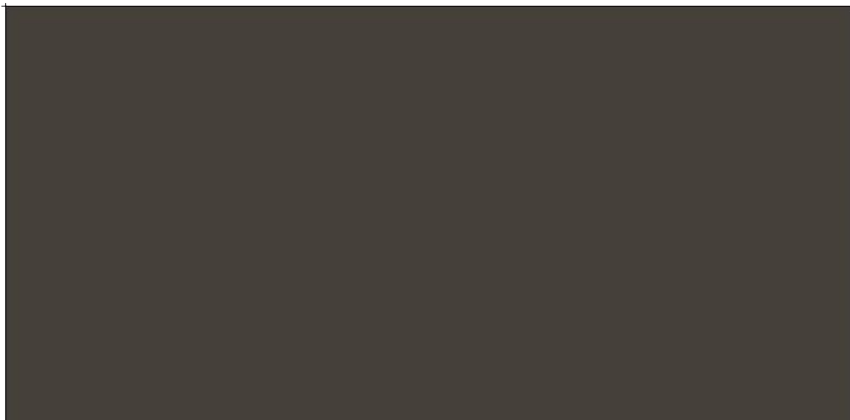
ROJO MARRON | SW 9182
STUCCO WITH CHANNEL

APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

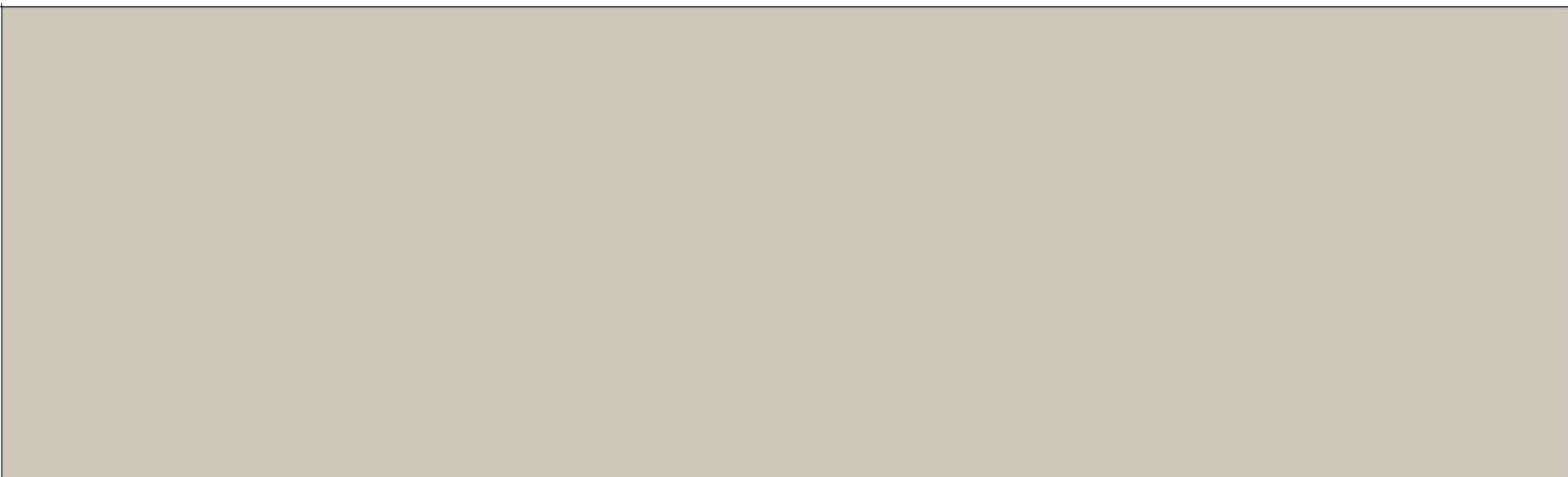
SCHEME 4



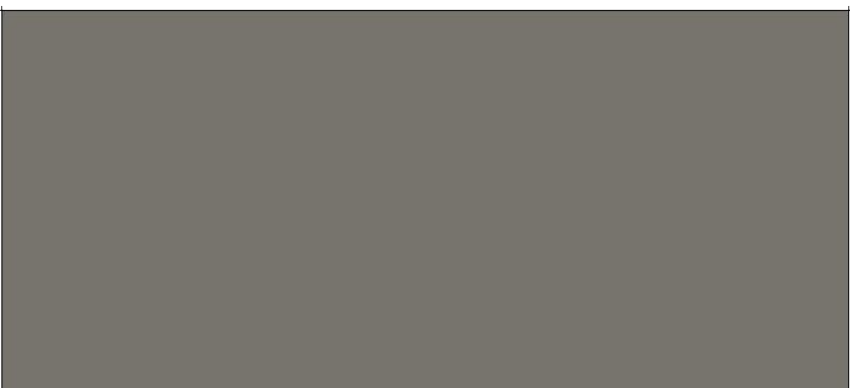
WEATHERED WOOD | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



CHATEAU BROWN | SW 7510
FASCIA, GARAGE, TRIM



WORLDLY GRAY | SW 7043
STUCCO BODY



GAUNTLET GRAY | SW 7019
ACCENT BODY



DEEP SEA DIVE | SW 7618
ENTRY DOOR

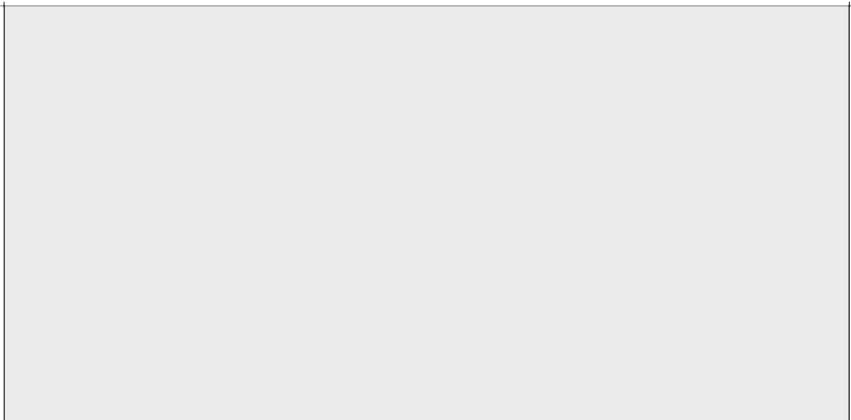


MOUNT ETNA | SW 7625
HORIZONTAL SIDING

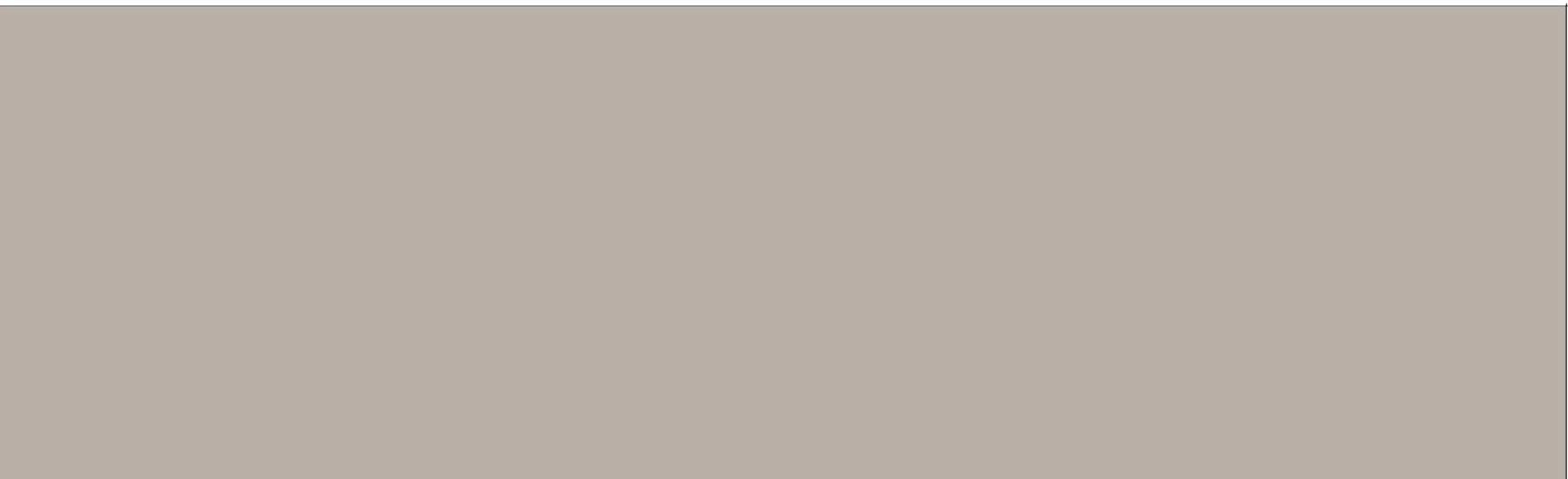
SCHEME 5



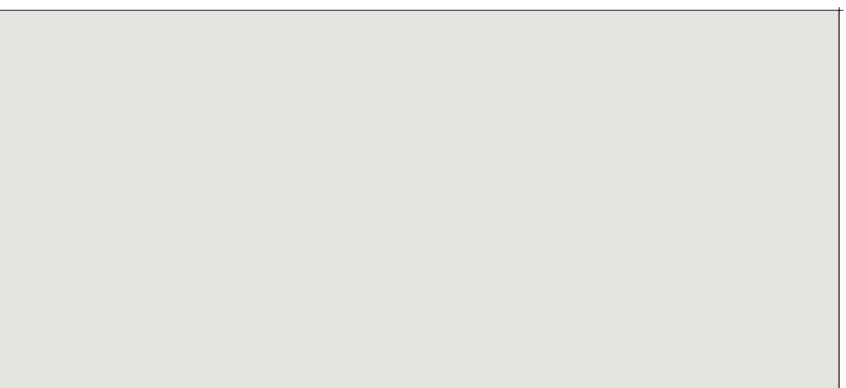
CRYSTAL GRAY | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



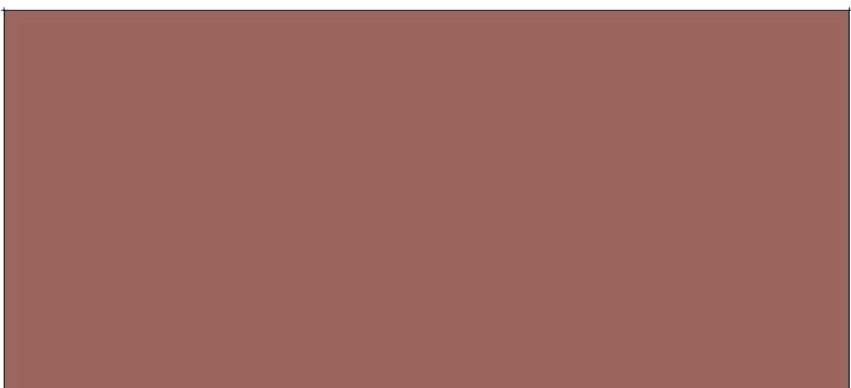
ICE BLUE | SW 6252
FASCIA, GARAGE, TRIM



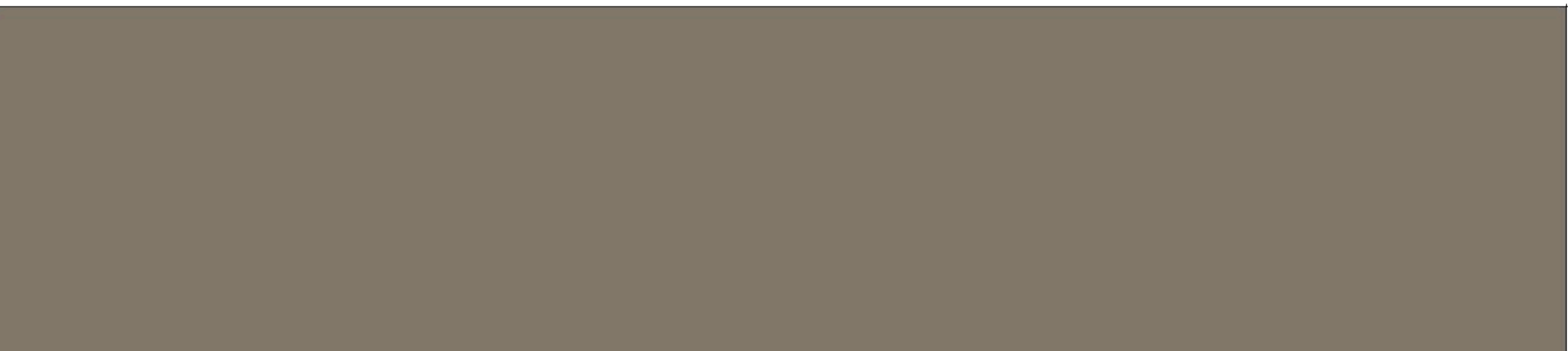
FUNCTIONAL GRAY | SW 7024
STUCCO BODY



SHOJI WHITE | SW 7042
ACCENT BODY



TOILE RED | SW 0006
ENTRY DOOR

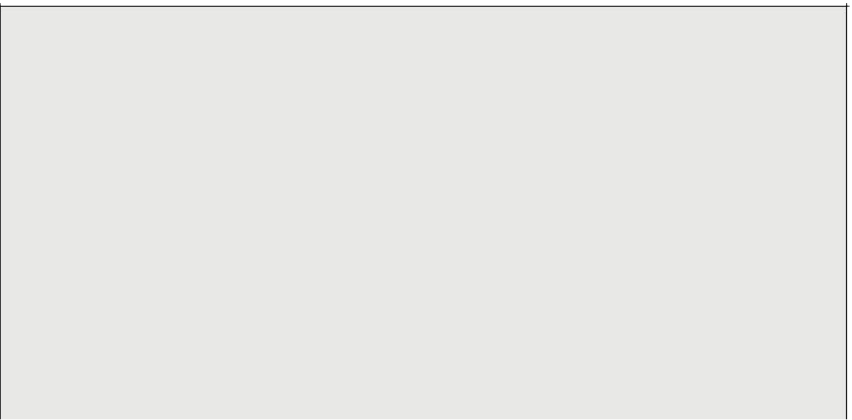


GRIFFIN | SW 7026
HORIZONTAL SIDING

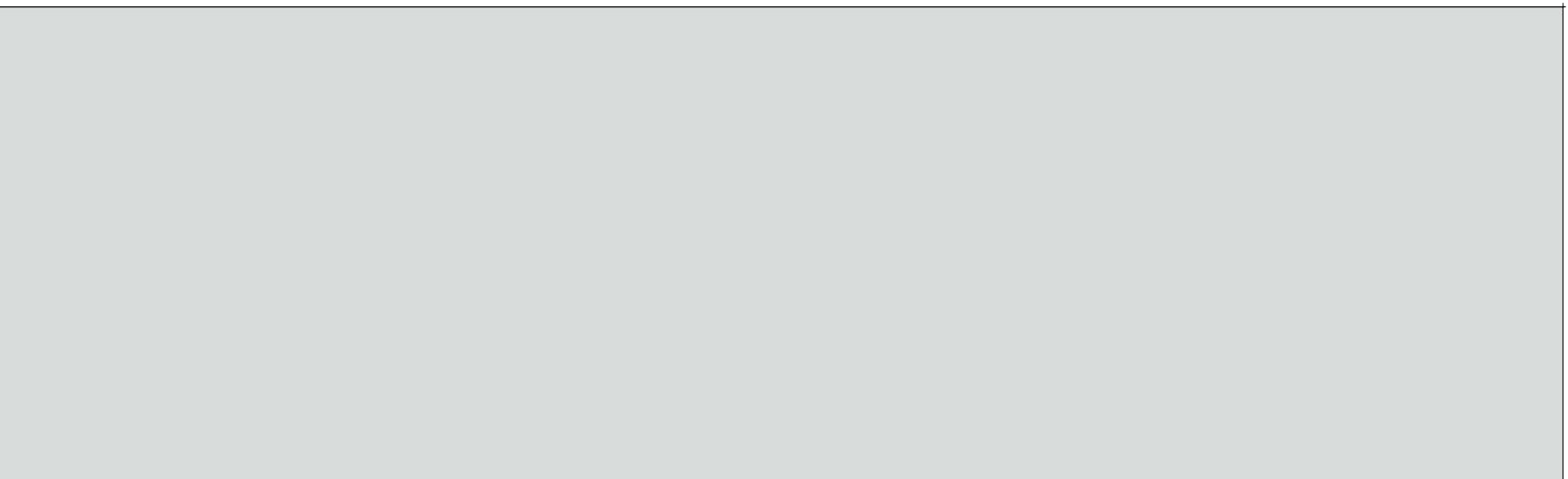
SCHEME 6



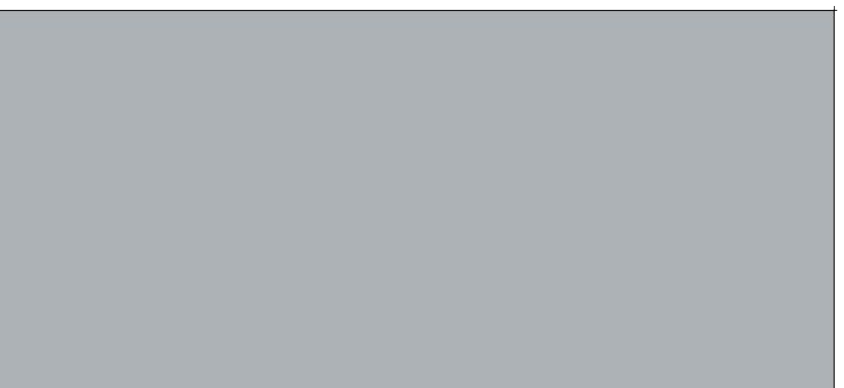
AGED CEDAR | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



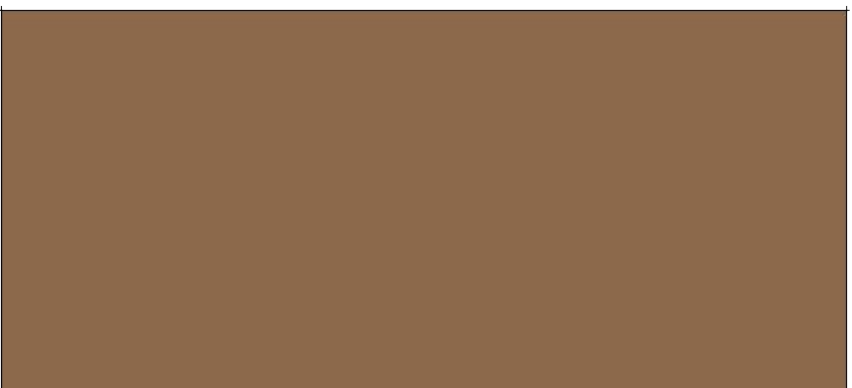
ICE BLUE | SW 6252
FASCIA, GARAGE, TRIM



OLYMPUS WHITE | SW 6253
STUCCO BODY



MORNING FOG | SW 7503
ACCENT BODY



BAKED COOKIE | SW 9098
ENTRY DOOR



SEA SERPENT | SW 7615
HORIZONTAL SIDING

SHEET NOTES

COLOR DETAILS

PAINT: Sherwin Williams
ACCENT SIDING: James Hardie

PROGRESS SET



SUNRIDGE VILLAGE 4
CITY OF RANCH CORDOVA, CALIFORNIA

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APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022
COLOR PALETTES | MAYFAIR



JD+A JOB NUMBER: 20086
DATE: 02.03.2023

A6.2

SHEET NOTES

COLOR DETAILS

PAINT: Sherwin Williams
ACCENT SIDING: James Hardie

SCHEME 7



ADobe | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



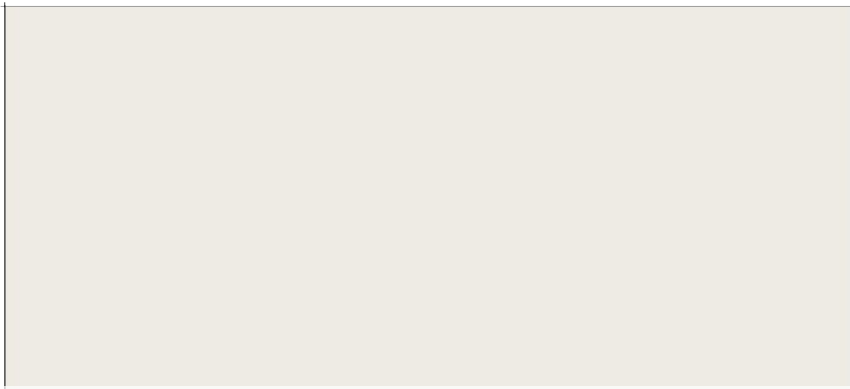
SEAL SKIN | SW 7675
FASCIA



RENWICK BEIGE | SW 2805
STUCCO BODY



GRIFFIN | SW 7026
ACCENT BODY



SNOWBOUND | SW 7004
GARAGE, TRIM



DEEPEST MAUVE | SW 6060
ENTRY DOOR

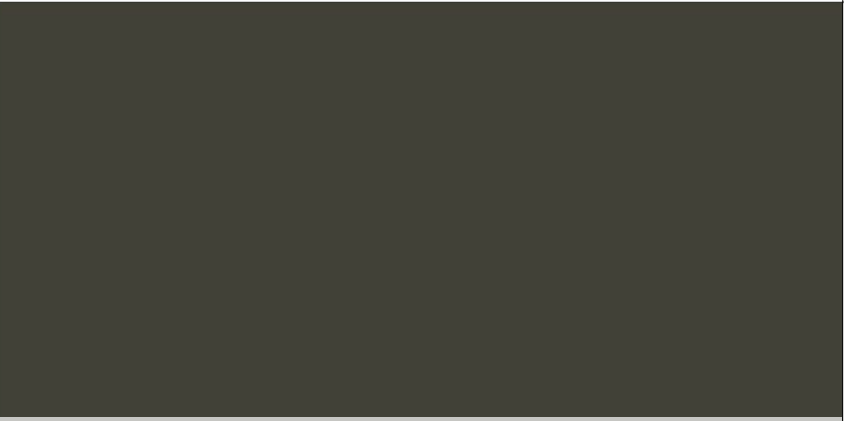


MOROCCAN BROWN | SW 0005
VERTICAL SIDING

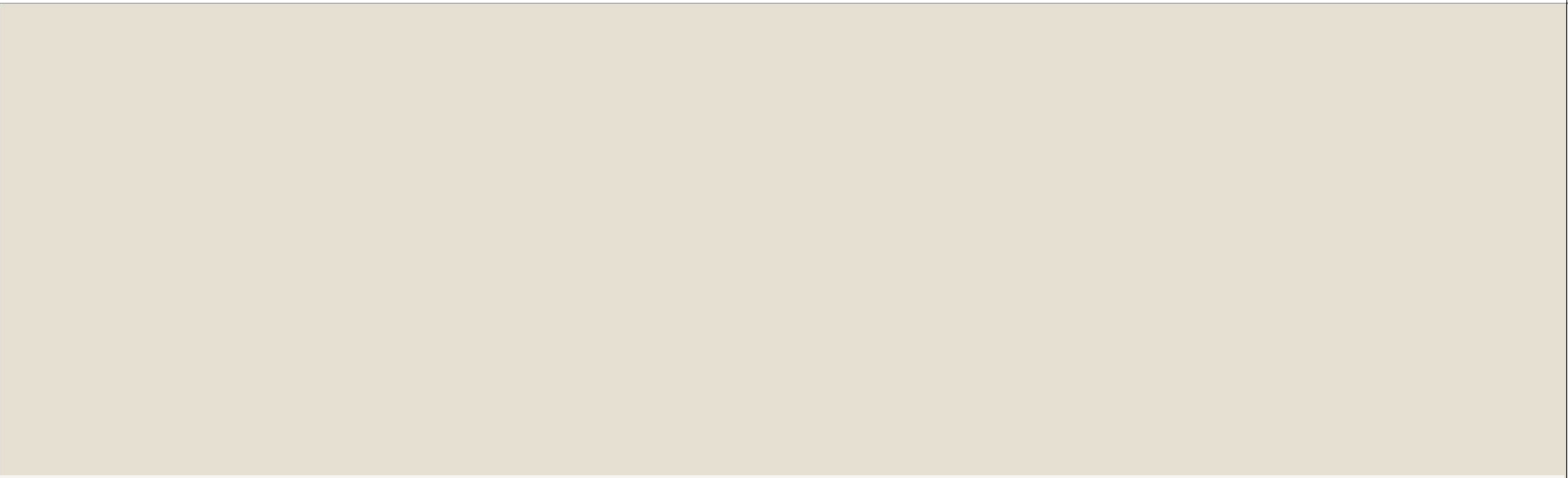
SCHEME 8



WEATHERED WOOD | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



ANDIRON | SW 6174
FASCIA, GARAGE, TRIM



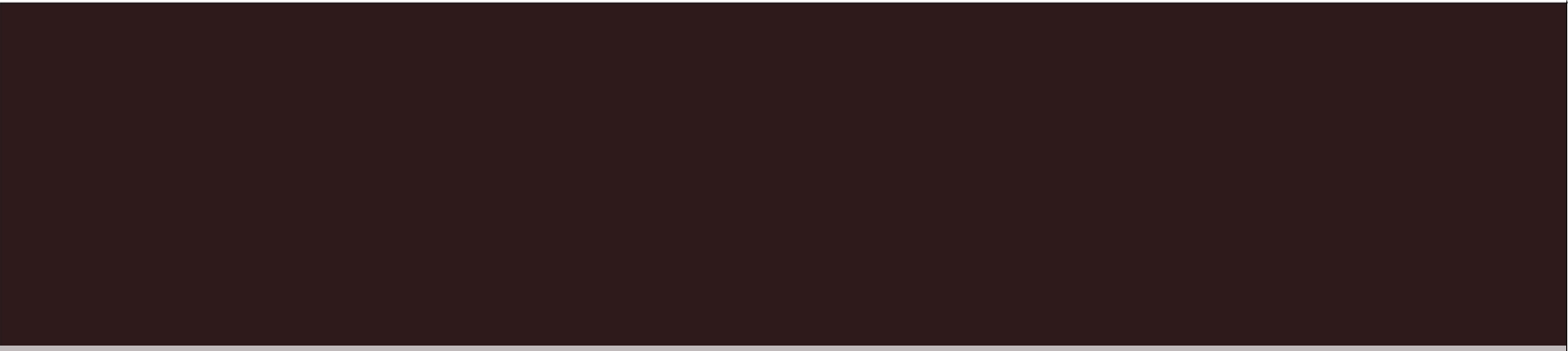
SHOJI WHITE | SW 7042
STUCCO BODY



FELTED WOOL | SW 9171
ACCENT BODY



GRANITE PEAK | SW 6250
ENTRY DOOR



RAISE | SW 7630
VERTICAL SIDING

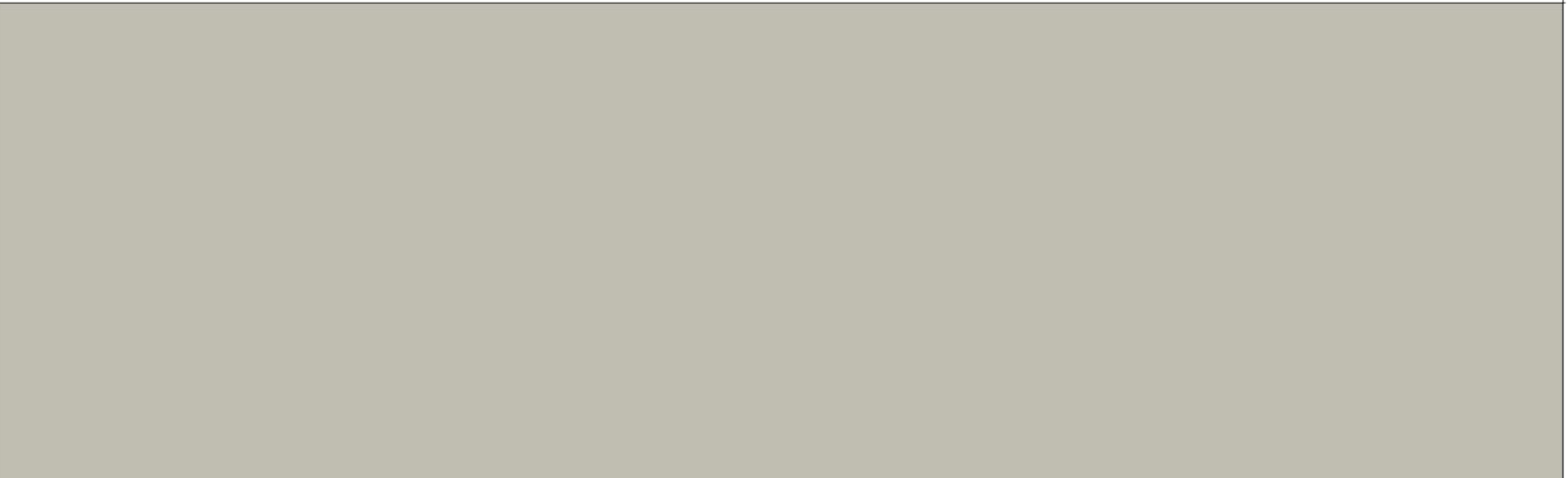
SCHEME 9



GEORGETOWN GRAY | LANDMARK SOLARIS
ROOF SHINGLE BY CERTAINTEED



TRICORN BLACK | SW 6258
FASCIA, GARAGE, TRIM



ROYCROFT MIST GRAY | SW 2844
STUCCO BODY



GRIZZLE GRAY | SW 7068
ACCENT BODY



ARTIFACT | SW 6138
ENTRY DOOR



MOUNT ETNA | SW 7625
VERTICAL SIDING

APPROVED BY CITY COUNCIL RESOLUTION NO. 163 -2022

COLOR PALETTES | PARK MANOR

ITEM 10.2.**Conditions of Approval****ATTACHMENT 3****Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Ongoing				
1.	Conditions of Approval for Sunridge Lot J dated 4/17/2006, remain in effect and are incorporated herein by reference.	4/17/2006 Conditions of Approval	On-Going	Public Works/ Planning
2.	Conditions of Approval for Sunridge Lot J Village 4 dated September 6, 2022, remain in effect and are incorporated herein by reference.	9/6/2022 Conditions of Approval	On-Going	Public Works/ Planning
3.	The approved entitlement is for a Design Review Amendment for Sunridge Lot J Village 4. The project shall be consistent with Design Review Booklet (Exhibit A). Project PLND-0223-0062.	Project Description	On-Going	Planning
4.	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
5.	The applicant shall comply with the Sunridge Specific Plan Mitigation Monitoring Reporting Plan (MMRP) and the 2006 approved Sunridge Lot J Mitigated Negative Declaration.	Environmental	On-Going	Planning
6.	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	General	On-Going	Planning

ITEM 10.2.**Conditions of Approval****ATTACHMENT 3****Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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.			
7.	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.	Time/Expiration	On-Going	Planning
8.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
9.	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 & Safety
10.	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
11.	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 Dept at billings@cityofranhocordova.org for the status of	General	On-Going	Planning

ITEM 10.2.**Conditions of Approval****ATTACHMENT 3****Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	your account with the City.			
12.	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
13.	All storm drain facilities within private roads shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drainage	On-Going	Public Works
14.	Applicant shall coordinate with the City's Planning & Public Works Department to address the existing homeowner's timber fencing along the eastern project boundary. Applicant will remove and replace existing fencing and coordinate with homeowners for scheduling and addressing any potential issues. Applicant will not install double timber fencing along the eastern project boundary that will create a space or gap between the two adjacent properties.	Fencing	On-Going, Prior to approval of Improvement Plans	Public Works/ Planning
Prior to Issuance of Building Permit				
15.	The alley and street corner lots shall incorporate the house front door/front elevation facing the street	Corner Lot Architecture	Prior to issuance of building permits	Planning
16.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Grading Plans	Prior to issuance of building permits	Public Works
17.	Install [public] improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to issuance of building permits	Public Works
18.	Prior to issuance of the first building permit within the Tentative Map: All streets and improvements shown on the Tentative Map, 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 occupancy all streets and	Infrastructure	Prior to issuance of the first building permit within a TM phase.	Public Works

ITEM 10.2.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	improvements shown on the Tentative Map shall be fully constructed and completed to the satisfaction of the City Engineer.			
19.	Residential fire sprinkler plans shall be submitted for review and approval to the SMFD for all new one- and two-family dwellings in accordance with California Residential Code	Fire Sprinkler Plans	Prior to issuance of Building Permits	Fire
20.	Residential roof coverings shall consist of materials having a minimum Class C rating	Roof	Prior to issuance of Building Permits	Fire
21.	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	Fees	Prior to Issuance of Building Permits	Sacramento County Water Agency
22.	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 permit.	Fees	Prior to Issuance of Building Permits	Sacramento Area Sewer District
23.	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).	Water Landscaping	Prior to Issuance of Building Permits	Sacramento County Water Agency
24.	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.	Infrastructure	Prior to issuance of Building Permits	Public Works

ITEM 10.2.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Final Inspection				
25.	All roads providing access to the completed homes shall be fully constructed and accepted by the City Engineer.	Infrastructure	Prior to final inspection	Public Works
26.	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, underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to final inspection	Public Works
27.	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.	Landscaping Water Conservation	Prior to final inspection	Public Works
28.	Record drawings of grading and improvement plans	Drawing Record	Prior to final inspection	Public Works

ITEM 10.2.**Conditions of Approval****ATTACHMENT 3****Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	(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			
29.	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. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire
<u>Advisory</u>				
The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of the County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.		Advisory	Advisory	Fire

MEMORANDUM



ITEM 11.1.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **AN ORDINANCE AMENDING TITLE 4 BUSINESS REGULATION, CHAPTER 4.07 TOBACCO RETAILER LICENSE AND CHAPTER 4.50 OTHER BUSINESSES; TITLE 8 ANIMALS, CHAPTER 8.03 GENERAL PROVISIONS AND CHAPTER 8.09 PROCEDURES; TITLE 16 BUILDINGS AND CONSTRUCTION, CHAPTER 16.05 HISTORICAL BUILDING CODE, CHAPTER 16.10 EXISTING BUILDING CODE, CHAPTER 16.20 HOUSING CODE AND CHAPTER 16.26 ENERGY CODE; TITLE 22 LAND DEVELOPMENT, CHAPTER 22.40 PARK AND RECREATION DEDICATION AND FEES AND CHAPTER 22.170 LOCAL PARKS AND RECREATIONAL FACILITIES; TITLE 23 ZONING CODE, CHAPTER 23.310 RESIDENTIAL ZONING DISTRICTS AND THE FOLSOM BOULEVARD SPECIFIC PLAN TABLE 2-2 USE TABLE FOR MIXED USE CLASSIFICATIONS (CEQA EXEMPT SECTION 15061(B)(3), 15301 AND 15324)**

RECOMMENDATION

Waive the first reading and introduce the Ordinances.

RESULT OF RECOMMENDED ACTION

The Ordinances would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinances would amend the Folsom Boulevard Specific Plan, Title 4 Business Regulation, Title 8 Animals, Title 16 Building and Construction, Title 22 Land Development, and Title 23 Zoning Code.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. In the past, various Titles of the code have routinely been amended for these assorted reasons, as well as to include new development standards to address uses that may not be in the code. The amendments proposed have either been previously discussed with Council or are mostly clean up items to address. Staff did not believe these minor changes warranted a discussion with the City Council prior to scheduling the amendments for a public hearing.

ANALYSIS

Attachment 6 includes all draft amendments, shown in track changes proposed. Draft

amendments are shown with track changes with new draft language underlined and language proposed for removal with strikethroughs. Only those chapters and/or sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Municipal Code or Folsom Boulevard Specific Plan. A summary of the changes is provided below. As a note, Attachment 2 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance. Chapters 16.05, 16.10 and 16.26 are being repealed and replaced and those ordinances are included as attachments 3, 4 and 5.

Folsom Boulevard Specific Plan (FBSP)

The proposed amendment would modify the required permit for breweries, wineries and distilleries from a Conditional Use Permit to an Administrative Use Permit (AUP) on table 2-2. The AUP would still permit the ability to place conditions on the use and has a public notification process. This would be consistent with the permit requirements for these types of uses in other areas of the city.

Title 4 Business Regulations

Chapter 4.07 Tobacco retailer license

The City's tobacco retailer license is a comprehensive overview of requirements for tobacco retailer license in the city of Rancho Cordova. This code was amended to include the flavored tobacco in 2022. The proposed changes would revise the tobacco retailer license code to include possession with intent to sale flavored tobacco products within Rancho Cordova. Part of this proposal would ensure consistency with the State of California requirements on flavored tobacco. Additionally, updates to this code section would provide clarification and consistency with notices and enforcement action taken to retailers who violate city ordinances.

Chapter 4.50 Other Businesses

Currently, the City requires an individual to obtain a special business license in order to use public or private property for a motion picture production. This is typically a lengthy process, that requires a background check. often times, film production within the city is short term and takes less time to produce than obtaining a special business license. The proposal will still require a business license and various conditions can still be placed upon these types of licenses as outlined in Section 4.50.150 of the code. The proposed changed would lessen the wait time to obtain the permit.

Title 8 Animals

Chapter 8.03 General Provisions

The City's Animals Code provides a comprehensive method for identification and enforcement of violations occurring in Rancho Cordova. The existing section does not specify the definition of continuous and incessant barking. The proposed change would revise the Animal Code to address this definition and provide clarification. Additionally, the proposed change would revise the Animals Code to have an appeal fee consistent with the rest of the municipal code and offset the costs for administrative hearing processes.

Title 16 Building and Construction

Chapter 16.05, 16.10 and 16.26 are proposed to be repealed and replaced. When recently amended during the annual Building Code updates, the ordinances adopted for these three chapters did not say repeal and replace. Adoption of these new ordinances does not change

the previous language. It merely corrects a procedural error on the previous adoption.

Chapter 16.18 Nuisance Code

The City's Nuisance Code provides a comprehensive method for identification and abatement of public nuisances within Rancho Cordova. The existing section enables property owners to appeal notices issued by the City with an advance deposit of the fine. Some notices are issued without a fine and other's the amount that is assessed on a case may not be reasonable to pay prior to appealing. The proposed change would revise the Nuisance Code to have appeal fees be consistent throughout the municipal code and offset the costs for administrative hearing processes.

Chapter 16.20 Housing Code

The purpose of the City's Housing Code is to ensure safe housing free from blight and deteriorated conditions. The existing section enables persons appearing to be 16 years or older to consent to an inspection of a dwelling or premises. The proposed changes would revise the housing code to update that age from 16 to 18 years of age.

Chapter 22.40 Park and Recreation Dedication and Fees

Amendments to this chapter include a new definition of micro-unit dwelling, clarification of the size of a row dwelling unit, how to calculate persons per household of a micro-unit and updated language to determine the fair market value of land.

Chapter 22.170 Local Parks and Recreation Facilities

Amendments to this chapter include clean up items for consistency with Chapter 22.40.

Chapter 23.310 Residential Zoning Districts

At a recent City Council meeting, staff discussed the need to start regulating short-term vacation rentals within the City. This amendment would modify Table 23.310-1 to permit Short Term Vacation Rentals in residential zones subject to obtaining a rental housing license and follow all requirements for inspections of a rental home.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment..." The proposed amendments are not a "project" within the meaning of CEQA because the amendments seek to further regulate or clarify uses that are already present in the City or provide consistency with State law and no significant expansion of these activities can reasonably be anticipated to occur. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a

direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance
3. Ordinance to Repeal and Replace 16.05 Historical Building Code
4. Ordinance to Repeal and Replace 16.10 Existing Building Code
5. Ordinance to Repeal and Replace 16.26 Energy Code
6. Track Changes

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, TITLE 4 BUSINESS REGULATION, CHAPTER 4.07 TOBACCO RETAILER LICENSE AND CHAPTER 4.50 OTHER BUSINESSES TITLE 8 ANIMALS, CHAPTER 8.03 GENERAL PROVISIONS AND CHAPTER 8.09 PROCEDURES; TITLE 16 BUILDINGS AND CONSTRUCTION, CHAPTER 16.18 NUISANCE CODE, AND CHAPTER 16.20 HOUSING CODE; TITLE 22 LAND DEVELOPMENT, CHAPTER 22.40 PARK AND RECREATION DEDICATION AND FEES AND CHAPTER 22.170 LOCAL PARKS AND RECREATIONAL FACILITIES; TITLE 23 ZONING CODE, CHAPTER 23.310 RESIDENTIAL ZONING DISTRICTS AND THE FOLSOM BOULEVARD SPECIFIC PLAN TABLE 2-2 USE TABLE FOR MIXED USE CLASSIFICATIONS

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

Section 1. Purpose and Declarations.

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

WHEREAS, Chapter 4.07 Tobacco Retailer License of the Municipal Code, sets forth the tobacco retailer license requirements:

- A. The Ordinance would revise Section 4.07.100 and 4.07.110 to address inconsistencies with the State requirements and update the title of the notice issued when a violation occurs.

WHEREAS, Chapter 4.50 Other Businesses of the Municipal Code, sets forth the license requirements for various other types of businesses, specifically movie and television production permits, within the City:

- B. The Ordinance would revise language in Sections 4.50.100 to Sections 4.50.160 to modify the type of business license from a special to a general.

WHEREAS, Chapter 8.03 General Provisions and Chapter 8.09 Procedures of the Municipal Code, sets forth various requirements associated with the keeping of animals:

- A. The Ordinance would revise Section 8.03.010 to clarify what continuous and incessant means.
- B. The Ordinance would revise Section 8.09.130 to modify the appeal deposit to a fee for consistency.

WHEREAS, Chapter 16.18 Nuisance Code of the Municipal Code, sets forth various procedures and standards related to the nuisance of property within the City:

- A. The Ordinance would revise Section 16.18.205 to address inconsistencies within the code and update the appeal process to be a standard fee instead of a deposit.

WHEREAS, Chapter 16.20 Housing Code of the Municipal Code, sets forth various procedures and standards related to housing, including rental properties, within the City:

- A. The Ordinance would revise Section 16.20.340 to update the age to allow consent for a rental housing inspection from 16 years to 18 years old.

WHEREAS, Chapter 22.40 Park and Recreation Dedication and Fees, sets forth the means in which the City determines land dedication or payment of fees related to parks and recreation:

- A. The Ordinance would revise various sections of Chapter 22.40 that include a new definition of micro-unit dwelling, clarification of the size of a row dwelling unit, how to calculate person per household of a micro-unit and updated language to determining the fair market value of land.

WHEREAS, Chapter 22.170 Local Parks and Recreation Facilities, sets forth the provisions for collection of fees to fund park and recreation facilities within the City:

- A. The Ordinance would revise various sections of Chapter 22.170 for consistency with language in Chapter 22.40.

WHEREAS, Chapter 23.310 Residential Zoning Districts, sets forth the provisions and standards for development of residential property, including allowable uses, within the City:

- A. The Ordinance would revise Table 23.310-1 to permit Short Term Vacation Rentals in all residential zones subject to obtaining a rental housing license and following all requirements for inspections of a rental home.

WHEREAS, the Folsom Boulevard Specific Plan is an adopted document that outlines development standards and allowable uses for all property that lies within the boundaries of the specific plan:

- A. The Ordinance would revise table 2-2 to change the requires permit for a brewery, winery, or distillery from a Conditional Use Permit to an Administrative Use Permit.

WHEREAS, on March 20, 2023, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. This Ordinance is adopted pursuant to the following findings:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a

potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

- B. **The proposed amendment is consistent with the General Plan.** The attached Municipal Code Amendments (“Amendment”) are consistent with the General Plan. The amendments would provide standards and/or enforcement procedures, address inconsistencies, delete text that is no longer necessary or provide clarifying language for enforcement.
- C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The attached amendments would provide standards and/or enforcement procedures, address inconsistencies, delete text that is no longer necessary, or provide clarifying language for enforcement. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- D. **The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 4 Business Regulation, Title 8 Animals, Title 16 Building and Construction, Title 22 Land Development, Title 23 Zoning Code and the Folsom Boulevard Specific Plan

The City Council hereby adopts the amendments to Title 4 Business Regulation, Title 8 Animals, Title 16 Building and Construction, Title 22 Land Development, Title 23 Zoning Code of

the Rancho Cordova Municipal Code and the Folsom Boulevard Specific Plan, as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Severability

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

Section 5. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Rancho Cordova

Municipal Code Amendments

Exhibit A to the Ordinance

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

CHAPTER 4.07 TOBACCO RETAILER LICENSE**4.07.100 License violation.**

A. It shall be a violation of a license for a licensee or his or her agents or employees to violate any local, state, or federal tobacco-related law.

B. It shall be a violation of a license for a licensee, or a licensee's agents or employees to sell, offer for sale, possessing with the intent to sell or offer for sale, or distribute any flavored tobacco product. There is a rebuttable presumption that a tobacco product is a flavored tobacco product, if a tobacco manufacturer or its agents or employees has made a public statement or claim that the tobacco product has or produces a characterizing flavor, including, but not limited to, text, color, or images on the product's labeling or packaging that are used to expressly or impliedly communicate that a tobacco product has a characterizing flavor.

1. After 90 calendar days from the effective date of this chapter, it shall be a violation of this chapter for a tobacco licensee, or a licensee's agents or employees, to sell, offer for sale, possessing with the intent to sell or offer for sale, or distribute any prohibited product.

2. This chapter shall not apply to any existing establishment that (a) has been formally permitted to allow the on-site smoking of tobacco products under RCMC [23.919.100](#) and that (b) sells only shisha tobacco products (as defined in California Health and Safety Code Section [104559.5](#)) for on-site consumption. The hookah tobacco retailer has a valid license to sell tobacco products issued pursuant to Chapter 2 (commencing with Section [22971.7](#)) of Division 8.6 of the Business and Professions Code. Retail sales of flavored tobacco products other than shisha tobacco products (as defined in California Health and Safety Code Section [104559.5](#)) by such smoking lounges are prohibited. No flavored shisha tobacco products purchased at such smoking lounges may be removed from the premises. As required in RCMC [23.919.100](#), all consumption or use of flavored shisha tobacco products at such smoking lounges shall occur indoors. The hookah tobacco retailer shall operate in accordance with all relevant state and local laws relating to the sale of tobacco products. [Ord. 10-2022 § 3 (Exh. A); Ord. 3-2005 § 2].

Exhibit A to the Ordinance

4.07.110 Administrative fine.

A. Any tobacco retailer or licensee violating the provisions of this chapter shall be guilty of a misdemeanor, and in addition to any other remedy, shall be liable for an administrative fine of \$1,000 per violation. Each day a violation exists shall constitute a new and separate violation.

B. Any violation of this chapter may be remedied by a civil action brought by the city attorney. The city may recover reasonable attorney's fees and costs of any civil action brought by the city attorney to remedy any violation of this chapter.

C. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine as set forth in subsection (A) of this section.

D. An administrative citation shall be personally served on, or sent by certified mail to, the person or persons subject to the fine. The notice shall state the basis of the city's determinations and include an advisement of the right to request a hearing to contest the fine. Any request for a hearing must be in writing and must be received by the city within 15 calendar days. This completed request must be submitted together with an appeal fee of \$250.00

E. If no request for a hearing is timely received, the city's determination on the violation and the imposition of a fine and any additional amounts pursuant to subsection (C) of this section shall be final and payment shall be made within 30 calendar days of written demand made in the manner specified above for a notice of violation. If the fine is not paid within that time, the fine may be collected, along with any additional amounts pursuant to subsection (C) of this section, in any manner provided by law. In the event that a judicial action is necessary to compel payment, the person or persons subject to the fine and any additional amount shall also be liable for the costs of the suit and attorneys' fees incurred by the city in collecting the fine.

F. If a hearing is requested pursuant to subsection (D) of this section, the city shall provide written notice, within 45 calendar days of its receipt of the hearing request, to the person or persons subject to a fine and any additional amount, of the date, time, and place of the hearing in the manner specified above for a notice of violation.

G. The hearing shall be conducted in accordance with the procedures set forth in RCMC [4.07.140](#) through [4.07.160](#).

H. If no timely notice of appeal to the superior court is filed, or the city is not timely served with a copy of a notice of appeal, the hearing officer's decision and findings shall

Exhibit A to the Ordinance

be deemed confirmed and the fine and any additional amounts imposed pursuant to subsection (C) of this section shall be collected pursuant to subsection (E) of this section. [Ord. 10-2022 § 3 (Exh. A); Ord. 6-2010 § 6; Ord. 3-2005 § 2].

CHAPTER 4.50 OTHER BUSINESSES**4.50.100 Purposes.**

It is not uncommon for motion picture productions to necessitate or otherwise result in the disruption of motor vehicle traffic, the unusual utilization of public facilities, the employment of actual or potentially dangerous explosives or other activity which could endanger public safety, the creation of noise which disturbs the public quiet or convenience, the attraction of crowds of sightseers, or other circumstances which require the commitment of public resources in order to ensure adequate protection of the health, safety and welfare of the community.

The purposes of this article are to provide for the licensing of motion picture productions in order to ensure that necessary public resources are provided at the times and in the manner required to protect the health, safety and welfare; that the licensee bears the cost of such public resources; and that the motion picture productions are otherwise conducted under conditions and in a manner which avoids risk to the health, safety or welfare of the community. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

4.50.105 Definitions.

As used in this article, the terms identified by RCMC 4.50.110 through 4.50.120 shall be ascribed the meanings contained therein. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

4.50.110 Definitions – Coordinator.

“Coordinator” shall mean the city manager or the city manager’s designee. [Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 19 (part), 1983; SCC 580 § 2 (part), 1984].

4.50.115 Definitions – Motion picture production.

“Motion picture production” shall mean and include any activity attendant to staging or filming or videotaping of commercial motion pictures or television shows, programs, or advertising. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.120 Definitions – Still photography.

“Still photography” means and includes all activity attendant to staging or making commercial still photographs. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 1 (part), 1984].

4.50.125 Finance director.

The finance director is charged with the responsibility of administering the regulations imposed by this article and exercising the authority conferred thereby. Such authority

Exhibit A to the Ordinance

shall include the power and duty to issue general business licenses authorizing motion picture productions, promulgate administrative regulations, and otherwise perform the duties and exercise the authorities conferred herein.

To these ends, the finance director shall be vested with the same powers and authorities in relation to motion picture productions and the issuance and administration of general business licenses therefor as are vested in the chief of police under RCMC 4.02.070, 4.02.085, 4.02.100, 4.02.105 and 4.10.000 through 4.10.155. Any reference to the "chief of police" shall be deemed to be a reference to the finance director in relation to motion picture productions. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.130 License required.

No person shall use any public or private property, facility or residence within the city of Rancho Cordova for a motion picture production unless under and by authority of a valid, unexpired and unrevoked general business license authorizing the motion picture production issued pursuant to the provisions of Chapter 4.10 RCMC and this article. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.135 Exceptions.

The provisions of this article shall not be applicable to the following:

A. Reporters, photographers or cameramen in the employ of a newspaper, news service, television station or similar entity engaged in the on-the-spot recording of news events concerning those persons, scenes or occurrences which will be published, telecast or broadcast;

B. Any motion picture production at a studio located within the city of Rancho Cordova;

C. Commercial still photography. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.140 Processing of application.

Upon receipt of a fully completed application, the finance director shall provide copies thereof to the chief of police, the chief of any fire protection district having jurisdiction over the geographical territory in which the motion picture production is to occur, and any other official whose jurisdiction or authority would be affected by the motion picture production. Each of said officials shall determine whether, with regard to their specific areas of responsibility, any conditions are necessary in order to ensure that the proposed motion picture production does not endanger the public health or safety, whether the commitment of any public resources (including staffing) is necessary in order to minimize disruption caused by or risk to the public health or safety resulting from the motion picture production, and, if so, the estimated cost thereof. Each such official shall submit to the finance director within 30 calendar days following the date of filing of a completed application his or her written findings, determinations and requirements.

Exhibit A to the Ordinance

The coordinator may communicate with the officials concerned and representatives of the motion picture production and take such other actions as are appropriate for the purpose of facilitating processing of the application and issuance of the license. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.145 Issuance.

Notwithstanding the provisions of RCMC 4.10.040, the finance director shall act upon the application not later than 30 calendar days following the date of filing of the application, and the provisions of RCMC 4.10.040(C) shall not constitute grounds for denial of a general business license to conduct a motion picture production.

The finance director shall issue the general business license within 30 calendar days after the date on which the application is filed unless, in addition to the grounds prescribed by RCMC 4.10.040, either the director of public works, the chief of police or the chief of any fire protection district with jurisdiction over the territory in which the motion picture production is proposed finds in writing that the production would constitute a hazard to public safety, and that there are no conditions upon which the license could be issued which would eliminate the hazard. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.150 Conditions.

Pursuant to the provisions of RCMC 4.10.045, the finance director may issue a general business license authorizing a motion picture production upon conditions which relate to the following:

- A. The time, place or manner of conducting the motion picture production, for the purpose of reducing disruption of traffic, disruption of public services, disruption of the public peace or quiet, or the minimization of any hazard to the public safety which could result from the production;
- B. The deposit of such cash amounts as may be necessary to cover the costs of any public resources (including personnel) required to be provided by the city or any fire protection district with jurisdiction over the territory in which the production is proposed, in order to facilitate the production or reduce the disruption of traffic, public peace and quiet or safety hazards arising therefrom;
- C. If the motion picture production involves a potential risk of a safety hazard to the public, a requirement that the licensee enter into an agreement indemnifying the city and any fire protection district with jurisdiction over the area where the production will occur, and, in their capacities as such, their officers, employees and agents, against any liability which may arise out of or result from the production, secured by liability insurance in such amount as is required by the city's risk manager and in such form and by such an insurer as may be required by the city attorney. [Revised during 2008 codification; Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

Exhibit A to the Ordinance**4.50.160 Disruption of production.**

A. No person, after first being warned to cease the conduct, shall engage in conduct intentionally designed to disrupt motion picture or television production undertaken pursuant to a license issued under the authority of this chapter.

B. For purposes of this section, conduct which disrupts motion picture or television production includes, but is not limited to:

1. Creating or causing audible interference to the recording of sound;
2. Interfering with the ability of a production to achieve consistent light levels by shining or reflecting light onto a set or at a camera or by utilizing some other artificial means to adversely affect lighting;
3. Interfering with the entrance or egress of production equipment or personnel;
4. Placing any obstacles at any location where production is occurring. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1042 § 1, 1996].

CHAPTER 8.03 GENERAL PROVISIONS**8.03.010 Animal restraint.**

A. No owner of any animal, wild or domestic, except the domestic cat, shall permit or suffer the animal to:

1. Be off a leash or be restrained by a leash which is more than eight feet in length. An animal need not be on a leash while it is on the premises of its owner nor while on other private property with consent of the owner. This subsection shall apply to all areas of the city unless clearly designated as areas where leashes are not required.
2. Enter upon private property without consent of the private property's owner.
3. Habitually make loud noises. "Habitually make loud noises" means any conduct that disrupts the peace so as to constitute a public nuisance, including, but not limited to, continuous and incessant barking, howling, crying, yelping, scratching, or whining. "Continuous and incessant" means that the conduct continues for at least 10 minutes within a 30-minute period with no more than 30 seconds between sounds, and is not caused by provocation. Nothing contained herein shall apply to reasonable animal noises emanating from legally operated veterinary hospitals, humane societies, animal shelters, farms, or agricultural operations.
4. Act in such other manner so as to constitute a public nuisance.

Exhibit A to the Ordinance

B. Nothing in this section shall prohibit the use of animals on school property for teaching, use for the blind, or other school purposes when permitted by school officials, or require a person to keep any animal in his possession on a leash if, at the time, the animal is restrained in a vehicle or cage. [Ord. 20-2014 § 2; Ord. 4-2007 § 2].

CHAPTER 8.09 PROCEDURES**8.09.130 Administrative fines or penalties – Procedures.**

A. Administrative penalties established pursuant to this title shall be imposed and collected as set forth herein.

B. Notice of Violation. When a violation of any of the provisions of this title is identified, the animal services manager shall issue a notice of violation to the owner. The notice shall be on a form prescribed by the animal services manager and shall contain the following information:

1. Date, approximate time, and address or definite description of the location where the violation(s) was observed;
2. The code section violated and a description of the violation;
3. A description of the action required to correct the violation;
4. An order to the owner to correct the violation(s) within a time specified and an explanation of the consequences of failure to correct the violation(s);
5. The amount of the monetary penalty for the violation(s);
6. An explanation of how the penalty shall be paid, the time period by which it shall be paid, and the place to which the penalty shall be paid;
7. Identification of rights of appeal, including the time within which the notice may be contested and the place to obtain a notice of appeal and request for hearing form to contest the notice of violation; and

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8. The name and signature of the citing officer and, if possible, the signature of the responsible owner. A single notice of violation may charge a violation for one or more days on which a violation exists, and for the violation of one or more code sections.

C. Service of Citation. The animal services manager shall impart notice to the owner of the violation in the following manner:

1. Personal Service. The animal services manager shall attempt to locate and personally serve the responsible owner and, if possible, obtain the signature of the responsible owner on the notice of violation. If the responsible owner served refuses or fails to sign the notice, the failure or refusal to sign shall not affect the validity of the notice or of subsequent proceedings.

2. Mail. If, for any reason, the animal services manager is unable to personally serve the notice of violation on the responsible owner, the notice shall be mailed to the responsible owner by certified mail, postage prepaid with a requested return receipt. Concurrently, the citation shall be sent by regular mail. Service by mail shall be sent to the responsible owner's address as shown on public records or as known by the city. If the notice is sent by certified mail and returned unsigned, then service shall be deemed effective by regular mail, provided the notice sent by regular mail is not returned by the post office. Service by mail shall be effective on the date of mailing.

3. Posting Notice. As an alternative to service by mail, and if the animal services manager is unable for any reason to personally serve the responsible owner, the animal services manager may post the notice of violation at a conspicuous location on any real property within the city in which the animal services manager has knowledge that the responsible owner has a legal interest, and such posting shall be deemed effective service. Service shall be deemed effective pursuant to posting on the date that the notice is actually posted.

4. The failure of any responsible owner to receive any notice served in accordance with this section will not affect the validity of any proceedings taken under this chapter.

D. Opportunity to Correct the Violation. Once a notice of violation has been served upon a responsible owner, the owner shall be allowed 14 days to correct or remedy the violation. If the responsible owner properly corrects or remedies the violation, he or she shall not be assessed an administrative penalty. If the responsible owner fails to correct or remedy the violation, administrative penalties shall be assessed from the date written

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upon the notice. This subsection shall not be construed to waive any fee or payment that would ordinarily be required pursuant to this title.

E. Satisfaction of Notice of Violation.

1. Upon receipt of a notice of violation, the responsible owner must do the following: (a) pay the administrative penalty to animal services; and (b) demonstrate to the animal services manager that the violation has been corrected or remedied, if the violation(s) is of such a nature that it can be remedied.

2. If a responsible owner fails to properly correct or remedy a continuing violation in accordance with subsection (D) of this section or otherwise, the owner shall pay the accrued penalty amount to the animal services. Penalty amounts shall continue to accrue as specified up until the date the responsible owner satisfies the notice of violation or files a notice of appeal. Payment of an accrued penalty shall not excuse or discharge the owner's responsibility to correct or remedy the cited violation, nor shall it bar further enforcement action by the animal services manager.

F. Appeal of Citation.

1. Any recipient of a notice of violation may contest that there was a violation of this title or that he or she is the responsible owner by completing a notice of appeal and request for hearing form and filing it with animal services within 30 calendar days from the date of issuance of the notice, together with an appeal fee of \$250, or the timely filing of a request for an appeal fee hardship waiver pursuant to subsection (G) of this section, and the hearing fee as established by the city council. Any appeal of the notice of violation must include a detailed written explanation as to the grounds for appeal.

2. The filing of a notice of appeal does not stay, postpone or excuse the responsible owner's duty to correct or remedy a cited violation. The proper filing of a notice of appeal, along with an appeal fee of \$250, will toll any late penalties that would accrue thereafter for a continuing violation. If the hearing officer upholds the notice of violation, any applicable late penalties shall begin to accrue again on the day following the issuance of the hearing officer's written decision. Any penalty amount that has been deposited in advance shall be refunded if it is determined, after a hearing, that the person charged in the notice of violation was not responsible for the violation(s) or that there was no violation(s) as charged in the notice of violation.

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3. The failure to submit a timely and complete request for hearing will terminate a person's right to contest the notice of violation and result in a failure to exhaust administrative remedies, and the order of the notice of violation will serve as a formal determination and conclusive evidence of the named responsible owner's liability.

G. Appeal Fee Hardship Waiver. A person seeking an administrative hearing may request a hardship waiver of the penalty deposit by filing with the animal services manager a completed appeal fee hardship waiver, which must be signed under penalty of perjury. The request must be submitted along with the request for hearing. The person requesting the waiver bears the burden of establishing that such person does not have the financial ability to make the deposit. The request will be decided by the animal services manager within three business days from the date the request is received, and the animal services manager's decision is final. The applicant will be notified by telephone, facsimile, or in person of the decision on the request. The filing of a request for hardship waiver does not extend the time to file for an administrative hearing or pay the penalty when due. If the request for hardship waiver is denied, an administrative hearing will not be scheduled unless the penalty deposit is paid within five business days following the animal services manager's determination on the request for a hardship waiver.

H. Hearing Officer. The city hearing officer shall conduct the administrative hearing pursuant to RCMC [8.09.050](#). In addition to the authority conferred in this section, the hearing officer shall have the authority set forth in RCMC [8.09.030](#) and other applicable sections of this title.

I. Hearing Procedure. The procedures set forth under RCMC [8.09.050](#) shall apply to all hearings under this section, unless otherwise specified herein this section.

J. Hearing Officer's Decision.

1. After considering all of the testimony and evidence submitted at the hearing and consistent with RCMC [8.09.050](#), the hearing officer shall issue a written decision within 14 days of the date of the hearing to uphold or cancel the notice of violation and shall list in the decision the reasons for that determination. The decision of the hearing officer shall be final;

2. If the hearing officer determines that the notice of violation should be upheld, then the animal services manager shall retain the penalty amount, including any fee that is the subject of the notice of violation, on deposit with the animal services manager;

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3. If the hearing officer determines that the notice of violation should be upheld, and the penalty has not been deposited pursuant to an appeal fee hardship waiver, the hearing officer shall set a payment schedule for the payment of the penalty, including any fee that is the subject of the notice of violation. Accrual of any late penalty charges shall resume on the day following the date of the hearing officer's decision;

4. If the hearing officer determines there has been no violation and the penalty was deposited with the animal services manager, then the animal services manager shall promptly refund the amount of the deposited penalty;

5. The recipient of the notice of violation shall be served with a copy of the hearing officer's written decision.

K. Failure to Pay Administrative Penalties.

1. The failure of any person to pay the administrative penalties assessed in connection with a notice of violation within the time specified on the notice constitutes a debt to the city and may result in the matter being referred to a collection agency, which may file a claim with the small claims court or, in the alternative, utilize any means within its power to collect the amount owed. The city may pursue any other legal remedy to collect the administrative fines.

2. Any person who fails to pay to the city any administrative penalty imposed pursuant to this title on or before the date the fine is due shall also be liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including, but not limited to, administrative costs and attorneys' fees. Such collection costs are in addition to any required fees, penalties, interest and late charges.

3. Notwithstanding all of the procedures set forth in this section, the animal services manager shall have the ability and discretion to enforce violations of this title, to impose necessary conditions, to forgive portions of a debt or penalty owed to the city under this title, and to coordinate collection and enforcement efforts with a collection agency.

L. Right to Judicial Review. Any person aggrieved by an administrative decision of a hearing officer on an administrative citation may obtain review of the administrative decision by filing a petition for review with the Sacramento County superior court in accordance with the timelines and provisions as set forth in California Government Code Section [53069.4](#). [Ord. 20-2014 §§ 13 – 16; Ord. 8-2009 § 6].

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CHAPTER 16.05 HISTORICAL BUILDING CODE

Repeal and replace, Chapter 16.05, “Historical Building Code,” to read as follows:

**Chapter 16.05
HISTORICAL BUILDING CODE**

Sections:

- 16.05.010 Title.
- 16.05.020 Purpose.
- 16.05.030 Adoption of Historical Building Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Historical Building Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Historical Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of Historical buildings and structures within this jurisdiction.

16.05.030 Adoption of the Historical Building Code.

The 2022 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations (hereinafter referred to as the “State Code”), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 16.10 EXISTING BUILDING CODE

Repeal and replace, Chapter 16.10, “Existing Building Code,” to read as follows:

**Chapter 16.10
EXISTING BUILDING CODE**

Sections:

Exhibit A to the Ordinance

- 16.10.010 Title.
- 16.10.020 Purpose.
- 16.10.030 Adoption of Existing Building Code.

16.10.010 Title.

This chapter shall be known and cited as the Rancho Cordova Existing Building Code.

16.10.020 Purpose.

The purpose of the Rancho Cordova Existing Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of existing buildings and structures within this jurisdiction.

16.10.030 Adoption of the Existing Building Code.

The 2022 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 16.18 NUISANCE CODE**16.18.205 Violations and penalties.**

A. Notice to Appear Citation. Law enforcement agencies and the enforcement official may issue a notice to appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other responsible party for violation of this code under the procedures set forth in RCMC [16.18.503](#)(A)(5)(b).

B. Infractions. A property owner, any person occupying or leasing the property or premises of another, and/or other responsible party who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Government Code Section [36900](#), as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

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C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an administrative citation as described in RCMC [1.01.190](#)(K). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or Subsequent Civil or Criminal Judgment – Treble Damages. Pursuant to Government Code Section [38773.7](#), upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay treble the costs of the abatement. This section does not apply to conditions abated pursuant to Health and Safety Code Section [17980](#).

F. Administrative Citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Government Code Sections [36901](#) and [53069.4](#).

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing Violations of Building and Zoning Issues. If a violation is a continuing one and pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative Citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

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b. Contents of Citation. Each administrative citation shall contain the following information:

- i. The date of the violation.
- ii. The address or a definite description of the location where the violation occurred.
- iii. The section of the code violated and a description of the violation.
- iv. The amount of the fine for the code violation.
- v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.
- vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.
- vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained.
- viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Delivery of Citation. The administrative citation shall be delivered personally or sent by certified mail to the person responsible for the violation.

d. Dismissal of Citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of Fine.

a. Maximum Amount of Fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

- i. One hundred dollars per day for a first violation;

Exhibit A to the Ordinance

ii. Two hundred dollars per day for a second violation of the same ordinance within one year; and

iii. Five hundred dollars per day for each additional violation of the same ordinance within one year.

b. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine. These include:

i. Administrative costs: based on time spent by code enforcement department staff, supervisors and the city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits and overhead.

ii. Late payment charges: due at the rate of 10 percent per month.

iii. Compliance reinspections: based on staff time at the full-cost hourly rate.

iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Office – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

i. The duration of the violation;

ii. The frequency, recurrence and number of violations, related or unrelated, by the same violator;

iii. The seriousness of the violation;

iv. The good faith efforts of the violator to come into compliance;

v. The economic impact of the fine on the violator;

vi. The impact of the violation on the community; and

vii. Such other factors as justice requires.

5. Payment of the Fine.

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a. Due Date. The fine shall be paid to the city within 30 days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further Violations Not Excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing Request.

a. Hearing Request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within 30 days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an appeal fee of \$250.00

b. Notice of Hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least 10 days before the date of the hearing.

c. Additional Reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer. Pursuant to RCMC [16.18.204](#), a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ or who are retained by contract to conduct such hearings.

8. Hearing Procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than 60 days from the date that the

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request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to Appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the Hearing. The administrative citation and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer's Decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.

b. Status of Fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

10. Late Payment Charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(4)(b) of this section.

11. Recovery of Administrative Citation Fines and Costs.

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a. Costs of Securing Payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other Costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation, placing a lien on the property.

12. Right to Judicial Review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within 20 days after service of the final decision in accordance with the timelines and provisions set forth in Government Code Section [53069.4](#).

13. Notices.

a. Method of Service. The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, by first class mail, or by certified mail, return receipt requested.

b. Real Property. When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor or any other person having an interest in the property.

c. Failure to Receive Notice. The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. Attorneys' Fees. Pursuant to Government Code Section [38773.5](#), attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

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H. In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code. [Ord. 12-2022 § 3 (Exh. A), 2022; Ord. 43-2013 § 7; Ord. 60-2006 § 1; Ord. 54-2006 § 1; Ord. 50-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

CHAPTER 16.20 HOUSING CODE**16.20.340 Authority to enter and inspect.**

A. The director, subject to the consent given by an occupant who reasonably appears to be at least 18 years of age, has authority to enter and inspect any dwelling or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this chapter and any regulation adopted pursuant to RCMC [16.20.330](#). In the event consent of the occupant is not available, the director may obtain an inspection warrant pursuant to the provisions set forth in the Code of Civil Procedure (commencing at Section 1822.50).

CHAPTER 16.26 ENERGY CODE

Repeal and replace, Chapter 16.26, "Energy Code," to read as follows:

**Chapter 16.26
ENERGY CODE****Sections:**

- 16.26.010 Title.
- 16.26.020 Purpose.
- 16.26.030 Adoption of Energy Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Energy Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Energy Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all duly designated historic buildings and structures within this jurisdiction.

Exhibit A to the Ordinance**16.05.030 Adoption of the Energy Code.**

The 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 22.40 PARK AND RECREATION DEDICATION AND FEES

Sections:

22.40.005	Authority.
22.40.010	Purpose.
22.40.020	Procedure for subdivider.
22.40.025	Determining the local agency.
22.40.030	Dedication requirements.
22.40.035	Calculating area of land dedication.
22.40.040	Calculation of in-lieu fees.
22.40.045	Determination of fair market value.
22.40.050	Standards for final maps where tentative map approved prior to 1983.
22.40.055	Exemption.
22.40.060	Recreational community gardening.
22.40.065	Credit for privately owned facilities.
22.40.070	Computation of credit.
22.40.075	Access requirements.
22.40.080	Sale of dedicated land.
22.40.085	Credit for park and recreational improvements and equipment.

Prior legislation: Ord. 19-2003.

22.40.005 Authority.

This chapter is enacted pursuant to the authority granted by Section 66477 of the Government Code. The park and recreational facilities for which dedication of land and/or payment of fee is required shall be in accordance with the local recreational element of the general plan. Land dedication under this chapter shall conform to the city general plan, to any adopted specific plan, and the applicable provisions of Section 66477 of the Government Code. [Ord. 15-2022 § 4 (Exh. A); Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.010 Purpose.

As a condition of approval of a tentative subdivision map or tentative parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city for neighborhood and community park or recreational purposes at the time specified by the city according to the standards and formula contained in this chapter. [Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC 394 § 4, 1979; SCC 325 § 4 (part), 1978].

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22.40.020 Procedure for subdivider.

At the time of filing of a tentative subdivision map for approval, the subdivider of the property shall, as a part of such filing, indicate whether the subdivider desires to dedicate property for park or recreation purposes, or whether the subdivider desires to pay a fee in lieu thereof, or a combination of dedication and in-lieu fees. If the subdivider desires to dedicate land for this purpose, the subdivider shall designate the area thereof on the tentative subdivision map as submitted. [Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC § 4 (part), 1978].

22.40.025 Determining the local agency.

A. Prior to the time of tentative subdivision or tentative parcel map approval, the city council shall have determined whether the city or another public agency is the appropriate local public agency providing park and recreation services on a community-wide level and to the area within which the proposed development will be located. Pursuant to such determination, land or fees required under this section shall be conveyed or paid directly to the designated agency, if such agency elects to accept the land or fee.

B. In the event park and recreation services and facilities are provided by a public agency other than the city, the amount and location of land to be dedicated or fees to be paid shall be jointly determined by the city council and the board of directors of such public agency. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.030 Dedication requirements.

The approval body or city council shall require the dedication of all land, the payment of fees in lieu thereof, or a combination of both as provided herein, for park or recreational purposes as a condition to the approval of a tentative subdivision or tentative parcel map; provided, that:

A. The land, fees, or combination thereof are to be used only for the purposes of developing new and rehabilitating existing park or recreational facilities to serve the subdivision.

B. The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

C. The city council and/or the designated local public agency shall develop a schedule specifying how and when it will use the land or fees, or both, to develop park or recreational facilities to serve the residents of the subdivision. Any fees collected shall be committed within five years after the payment of fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If such fees are not committed, they shall be distributed and paid to the then-record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

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D. Only the payment of fees may be required in subdivisions containing 50 parcels or less. However, nothing in this chapter shall prohibit the dedication and acceptance of land for park and recreation purposes in subdivisions of 50 parcels or less, if the subdivider voluntarily proposes such dedication and the land otherwise meets the requirements of this title.

E. Subdivisions containing less than five parcels and not used for residential purposes shall be exempted from the requirements of this chapter; provided, however, that a condition may be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

F. If the subdivider provides park and recreational improvements to the dedicated land, the value of the improvements, together with any equipment located thereon, shall be a credit against the payment of fees or dedication of land required by this chapter, as determined pursuant to RCMC 22.40.085. [Ord. 38-2007 § 1 (Exh. 1(M)); Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC 395 § 5, 1979; SCC 325 § 4 (part), 1978].

22.40.035 Calculating area of land dedication.

A. If the city requires the dedication of land, the subdivider or owner shall dedicate land for neighborhood and community parks according to the formula $D \times F = A$ in which:

D equals the number of dwelling units,

F equals a factor herein described, and

A equals the amount of land, in acres, to be dedicated.

B. Definitions. For purposes of this section, the following definitions shall apply:

“Age-restricted multifamily dwelling” means a residential building or structure for occupancy by persons 55 years of age or older, designed and used for or proposed for residential occupancy by seven or more families and having a kitchen and bath facilities for each family.

“Age-restricted single-family dwelling” means a dwelling unit comprised of a detached building designed for occupancy by one or more persons 55 years of age or older.

“Dwelling unit” means one or more rooms in a building or structure or portion thereof designed exclusively for residential occupancy by one family for living or sleeping purposes and having kitchen and bath facilities, including mobile homes.

“Micro-unit dwelling” means an attached or detached dwelling unit of 800 square feet or less.

“Mobile home” means a dwelling unit used for or proposed for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.

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“Multiple-family dwelling” means a residential building or structure designed and used for or proposed for residential occupancy by seven or more families and having a kitchen and bath facilities for each family.

“Single-family dwelling” means a dwelling unit comprised of a detached building designed for occupancy by one family.

“Small-family dwelling” means a residential building or structure designed and used for or proposed for residential occupancy by two to six families and having a kitchen and bath facilities for each family, including two-family, group and row dwelling units less than or equal to 1,200 square feet

C. The factors 0.01475, 0.0101, 0.0077, 0.0086, 0.01, 0.0051 and 0.0052 are constants determined from an analysis of population trends and studies of Rancho Cordova in accordance with Section 66477(a)(2) of the Government Code, which, when multiplied by the number of dwelling units permitted in the subject area, will produce five acres per 1,000 population to be devoted to neighborhood or community park facilities. This limit has been determined in accordance with Section 66477(a)(2) of the Government Code. The planning director may reestablish such factors annually.

Fs = 0.01475 relating to single-family dwelling units (2.95 persons/dwelling)

Fm = 0.0101 relating to small-family dwelling units (2.03 persons/dwelling)

Fa = 0.0077 relating to multiple-family dwelling units (1.54 persons/dwelling)

Fmh = 0.0086 relating to mobile home dwelling units (1.72 persons/dwelling)

Fars = 0.01 relating to age-restricted single-family dwelling units (2.0 person/dwelling)

Fara = 0.0052 relating to age-restricted multifamily residential units (1.04 persons/dwelling)

Fmu= 0.0051 relating to micro-unit dwelling units (1.02 persons/dwelling)

For purposes of determining the above-noted factors the following formulas are applied:

Population	Household Size	Dwelling Units/1,000 Population
1,000 /	2.95 persons	= 339
Park acres/1,000 population	Dwelling units/1,000 population	Park acres/dwelling unit (factor)
5 acres /	339	= 0.01475

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D. In small-family and multiple-family development projects the number of dwelling units shall be calculated from the maximum density permitted in the proposed zone, as determined from the zoning code, including any density bonus, unless the subdivider can demonstrate that the development will contain a lesser number of dwelling units. For tentative parcel maps in multifamily zones a condition may be added to the tentative parcel map stating that the number of dwelling units may be calculated using the density tentatively approved and such requirement shall not become final until the land or improvements are dedicated or fees in lieu thereof are paid by the subdivider to the satisfaction of the city. [Ord. 2-2020 § 3 (Exh. A); Ord. 53-2004 § 1; Ord. 25-2003 § 3].

22.40.040 Calculation of in-lieu fees.

Where the city requires the payment of park in-lieu fees, the amount to be paid shall be a sum calculated according to the formula $A \times V = M$, in which,

A = The amount of land required for dedication as determined by RCMC 22.40.035,

V = Fair market value per acre of the property to be subdivided, as established by an appraisal prepared in accordance with RCMC 22.40.045; and

M = The number of dollars to be paid in lieu of dedication of land. [Ord. 53-2004 § 2; Ord. 25-2003 § 3].

22.40.045 Determination of fair market value.

A. For purposes of calculating the in-lieu fee under RCMC 22.40.040, the subdivider shall cause an appraisal of the property to be subdivided to be made. The appraisal shall be made at the subdivider's expense by a person qualified as a certified general real estate appraiser (MAI) by the California Office of Real Estate Appraisers, and shall meet the standards specified in the uniform standards of professional appraisal practice. The fair market value shall be established as the most probable price, as of a specific date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress. Factors to be considered during the evaluation shall include the following:

1. Applicable project conditions of approval;
2. The general plan;
3. Zoning and density;
4. Property location;
5. Off-site improvements facilitating use of the property;
6. Site characteristics of the property;

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7. Existing public improvements (e.g., existing streets, canals) which have the effect of reducing usable gross tentative map area;

8. Such other factors as the city council may establish by resolution.

B. The appraisal shall value the property as of a date no earlier than six weeks prior to the recording of the final map, or the payment of the fee, whichever occurs later, unless otherwise extended by the city and parks provider. The appraisal shall clearly state the fair market value (V) of the property, in dollars per gross acre. Three copies of the appraisal shall be delivered to the Community Development Director, or their delegate, for distribution.

C. In the event the city's Community Development Director determines the appraisal is inaccurate, the city may cause a second appraisal to be made at its expense by an appraiser with the above-described qualifications, and the second appraisal shall be used for purposes of calculating the in-lieu fee. [Ord. 53-2004 § 4].

22.40.050 Standards for final maps where tentative map approved prior to 1983.

When a final map is approved after January 1, 1983, in substantial compliance with a tentative map approved prior to January 1, 1983, the approval body or city council shall require dedication of land or payment of fees, or both, as a condition of approval of the final map using the current standards otherwise applicable to tentative maps after January 1, 1983. [Ord. 38-2007 § 1 (Exh. 1(M)); Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.055 Exemption.

This chapter shall not apply to:

A. Commercial or industrial subdivisions;

B. Condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added;

C. Tentative subdivision maps or tentative parcel maps in agricultural or agricultural residential zones as defined in the Rancho Cordova zoning code when more than 50 percent of the lots created exceed two gross acres each;

D. A tentative subdivision or tentative parcel map of existing multifamily residential units which are more than five years old when no new dwelling units are added; or

E. A lot or parcel, within a tentative subdivision or tentative parcel map, that contains a single-family dwelling that is more than five years old when no new dwelling units are added to said lot or parcel. [Ord. 25-2003 § 3; SCC 617 § 1, 1985; SCC 574 § 2, 1983].

22.40.060 Recreational community gardening.

Land and facilities for the activity of "recreational community gardening," which activity consists of the cultivation by persons other than or in addition to the owner of such land,

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of plant material not for sale, shall be deemed a park and recreational purpose. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.065 Credit for privately owned facilities.

A. The city council may grant credit for privately owned and maintained open space or local recreation facilities, or both, in planned unit developments or residential townhouse units, or mobile home developments or special planning areas, as defined in the zoning code. Such credit shall be subtracted from the dedication or fees, or both; provided:

1. Yards, patio court areas, setbacks, and other open space areas required by this title and the zoning code shall be maintained;
2. Provision is made by written agreement or recorded covenants that the private areas be adequately maintained;
3. The use of private open space or recreation facilities is limited to park and local recreation purposes and shall not be changed to another use without the written consent of the city council.

B. Land or facilities which may qualify for credit will generally include the following:

1. Open spaces, which are generally defined as parks and parkway areas, ornamental parks, extensive areas with tree coverage, lowlands along streams or areas of rough terrain when such areas are extensive and have natural features worthy of scenic preservation, golf courses, or open areas on the site in excess of 20,000 square feet;
2. Court areas for tennis, badminton, shuffleboard or similar hard-surfaced areas designed and used exclusively for court games;
3. Recreational swimming areas defined as fenced areas devoted primarily to swimming and diving, including decks, lawned area, bathhouses, or other facilities developed and used exclusively for swimming and diving and consisting of no less than 15 square feet of water surface area for each three percent of the population of the subdivision;
4. Recreation buildings, designed and primarily used for the recreational needs of the residents of the development;
5. Special areas defined as areas of scenic or natural beauty, historic sites, hiking, riding or motorless bicycle trails, including pedestrian walkways separated from public roads, planting strips, lake sites or river beaches, improved access or right-of-way in excess of the requirements of RCMC 22.40.035, and similar types of open space or recreational facilities. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.070 Computation of credit.

The categories for credit described in RCMC 22.20.065 shall be given equal weight, each category not to exceed 20 percent of the total dedication or fee which may be

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required by the city council. The city council may grant additional credit for each category if there is substantial evidence that:

- A. The open space or recreational facility is above average in esthetic quality, arrangement or design; or
- B. The open space or recreational facility is clearly proportionately greater in amount or size than required by this title or usually provided in other similar types of development; or
- C. The open space or recreational facility is situated so as to complement open space or local recreational facilities in other private or public developments. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.075 Access requirements.

All land offered for dedication for park and recreational purposes shall have access on at least one existing or proposed public street. This requirement may be waived by the city council if the city council determines that the public street access is unnecessary for the maintenance of the park area or use thereof by the residents. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.080 Sale of dedicated land.

The subdivider or owner and the city council or the director of a local park and recreational district may, after dedication of the land and before construction of the first dwelling unit, agree to sell the land dedicated and use the proceeds thereof towards the acquisition of a more suitable site. Such sale is subject to the limitations imposed on disposition of park property set forth in the Government Code. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.085 Credit for park and recreational improvements and equipment.

A. If the subdivider proposes to receive credit for providing park and recreational improvements to the land the subdivider has dedicated, or equipment located thereon, the following procedure shall be followed. At the time of filing for the tentative map, the subdivider shall notify the local agency providing park and recreational services to the area within which the proposed development will be located that he or she intends to receive credit for park and recreational services and recreational improvements to the dedicated land and equipment located on that land. At the time of approval of the tentative map, the amount of land to be dedicated necessary to comply with this chapter shall be calculated pursuant to RCMC 22.40.035 or 22.40.045. As a condition of approval of such tentative map, the developer shall be required to dedicate the calculated amount of land or its equivalent in fees or credits at the time of filing the final map, and the developer shall sign an agreement with the local agency stating that land, and any equipment located thereon, shall be calculated and dedicated at the time of approval of the final map in an amount equivalent to the current value of the amount of land required to be dedicated as a condition of the tentative map.

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B. Such land, improvements and equipment may be accepted by the local agency if such land, improvements and equipment comply with its master plan for that park. Immediately upon the approval or conditioned approval of the tentative map to the subdivider, the local agency providing parks shall initiate preparation of a master plan for the park area proposed to receive the credits. Such master plan shall be completed within the duration of the tentative map and not later than 36 months from approval of the tentative map.

C. At the time of approval of the final map, the subdivider shall dedicate land to the local agency providing parks if such dedication is consistent with the master plan. The subdivider and the local agency shall enter into a credit agreement whereby the subdivider agrees to pay a fee in lieu of dedication of land, and provide a bond or other security acceptable to the city guaranteeing the subdivider will pay the fee, in the amount of the remainder of the obligation calculated pursuant to subsection (A) of this section. The subdivider then shall specify the improvements to the dedicated land together with equipment located thereon he or she wishes to provide, consistent with the master plan. The public agency shall proceed with a standard competitive bid process to arrive at the lowest responsible bidder for providing such improvements and equipment. Upon completion of the competitive bid process, the subdivider shall pay the fee, which shall be used to pay for such improvements and equipment. If no fee is paid, the bond or other security shall be used for such payment. The remainder of the fee or security, if any, shall be retained by the local agency.

D. If the developer and local agency agree to allow installation of park and recreational improvements and equipment located on the dedicated land, rather than providing a fee, bond, or other security pursuant to subsection (C) of this section, the developer may do so; provided, that such improvements are consistent with the park master plan. The amount of credit to be given shall be determined jointly by the local agency providing parks, the department of public works, and the developer, based on evidence presented by the developer showing that such improvements were obtained and installed at a reasonable, competitive rate for the community. Only reasonable charges shall be eligible for credit under this section. The developer may choose to construct and provide such improvements and equipment only upon a showing to the department of public works and local agency providing parks that such a procedure will not result in costs in excess of that obtainable by using a competitive bidding process carried out by the public agency, pursuant to subsection (C) of this section. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

CHAPTER 22.170 LOCAL PARKS AND RECREATIONAL FACILITIES

Sections:

- | | |
|------------|------------------|
| 22.170.010 | Purposes. |
| 22.170.020 | Payment of fee. |
| 22.170.030 | Deposit of fees. |

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22.170.040	Use of fees.
22.170.050	Credits.
22.170.060	Appeal.
22.170.070	Severability.

22.170.010 Purposes.

This chapter is enacted by the city council of Rancho Cordova to supplement provisions of Chapter 22.52 SCC by providing for the city and local governmental agencies within the city a broader base for funds to acquire local parks and recreational facilities to serve residential areas within the city of Rancho Cordova. The city council has determined that:

A. It is inequitable to require only subdividers of real property pursuant to the provisions of Chapter 22.52 SCC to provide land or fees in lieu thereof for local parks or recreational facilities;

B. Apartment houses and single-family dwellings on individual lots place demands on local parks and recreational facilities which must be met if the recreational needs of all of the residents of the city of Rancho Cordova are to be served;

C. The general welfare, health and safety of the residents of the city will be enhanced by the development of recreational facilities. Children and adults will be able to safely pursue recreational activities in areas specifically designed for recreational purposes;

D. The dramatic increase in population and dwelling construction, particularly in the city of Rancho Cordova, has not been met with a corresponding availability of parks and local recreational facilities to serve the population. [Ord. 38-2007 § 1 (Exh. 1(A), (F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.010].

22.170.020 Payment of fee.

A. Prior to the issuance of any building permit pursuant to Chapter 16.04 RCMC for a new principal residential structure or a multiple-family structure, a fee as determined herein shall be paid to the parks provider for the city to be used for the acquisition and/or development of local parks and recreational facilities in the city. The fee shall be computed as follows:

1. Forty dollars for each principal single-family dwelling on a single lot;
2. Twenty-five dollars for each dwelling unit within a multiple-family structure.

B. Any fee shall be paid before the building permit to authorize the construction shall be issued by the department of public works of the city.

C. The schedule of payments is based on the application of the constants described in SCC 22.52.100 to a gross acre value of \$5,000 per acre and shall be adjusted based on current appraised value prepared per section 22.40.045. The latter value has been determined by the city council to be an average land value applicable throughout the

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city of Rancho Cordova for land being developed in residential use. [Ord. 38-2007 § 1 (Exh. 1(A), (F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.020].

22.170.030 Deposit of fees.

Fees collected pursuant to RCMC 22.170.020 shall be deposited in the local parks facilities trust fund established pursuant to SCC 22.52.080 and shall be administered by the parks provider for the city [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.030].

22.170.040 Use of fees.

Fees deposited in the local parks facilities trust fund shall be used only for the purpose of providing local parks and recreational facilities consistent with the local recreation spaces element of the general plan; provided, however, if the general plan provides for a major park or other major recreational facility within one mile of the parcel being developed, any fee collected may be applied for the acquisition of land or the development of such facility. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.040].

22.170.050 Credits.

A fee shall not be required pursuant to RCMC 22.170.030 if the land on which the single-family or multiple-family dwelling unit is to be constructed is included within a recorded subdivision and, which as a condition of the approval of the final map of the subdivision, the subdivider was given credit for privately owned facilities pursuant to SCC 22.52.130 or dedicated land, paid a fee in lieu thereof, or both, for local parks or recreational purposes pursuant to SCC 22.52.100 through 22.52.130. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.050].

22.170.060 Appeal.

Any person who comes within the provisions of this chapter may appeal any matter relative to this chapter to the city council; provided any appeal must be filed with the clerk of the city council by letter addressed to the city council within 10 calendar days after the decision or action which prompts the appeal. The appeal will be set for hearing before the city council within 30 calendar days after receipt of the notice of appeal. A filing of a notice of appeal shall stay the issuance of any building permit pending the decision of the city council on the appeal. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.060].

22.170.070 Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have passed the ordinance codified in this chapter, and each section, subsection, paragraph, sentence, clause and phrase thereof irrespective of the fact that any one or more of the sections, subsections, paragraphs, sentences, clauses or phrases is

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declared unconstitutional or unlawful. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.070].

CHAPTER 23.310 RESIDENTIAL ZONING DISTRICTS

Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
Agricultural Employee Housing	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.901.100
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.901.020
Dwelling, Multifamily ⁹	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	AUP ¹	AUP ¹	AUP ¹	AUP ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Family Day Care Home, Small or Large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	RCMC 23.901.040
Low-Barrier Navigation Centers	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	RCMC 23.901.050
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	RCMC 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home (Large) ¹¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	

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Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional Housing ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Short Term Vacation Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	
Animal Keeping, Exotic Animals	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	
Animal Keeping, Livestock Animals	p ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Animal Keeping, Poultry	p ⁵	N	p ⁵	p ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Hens Only	N/A	N	N/A	N/A	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	N	N	N	N	N	N	N	N	Chapter 8.11 RCMC
Beekeeping	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Crop Production	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis Cultivation, Indoor	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	Chapter 6.90 RCMC
Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Urban Agriculture																		
Aquaculture	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Private	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Market Garden	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030

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Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Urban Ag Stand	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N	N	N	N	N	N	RCMC 23.904.030
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	RCMC 23.907.020
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	RCMC 23.907.030
Retail, Service, and Office Uses																		

Exhibit A to the Ordinance

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Bed and Breakfast Inns	AUP	AUP	AUP	AUP	N	N	N	N	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	N	
Child Day Care Facility	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Kennels, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	
Medical Services, Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Retail (Accessory) ¹³	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	N	
Veterinary Facility	AUP	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:

1. Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district; provided, that the overall neighborhood or subdivision has an average density within the allowable range.
 2. Domestic pets: Keeping of more than four dogs, more than four cats, or any combination of five or more cats and dogs is considered a kennel for the purposes of this code and not permitted in zones that do not permit a kennel.
 3. Exotic animals: No more than five exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 4. Livestock animals: Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 5. Poultry: All poultry shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 6. Poultry: Only the keeping of backyard hens shall be allowed with a proper permit and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 RCMC.
 7. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
 8. Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).
 9. Senior independent living facilities are required to meet provisions in Chapter 23.901 RCMC (Residential Uses).
 10. See additional provisions in RCMC 23.901.080 (Family day care (large)).
 11. See additional provisions in RCMC 23.901.090 (Residential care home (large)).
 12. Limited to 25 percent of building square footage of religious institutions, schools and multifamily developments larger than 20 units in size.
 13. All commercial activity, display and storage shall occur within a building or within a screen enclosure.
 14. Outdoor cannabis cultivation is prohibited in all residential zones pursuant to RCMC 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of RCMC 6.90.040, and such personal cannabis cultivation is subject to the regulations contained in Chapter 6.90 RCMC.
 15. Private community gardens and market gardens are allowed in residential districts up to a maximum one acre in size and pursuant to applicable regulations in RCMC 23.904.030 (Urban agriculture). Approval of an administrative use permit is required for said uses greater than one acre in size. Zoning certification is required for properties one acre or less in size.
 16. See allowances for temporary on-site sales of agricultural products in RCMC 23.904.030.
 17. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.
- [Ord. 1-2022 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.030)].

THE FOLSOM BOULEVARD SPECIFIC PLAN TABLE 2-2 USE TABLE FOR MIXED USE CLASSIFICATIONS

Exhibit A to the Ordinance

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P ¹	P ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	P ¹	P ¹	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	P ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P ²	P	A
Public Safety Facility	P ²	P	P
Religious Institution	P ²	P	P
School – Public	P ²	P	P
School – Private, Special/Studio	P ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A ^{2,3}	A ³	P ³

Exhibit A to the Ordinance

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	A ^{2, 4}	A ⁴	A ⁴
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P ²	P	P
Bar, Nightclub	C ^{6, 2}	C ⁵	C ⁵
Bed and Breakfast	P ²	N	N
Brewery, Winery, Distillery	N	A	A
Brew Pub	N	P	A
Building Material Store and Yard	N	P ⁶	A ⁷
Business Support Services	A ^{7, 8, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P ⁷	P ⁷
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A ²	A ²	P ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	A
Medical Services – Extended Care	P ²	C	C
Medical Services – General	P ²	P	P
Medical Services – Hospital	P ²	P	P
Neighborhood market	A ²	P	C
Office – Business and Professional	A ²	P	P
Office – Accessory	P ²	P	P
Personal Services	P ^{2, 8}	P	P
Restaurant	A ²	P	A ²

Exhibit A to the Ordinance

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Retail – Accessory	A ²	P	P
Retail – General	A ^{2, 9}	P	P
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

Exhibit A to the Ordinance

1. *See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).*
2. *Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).*
3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
REPEALING AND REPLACING CHAPTER 16.05, "HISTORICAL BUILDING CODE" OF THE
RANCHO CORDOVA MUNICIPAL CODE WHICH ADOPTS BY REFERENCE THE 2022
CALIFORNIA HISTORICAL BUILDING CODE**

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

Section 1. Title 16, Chapter 16.05, "Historical Building Code," is hereby repealed and replaced, to read as follows:

**Chapter 16.05
HISTORICAL BUILDING CODE**

Sections:

- 16.05.010 Title.
- 16.05.020 Purpose.
- 16.05.030 Adoption of Historical Building Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Historical Building Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Historical Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of Historical buildings and structures within this jurisdiction.

16.05.030 Adoption of the Historical Building Code.

The 2022 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

ITEM 11.1.**ATTACHMENT 3**

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
REPEALING AND REPLACING CHAPTER 16.10, "EXISTING BUILDING CODE" OF THE
RANCHO CORDOVA MUNICIPAL CODE, WHICH ADOPTS BY REFERENCE THE 2022
CALIFORNIA EXISTING BUILDING CODE**

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

Section 1. Title 16, Chapter 16.10, "Existing Building Code," is hereby repealed and replaced, to read as follows:

**Chapter 16.10
EXISTING BUILDING CODE**

Sections:

- 16.10.010 Title.
- 16.10.020 Purpose.
- 16.10.030 Adoption of Existing Building Code.

16.10.010 Title.

This chapter shall be known and cited as the Rancho Cordova Existing Building Code.

16.10.020 Purpose.

The purpose of the Rancho Cordova Existing Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of existing buildings and structures within this jurisdiction.

16.10.030 Adoption of the Existing Building Code.

The 2022 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

ITEM 11.1.**ATTACHMENT 4**

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
REPEALING AND REPLACING CHAPTER 16.26, "ENERGY CODE" OF THE RANCHO
CORDOVA MUNICIPAL CODE, WHICH ADOPTS BY REFERENCE THE 2022 CALIFORNIA
ENERGY CODE**

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

Section 1. Title 16, Chapter 16.26, "Energy Code," is hereby repealed and replaced, in its entirety, to read as follows:

**Chapter 16.26
ENERGY CODE**

Sections:

- 16.26.010 Title.
- 16.26.020 Purpose.
- 16.26.030 Adoption of Energy Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Energy Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Energy Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all duly designated historic buildings and structures within this jurisdiction.

16.05.030 Adoption of the Energy Code.

The 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, City Clerk

Rancho Cordova

Municipal Code Amendments

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

CHAPTER 4.07 TOBACCO RETAILER LICENSE

4.07.100 License violation.

A. It shall be a violation of a license for a licensee or his or her agents or employees to violate any local, state, or federal tobacco-related law.

B. It shall be a violation of a license for a licensee, or a licensee's agents or employees to sell, offer for sale, possessing with the intent to sell or offer for sale, or distribute any flavored tobacco product. There is a rebuttable presumption that a tobacco product is a flavored tobacco product, if a tobacco manufacturer or its agents or employees has made a public statement or claim that the tobacco product has or produces a characterizing flavor, including, but not limited to, text, color, or images on the product's labeling or packaging that are used to expressly or impliedly communicate that a tobacco product has a characterizing flavor.

1. After 90 calendar days from the effective date of this chapter, it shall be a violation of this chapter for a tobacco licensee, or a licensee's agents or employees, to sell, offer for sale, possessing with the intent to sell or offer for sale, or distribute any prohibited product.

2. This chapter shall not apply to any existing establishment that (a) has been formally permitted to allow the on-site smoking of tobacco products under RCMC [23.919.100](#) and that (b) sells only shisha tobacco products (as defined in California Health and Safety Code Section [104559.5](#)) for on-site consumption. The hookah tobacco retailer has a valid license to sell tobacco products issued pursuant to Chapter 2 (commencing with Section [22971.7](#)) of Division 8.6 of the Business and Professions Code. Retail sales of flavored tobacco products other than shisha tobacco products (as defined in California Health and Safety Code Section [104559.5](#)) by such smoking lounges are prohibited. No flavored shisha tobacco products purchased at such smoking lounges may be removed from the premises. As required in RCMC [23.919.100](#), all consumption or use of flavored shisha tobacco products at such smoking lounges shall occur indoors. The hookah tobacco retailer shall operate in accordance with all relevant state and local laws relating to the sale of tobacco products. [Ord. 10-2022 § 3 (Exh. A); Ord. 3-2005 § 2].

4.07.110 Administrative fine.

A. Any tobacco retailer or licensee violating the provisions of this chapter shall be guilty of a misdemeanor, and in addition to any other remedy, shall be liable for an administrative fine of \$1,000 per violation. Each day a violation exists shall constitute a new and separate violation.

B. Any violation of this chapter may be remedied by a civil action brought by the city attorney. The city may recover reasonable attorney's fees and costs of any civil action brought by the city attorney to remedy any violation of this chapter.

C. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine as set forth in subsection (A) of this section.

D. ~~A notice of violation and of intent to impose a fine~~ An administrative citation shall be personally served on, or sent by certified mail to, the person or persons subject to the fine. The notice shall state the basis of the city's determinations and include an advisement of the right to request a hearing to contest the fine. Any request for a hearing must be in writing and must be received by the city within ~~10 calendar days of personal service of the notice on the person or persons subject to a fine or~~ within 15 calendar days. This completed request must be submitted together with an appeal fee of \$250.00 if the person or persons subject to a fine are served by mail.

E. If no request for a hearing is timely received, the city's determination on the violation and the imposition of a fine and any additional amounts pursuant to subsection (C) of this section shall be final and payment shall be made within 30 calendar days of written demand made in the manner specified above for a notice of violation. If the fine is not paid within that time, the fine may be collected, along with any additional amounts pursuant to subsection (C) of this section, in any manner provided by law. In the event that a judicial action is necessary to compel payment, the person or persons subject to the fine and any additional amount shall also be liable for the costs of the suit and attorneys' fees incurred by the city in collecting the fine.

F. If a hearing is requested pursuant to subsection (D) of this section, the city shall provide written notice, within 45 calendar days of its receipt of the hearing request, to the person or persons subject to a fine and any additional amount, of the date, time, and place of the hearing in the manner specified above for a notice of violation.

G. The hearing shall be conducted in accordance with the procedures set forth in RCMC [4.07.140](#) through [4.07.160](#).

H. If no timely notice of appeal to the superior court is filed, or the city is not timely served with a copy of a notice of appeal, the hearing officer's decision and findings shall be deemed confirmed and the fine and any additional amounts imposed pursuant to subsection (C) of this section shall be collected pursuant to subsection (E) of this section. [Ord. 10-2022 § 3 (Exh. A); Ord. 6-2010 § 6; Ord. 3-2005 § 2].

CHAPTER 4.50 OTHER BUSINESSES**4.50.100 Purposes.**

It is not uncommon for motion picture productions to necessitate or otherwise result in the disruption of motor vehicle traffic, the unusual utilization of public facilities, the employment of actual or potentially dangerous explosives or other activity which could endanger public safety, the creation of noise which disturbs the public quiet or convenience, the attraction of crowds of sightseers, or other circumstances which require the commitment of public resources in order to ensure adequate protection of the health, safety and welfare of the community.

The purposes of this article are to provide for the licensing of motion picture productions in order to ensure that necessary public resources are provided at the times and in the manner required to protect the health, safety and welfare; that the licensee bears the cost of such public resources; and that the motion picture productions are otherwise conducted under conditions and in a manner which avoids risk to the health, safety or welfare of the community. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

4.50.105 Definitions.

As used in this article, the terms identified by RCMC 4.50.110 through 4.50.120 shall be ascribed the meanings contained therein. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

4.50.110 Definitions – Coordinator.

“Coordinator” shall mean the city manager or the city manager's designee. [Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 578 § 19 (part), 1983; SCC 580 § 2 (part), 1984].

4.50.115 Definitions – Motion picture production.

“Motion picture production” shall mean and include any activity attendant to staging or filming or videotaping of commercial motion pictures or television shows, programs, or advertising. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.120 Definitions – Still photography.

“Still photography” means and includes all activity attendant to staging or making commercial still photographs. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 1 (part), 1984].

4.50.125 Finance director.

The finance director is charged with the responsibility of administering the regulations imposed by this article and exercising the authority conferred thereby. Such authority shall include the power and duty to issue ~~special~~-general business licenses authorizing motion picture productions, promulgate administrative regulations, and otherwise perform the duties and exercise the authorities conferred herein.

To these ends, the finance director shall be vested with the same powers and authorities in relation to motion picture productions and the issuance and administration of ~~special~~-general business licenses therefor as are vested in the chief of police under RCMC 4.02.070, 4.02.085, 4.02.100, 4.02.105 and 4.10.000 through 4.10.155. Any reference to the "chief of police" shall be deemed to be a reference to the finance director in relation to motion picture productions. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.130 License required.

No person shall use any public or private property, facility or residence within the city of Rancho Cordova for a motion picture production unless under and by authority of a valid, unexpired and unrevoked ~~special~~-general business license authorizing the motion picture production issued pursuant to the provisions of Chapter 4.10 RCMC and this article. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.135 Exceptions.

The provisions of this article shall not be applicable to the following:

A. Reporters, photographers or cameramen in the employ of a newspaper, news service, television station or similar entity engaged in the on-the-spot recording of news events concerning those persons, scenes or occurrences which will be published, telecast or broadcast;

B. Any motion picture production at a studio located within the city of Rancho Cordova;

C. Commercial still photography. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.140 Processing of application.

Upon receipt of a fully completed application, the finance director shall provide copies thereof to the chief of police, the chief of any fire protection district having jurisdiction over the geographical territory in which the motion picture production is to occur, and any other official whose jurisdiction or authority would be affected by the motion picture production. Each of said officials shall determine whether, with regard to their specific areas of responsibility, any conditions are necessary in order to ensure that the proposed motion picture production does not endanger the public health or safety, whether the commitment of any public resources (including staffing) is necessary in order to minimize disruption caused by or risk to the public health or safety resulting from the motion picture production, and, if so, the estimated cost thereof. Each such official shall submit to the finance director within 30 calendar days following the date of

filing of a completed application his or her written findings, determinations and requirements.

The coordinator may communicate with the officials concerned and representatives of the motion picture production and take such other actions as are appropriate for the purpose of facilitating processing of the application and issuance of the license. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.145 Issuance.

Notwithstanding the provisions of RCMC 4.10.040, the finance director shall act upon the application not later than 30 calendar days following the date of filing of the application, and the provisions of RCMC 4.10.040(C) shall not constitute grounds for denial of a special-general business license to conduct a motion picture production.

The finance director shall issue the special-general business license within 30 calendar days after the date on which the application is filed unless, in addition to the grounds prescribed by RCMC 4.10.040, either the director of public works, the chief of police or the chief of any fire protection district with jurisdiction over the territory in which the motion picture production is proposed finds in writing that the production would constitute a hazard to public safety, and that there are no conditions upon which the license could be issued which would eliminate the hazard. [Ord. 38-2007 § 1 (Exh. 1(A), (C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984].

4.50.150 Conditions.

Pursuant to the provisions of RCMC 4.10.045, the finance director may issue a special-general business license authorizing a motion picture production upon conditions which relate to the following:

A. The time, place or manner of conducting the motion picture production, for the purpose of reducing disruption of traffic, disruption of public services, disruption of the public peace or quiet, or the minimization of any hazard to the public safety which could result from the production;

B. The deposit of such cash amounts as may be necessary to cover the costs of any public resources (including personnel) required to be provided by the city or any fire protection district with jurisdiction over the territory in which the production is proposed, in order to facilitate the production or reduce the disruption of traffic, public peace and quiet or safety hazards arising therefrom;

C. If the motion picture production involves a potential risk of a safety hazard to the public, a requirement that the licensee enter into an agreement indemnifying the city and any fire protection district with jurisdiction over the area where the production will occur, and, in their capacities as such, their officers, employees and agents, against any liability which may arise out of or result from the production, secured by liability insurance in such amount as is required by the city's risk manager and in such form and by such an insurer as may be required by the city attorney. [Revised during 2008

codification; Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 580 § 2 (part), 1984; SCC 578 § 19 (part), 1983].

4.50.160 Disruption of production.

A. No person, after first being warned to cease the conduct, shall engage in conduct intentionally designed to disrupt motion picture or television production undertaken pursuant to a license issued under the authority of this chapter.

B. For purposes of this section, conduct which disrupts motion picture or television production includes, but is not limited to:

1. Creating or causing audible interference to the recording of sound;
2. Interfering with the ability of a production to achieve consistent light levels by shining or reflecting light onto a set or at a camera or by utilizing some other artificial means to adversely affect lighting;
3. Interfering with the entrance or egress of production equipment or personnel;
4. Placing any obstacles at any location where production is occurring. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1042 § 1, 1996].

CHAPTER 8.03 GENERAL PROVISIONS

8.03.010 Animal restraint.

A. No owner of any animal, wild or domestic, except the domestic cat, shall permit or suffer the animal to:

1. Be off a leash or be restrained by a leash which is more than eight feet in length. An animal need not be on a leash while it is on the premises of its owner nor while on other private property with consent of the owner. This subsection shall apply to all areas of the city unless clearly designated as areas where leashes are not required.
2. Enter upon private property without consent of the private property's owner.
3. Habitually make loud noises. "Habitually make loud noises" means any conduct that disrupts the peace so as to constitute a public nuisance, including, but not limited to, continuous and incessant barking, howling, crying, yelping, scratching, or whining. "Continuous and incessant" means that the conduct continues for at least 10 minutes within a 30-minute period with no more than 30 seconds between sounds, and is not caused by provocation. Nothing contained herein shall apply to reasonable animal noises emanating from legally operated veterinary hospitals, humane societies, animal shelters, farms, or agricultural operations.

4. Act in such other manner so as to constitute a public nuisance.

B. Nothing in this section shall prohibit the use of animals on school property for teaching, use for the blind, or other school purposes when permitted by school officials, or require a person to keep any animal in his possession on a leash if, at the time, the animal is restrained in a vehicle or cage. [Ord. 20-2014 § 2; Ord. 4-2007 § 2].

CHAPTER 8.09 PROCEDURES

8.09.130 Administrative fines or penalties – Procedures.

A. Administrative penalties established pursuant to this title shall be imposed and collected as set forth herein.

B. Notice of Violation. When a violation of any of the provisions of this title is identified, the animal services manager shall issue a notice of violation to the owner. The notice shall be on a form prescribed by the animal services manager and shall contain the following information:

1. Date, approximate time, and address or definite description of the location where the violation(s) was observed;
2. The code section violated and a description of the violation;
3. A description of the action required to correct the violation;
4. An order to the owner to correct the violation(s) within a time specified and an explanation of the consequences of failure to correct the violation(s);
5. The amount of the monetary penalty for the violation(s);
6. An explanation of how the penalty shall be paid, the time period by which it shall be paid, and the place to which the penalty shall be paid;
7. Identification of rights of appeal, including the time within which the notice may be contested and the place to obtain a notice of appeal and request for hearing form to contest the notice of violation; and

8. The name and signature of the citing officer and, if possible, the signature of the responsible owner. A single notice of violation may charge a violation for one or more days on which a violation exists, and for the violation of one or more code sections.

C. Service of Citation. The animal services manager shall impart notice to the owner of the violation in the following manner:

1. Personal Service. The animal services manager shall attempt to locate and personally serve the responsible owner and, if possible, obtain the signature of the responsible owner on the notice of violation. If the responsible owner served refuses or fails to sign the notice, the failure or refusal to sign shall not affect the validity of the notice or of subsequent proceedings.

2. Mail. If, for any reason, the animal services manager is unable to personally serve the notice of violation on the responsible owner, the notice shall be mailed to the responsible owner by certified mail, postage prepaid with a requested return receipt. Concurrently, the citation shall be sent by regular mail. Service by mail shall be sent to the responsible owner's address as shown on public records or as known by the city. If the notice is sent by certified mail and returned unsigned, then service shall be deemed effective by regular mail, provided the notice sent by regular mail is not returned by the post office. Service by mail shall be effective on the date of mailing.

3. Posting Notice. As an alternative to service by mail, and if the animal services manager is unable for any reason to personally serve the responsible owner, the animal services manager may post the notice of violation at a conspicuous location on any real property within the city in which the animal services manager has knowledge that the responsible owner has a legal interest, and such posting shall be deemed effective service. Service shall be deemed effective pursuant to posting on the date that the notice is actually posted.

4. The failure of any responsible owner to receive any notice served in accordance with this section will not affect the validity of any proceedings taken under this chapter.

D. Opportunity to Correct the Violation. Once a notice of violation has been served upon a responsible owner, the owner shall be allowed 14 days to correct or remedy the violation. If the responsible owner properly corrects or remedies the violation, he or she shall not be assessed an administrative penalty. If the responsible owner fails to correct or remedy the violation, administrative penalties shall be assessed from the date written upon the notice. This subsection shall not be construed to waive any fee or payment that would ordinarily be required pursuant to this title.

E. Satisfaction of Notice of Violation.

1. Upon receipt of a notice of violation, the responsible owner must do the following: (a) pay the administrative penalty to animal services; and (b) demonstrate to the animal services manager that the violation has been corrected or remedied, if the violation(s) is of such a nature that it can be remedied.
2. If a responsible owner fails to properly correct or remedy a continuing violation in accordance with subsection (D) of this section or otherwise, the owner shall pay the accrued penalty amount to the animal services. Penalty amounts shall continue to accrue as specified up until the date the responsible owner satisfies the notice of violation or files a notice of appeal. Payment of an accrued penalty shall not excuse or discharge the owner's responsibility to correct or remedy the cited violation, nor shall it bar further enforcement action by the animal services manager.

F. Appeal of Citation.

1. Any recipient of a notice of violation may contest that there was a violation of this title or that he or she is the responsible owner by completing a notice of appeal and request for hearing form and filing it with animal services within 30 calendar days from the date of issuance of the notice, together with an advance deposit/appeal fee of ~~the total amount of the monetary penalty~~ \$250, or the timely filing of a request for an advance deposit/appeal fee hardship waiver pursuant to subsection (G) of this section, and the hearing fee as established by the city council. Any appeal of the notice of violation must include a detailed written explanation as to the grounds for appeal.
2. The filing of a notice of appeal does not stay, postpone or excuse the responsible owner's duty to correct or remedy a cited violation. The proper filing of a notice of appeal, along with an advance deposit of the total accrued penalty including any fees that are the subject of the notice of violation and the hearing fee as established by the city council/appeal fee of \$250, will toll any late penalties that would accrue thereafter for a continuing violation. If the hearing officer upholds the notice of violation, any applicable late penalties shall begin to accrue again on the day following the issuance of the hearing officer's written decision. Any penalty amount that has been deposited in advance shall be refunded if it is determined, after a hearing, that the person charged in the notice of violation was not responsible for the violation(s) or that there was no violation(s) as charged in the notice of violation.
3. The failure to submit a timely and complete request for hearing will terminate a person's right to contest the notice of violation and result in a failure to exhaust

administrative remedies, and the order of the notice of violation will serve as a formal determination and conclusive evidence of the named responsible owner's liability.

G. ~~Advance Deposit~~Appeal Fee Hardship Waiver. A person seeking an administrative hearing may request a hardship waiver of the penalty deposit by filing with the animal services manager a completed ~~advance deposit~~appeal fee hardship waiver, which must be signed under penalty of perjury. The request must be submitted along with the request for hearing. The person requesting the waiver bears the burden of establishing that such person does not have the financial ability to make the deposit. The request will be decided by the animal services manager within three business days from the date the request is received, and the animal services manager's decision is final. The applicant will be notified by telephone, facsimile, or in person of the decision on the request. The filing of a request for hardship waiver does not extend the time to file for an administrative hearing or pay the penalty when due. If the request for hardship waiver is denied, an administrative hearing will not be scheduled unless the penalty deposit is paid within five business days following the animal services manager's determination on the request for a hardship waiver.

H. Hearing Officer. The city hearing officer shall conduct the administrative hearing pursuant to RCMC [8.09.050](#). In addition to the authority conferred in this section, the hearing officer shall have the authority set forth in RCMC [8.09.030](#) and other applicable sections of this title.

I. Hearing Procedure. The procedures set forth under RCMC [8.09.050](#) shall apply to all hearings under this section, unless otherwise specified herein this section.

J. Hearing Officer's Decision.

1. After considering all of the testimony and evidence submitted at the hearing and consistent with RCMC [8.09.050](#), the hearing officer shall issue a written decision within 14 days of the date of the hearing to uphold or cancel the notice of violation and shall list in the decision the reasons for that determination. The decision of the hearing officer shall be final;

2. If the hearing officer determines that the notice of violation should be upheld, then the animal services manager shall retain the penalty amount, including any fee that is the subject of the notice of violation, on deposit with the animal services manager;

3. If the hearing officer determines that the notice of violation should be upheld, and the penalty has not been deposited pursuant to an ~~advance deposit~~appeal fee hardship waiver, the hearing officer shall set a payment schedule for the payment

of the penalty, including any fee that is the subject of the notice of violation. Accrual of any late penalty charges shall resume on the day following the date of the hearing officer's decision;

4. If the hearing officer determines there has been no violation and the penalty was deposited with the animal services manager, then the animal services manager shall promptly refund the amount of the deposited penalty;

5. The recipient of the notice of violation shall be served with a copy of the hearing officer's written decision.

K. Failure to Pay Administrative Penalties.

1. The failure of any person to pay the administrative penalties assessed in connection with a notice of violation within the time specified on the notice constitutes a debt to the city and may result in the matter being referred to a collection agency, which may file a claim with the small claims court or, in the alternative, utilize any means within its power to collect the amount owed. The city may pursue any other legal remedy to collect the administrative fines.

2. Any person who fails to pay to the city any administrative penalty imposed pursuant to this title on or before the date the fine is due shall also be liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including, but not limited to, administrative costs and attorneys' fees. Such collection costs are in addition to any required fees, penalties, interest and late charges.

3. Notwithstanding all of the procedures set forth in this section, the animal services manager shall have the ability and discretion to enforce violations of this title, to impose necessary conditions, to forgive portions of a debt or penalty owed to the city under this title, and to coordinate collection and enforcement efforts with a collection agency.

L. Right to Judicial Review. Any person aggrieved by an administrative decision of a hearing officer on an administrative citation may obtain review of the administrative decision by filing a petition for review with the Sacramento County superior court in accordance with the timelines and provisions as set forth in California Government Code Section [53069.4](#). [Ord. 20-2014 §§ 13 – 16; Ord. 8-2009 § 6].

CHAPTER 16.05 HISTORICAL BUILDING CODE

Repeal and replace, Chapter 16.05, "Historical Building Code," to read as follows:

Chapter 16.05
HISTORICAL BUILDING CODE

Sections:

16.05.010 Title.

16.05.020 Purpose.

16.05.030 Adoption of Historical Building Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Historical Building Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Historical Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of Historical buildings and structures within this jurisdiction.

16.05.030 Adoption of the Historical Building Code.

The 2022 California Historical Building Code, Part 8, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 16.10 EXISTING BUILDING CODE

Repeal and replace, Chapter 16.10, "Existing Building Code," to read as follows:

Chapter 16.10
EXISTING BUILDING CODE

Sections:

16.10.010 Title.

16.10.020 Purpose.

16.10.030 Adoption of Existing Building Code.

16.10.010 Title.

This chapter shall be known and cited as the Rancho Cordova Existing Building Code.

16.10.020 Purpose.

The purpose of the Rancho Cordova Existing Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of existing buildings and structures within this jurisdiction.

16.10.030 Adoption of the Existing Building Code.

The 2022 California Existing Building Code, Part 10, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 16.18 NUISANCE CODE**16.18.205 Violations and penalties.**

A. Notice to Appear Citation. Law enforcement agencies and the enforcement official may issue a notice to appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other responsible party for violation of this code under the procedures set forth in RCMC [16.18.503\(A\)\(5\)\(b\)](#).

B. Infractions. A property owner, any person occupying or leasing the property or premises of another, and/or other responsible party who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Government Code Section [36900](#), as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an

administrative citation as described in RCMC [1.01.190\(K\)](#). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or Subsequent Civil or Criminal Judgment – Treble Damages. Pursuant to Government Code Section [38773.7](#), upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay treble the costs of the abatement. This section does not apply to conditions abated pursuant to Health and Safety Code Section [17980](#).

F. Administrative Citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Government Code Sections [36901](#) and [53069.4](#).

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing Violations of Building and Zoning Issues. If a violation is a continuing one and pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative Citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

b. Contents of Citation. Each administrative citation shall contain the following information:

i. The date of the violation.

ii. The address or a definite description of the location where the violation occurred.

iii. The section of the code violated and a description of the violation.

iv. The amount of the fine for the code violation.

v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.

vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.

vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained.

viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Delivery of Citation. The administrative citation shall be delivered personally or sent by certified mail to the person responsible for the violation.

d. Dismissal of Citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of Fine.

a. Maximum Amount of Fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

i. One hundred dollars per day for a first violation;

ii. Two hundred dollars per day for a second violation of the same ordinance within one year; and

iii. Five hundred dollars per day for each additional violation of the same ordinance within one year.

b. Additional Amounts. Administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs are in addition to the fine. These include:

i. Administrative costs: based on time spent by code enforcement department staff, supervisors and the city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits and overhead.

ii. Late payment charges: due at the rate of 10 percent per month.

iii. Compliance reinspections: based on staff time at the full-cost hourly rate.

iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Office – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

i. The duration of the violation;

ii. The frequency, recurrence and number of violations, related or unrelated, by the same violator;

iii. The seriousness of the violation;

iv. The good faith efforts of the violator to come into compliance;

v. The economic impact of the fine on the violator;

vi. The impact of the violation on the community; and

vii. Such other factors as justice requires.

5. Payment of the Fine.

a. Due Date. The fine shall be paid to the city within 30 days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further Violations Not Excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing Request.

a. Hearing Request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within 30 days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an ~~advance deposit of the fine~~ appeal fee of \$250.00.

b. Notice of Hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least 10 days before the date of the hearing.

c. Additional Reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer. Pursuant to RCMC [16.18.204](#), a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ or who are retained by contract to conduct such hearings.

8. Hearing Procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than 60 days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to Appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the Hearing. The administrative citation and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer's Decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer is final, and may not be appealed.

b. Status of Fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

10. Late Payment Charges. A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(4)(b) of this section.

11. Recovery of Administrative Citation Fines and Costs.

a. Costs of Securing Payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other Costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance reinspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation, placing a lien on the property.

12. Right to Judicial Review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within 20 days after service of the final decision in accordance with the timelines and provisions set forth in Government Code Section [53069.4](#).

13. Notices.

a. Method of Service. The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, by first class mail, or by certified mail, return receipt requested.

b. Real Property. When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor or any other person having an interest in the property.

c. Failure to Receive Notice. The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. Attorneys' Fees. Pursuant to Government Code Section [38773.5](#), attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

H. In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code. [Ord. 12-2022 § 3 (Exh. A), 2022; Ord. 43-2013 § 7; Ord. 60-2006 § 1; Ord. 54-2006 § 1; Ord. 50-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

CHAPTER 16.20 HOUSING CODE

16.20.340 Authority to enter and inspect.

A. The director, subject to the consent given by an occupant who reasonably appears to be at least ~~46~~18 years of age, has authority to enter and inspect any dwelling or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this chapter and any regulation adopted pursuant to RCMC 16.20.330. In the event consent of the occupant is not available, the director may obtain an inspection warrant pursuant to the provisions set forth in the Code of Civil Procedure (commencing at Section 1822.50).

CHAPTER 16.26 ENERGY CODE

Repeal and replace, Chapter 16.26, "Energy Code," to read as follows:

Chapter 16.26 **ENERGY CODE**

Sections:

16.26.010 Title.

16.26.020 Purpose.

16.26.030 Adoption of Energy Code.

16.05.010 Title.

This chapter shall be known and cited as the Rancho Cordova Energy Code.

16.05.020 Purpose.

The purpose of the Rancho Cordova Energy Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all duly designated historic buildings and structures within this jurisdiction.

16.05.030 Adoption of the Energy Code.

The 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, the provisions thereof shall be controlling within the limits of the City of Rancho Cordova.

CHAPTER 22.40 PARK AND RECREATION DEDICATION AND FEES

Sections:

22.40.005	Authority.
22.40.010	Purpose.
22.40.020	Procedure for subdivider.
22.40.025	Determining the local agency.
22.40.030	Dedication requirements.
22.40.035	Calculating area of land dedication.
22.40.040	Calculation of in-lieu fees.
22.40.045	Determination of fair market value.
22.40.050	Standards for final maps where tentative map approved prior to 1983.
22.40.055	Exemption.
22.40.060	Recreational community gardening.
22.40.065	Credit for privately owned facilities.
22.40.070	Computation of credit.
22.40.075	Access requirements.
22.40.080	Sale of dedicated land.
22.40.085	Credit for park and recreational improvements and equipment.

Prior legislation: Ord. 19-2003.

22.40.005 Authority.

This chapter is enacted pursuant to the authority granted by Section 66477 of the Government Code. The park and recreational facilities for which dedication of land and/or payment of fee is required shall be in accordance with the local recreational element of the general plan. Land dedication under this chapter shall conform to the city general plan, to any adopted specific plan, and the applicable provisions of Section 66477 of the Government Code. [Ord. 15-2022 § 4 (Exh. A); Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.010 Purpose.

As a condition of approval of a tentative subdivision map or tentative parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city for neighborhood and community park or recreational purposes at the time specified by the city according to the standards and formula contained in this chapter. [Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC 394 § 4, 1979; SCC 325 § 4 (part), 1978].

22.40.020 Procedure for subdivider.

At the time of filing of a tentative subdivision map for approval, the subdivider of the property shall, as a part of such filing, indicate whether the subdivider desires to dedicate property for park or recreation purposes, or whether the subdivider desires to pay a fee in lieu thereof, or a combination of dedication and in-lieu fees. If the subdivider desires to dedicate land for this purpose, the subdivider shall designate the area thereof on the tentative subdivision map as submitted. [Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC § 4 (part), 1978].

22.40.025 Determining the local agency.

A. Prior to the time of tentative subdivision or tentative parcel map approval, the city council shall have determined whether the city or another public agency is the

appropriate local public agency providing park and recreation services on a community-wide level and to the area within which the proposed development will be located. Pursuant to such determination, land or fees required under this section shall be conveyed or paid directly to the designated agency, if such agency elects to accept the land or fee.

B. In the event park and recreation services and facilities are provided by a public agency other than the city, the amount and location of land to be dedicated or fees to be paid shall be jointly determined by the city council and the board of directors of such public agency. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.030 Dedication requirements.

The approval body or city council shall require the dedication of all land, the payment of fees in lieu thereof, or a combination of both as provided herein, for park or recreational purposes as a condition to the approval of a tentative subdivision or tentative parcel map; provided, that:

A. The land, fees, or combination thereof are to be used only for the purposes of developing new and rehabilitating existing park or recreational facilities to serve the subdivision.

B. The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

C. The city council and/or the designated local public agency shall develop a schedule specifying how and when it will use the land or fees, or both, to develop park or recreational facilities to serve the residents of the subdivision. Any fees collected shall be committed within five years after the payment of fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If such fees are not committed, they shall be distributed and paid to the then-record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

D. Only the payment of fees may be required in subdivisions containing 50 parcels or less. However, nothing in this chapter shall prohibit the dedication and acceptance of land for park and recreation purposes in subdivisions of 50 parcels or less, if the subdivider voluntarily proposes such dedication and the land otherwise meets the requirements of this title.

E. Subdivisions containing less than five parcels and not used for residential purposes shall be exempted from the requirements of this chapter; provided, however, that a condition may be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

F. If the subdivider provides park and recreational improvements to the dedicated land, the value of the improvements, together with any equipment located thereon, shall be a

credit against the payment of fees or dedication of land required by this chapter, as determined pursuant to RCMC 22.40.085. [Ord. 38-2007 § 1 (Exh. 1(M)); Ord. 25-2003 § 3; SCC 574 § 2, 1983; SCC 395 § 5, 1979; SCC 325 § 4 (part), 1978].

22.40.035 Calculating area of land dedication.

A. If the city requires the dedication of land, the subdivider or owner shall dedicate land for neighborhood and community parks according to the formula $D \times F = A$ in which:

D equals the number of dwelling units,

F equals a factor herein described, and

A equals the amount of land, in acres, to be dedicated.

B. Definitions. For purposes of this section, the following definitions shall apply:

“Age-restricted multifamily dwelling” means a residential building or structure for occupancy by persons 55 years of age or older, designed and used for or proposed for residential occupancy by seven or more families and having a kitchen and bath facilities for each family.

“Age-restricted single-family dwelling” means a dwelling unit comprised of a detached building designed for occupancy by one or more persons 55 years of age or older.

“Dwelling unit” means one or more rooms in a building or structure or portion thereof designed exclusively for residential occupancy by one family for living or sleeping purposes and having kitchen and bath facilities, including mobile homes.

“Micro-unit dwelling” means an attached or detached dwelling unit of 800 square feet or less.

“Mobile home” means a dwelling unit used for or proposed for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.

“Multiple-family dwelling” means a residential building or structure designed and used for or proposed for residential occupancy by seven or more families and having a kitchen and bath facilities for each family.

“Single-family dwelling” means a dwelling unit comprised of a detached building designed for occupancy by one family.

“Small-family dwelling” means a residential building or structure designed and used for or proposed for residential occupancy by two to six families and having a kitchen and bath facilities for each family, including two-family, group and row dwelling units less than or equal to 1,200 square feet-

C. The factors 0.01475, 0.0101, 0.0077, 0.0086, 0.01, 0.0051 and 0.0052 are constants determined from an analysis of population trends and studies of Rancho Cordova in accordance with Section 66477(a)(2) of the Government Code, which, when multiplied

by the number of dwelling units permitted in the subject area, will produce five acres per 1,000 population to be devoted to neighborhood or community park facilities. This limit has been determined in accordance with Section 66477(a)(2) of the Government Code. The planning director may reestablish such factors annually.

$F_s = 0.01475$ relating to single-family dwelling units (2.95 persons/dwelling)

$F_m = 0.0101$ relating to small-family dwelling units (2.03 persons/dwelling)

$F_a = 0.0077$ relating to multiple-family dwelling units (1.54 persons/dwelling)

$F_{mh} = 0.0086$ relating to mobile home dwelling units (1.72 persons/dwelling)

$F_{ars} = 0.01$ relating to age-restricted single-family dwelling units (2.0 person/dwelling)

$F_{ara} = 0.0052$ relating to age-restricted multifamily residential units (1.04 persons/dwelling)

$F_{mu} = 0.0051$ relating to micro-unit dwelling units (1.02 persons/dwelling)

For purposes of determining the above-noted factors the following formulas are applied:

Population	Household Size	Dwelling Units/1,000 Population
1,000 /	2.95 persons	= 339
Park acres/1,000 population	Dwelling units/1,000 population	Park acres/dwelling unit (factor)
5 acres /	339	= 0.01475

D. In small-family and multiple-family development projects the number of dwelling units shall be calculated from the maximum density permitted in the proposed zone, as determined from the zoning code, including any density bonus, unless the subdivider can demonstrate that the development will contain a lesser number of dwelling units. For tentative parcel maps in multifamily zones a condition may be added to the tentative parcel map stating that the number of dwelling units may be calculated using the density tentatively approved and such requirement shall not become final until the land or improvements are dedicated or fees in lieu thereof are paid by the subdivider to the satisfaction of the city. [Ord. 2-2020 § 3 (Exh. A); Ord. 53-2004 § 1; Ord. 25-2003 § 3].

22.40.040 Calculation of in-lieu fees.

Where the city requires the payment of park in-lieu fees, the amount to be paid shall be a sum calculated according to the formula $A \times V = M$, in which,

A = The amount of land required for dedication as determined by RCMC 22.40.035,

V = Fair market value per acre of the property to be subdivided, as established by an appraisal prepared in accordance with RCMC 22.40.045; and

M = The number of dollars to be paid in lieu of dedication of land. [Ord. 53-2004 § 2; Ord. 25-2003 § 3].

22.40.045 Determination of fair market value.

A. For purposes of calculating the in-lieu fee under RCMC 22.40.040, the subdivider shall cause an appraisal of the property to be subdivided to be made. The appraisal shall be made at the subdivider's expense by a person qualified as a certified general real estate appraiser (MAI) by the California Office of Real Estate Appraisers, and shall meet the standards specified in the uniform standards of professional appraisal practice.

~~The appraiser shall appraise the gross tentative map area at its unencumbered (free and clear of liens and/or encumbrances) value, as if at the approved tentative map stage of development and as if any assessments or other encumbrances to which the property is subject had been paid off in full prior to the date of appraisal. The fair market value shall be established as the most probable price, as of a specific date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress.~~

Factors to be considered during the evaluation shall include the following:

1. Applicable project conditions of approval;
2. The general plan;
3. Zoning and density;
4. Property location;
5. Off-site improvements facilitating use of the property;
6. Site characteristics of the property;
7. Existing public improvements (e.g., existing streets, canals) which have the effect of reducing usable gross tentative map area;
8. Such other factors as the city council may establish by resolution.

B. The appraisal shall value the property as of a date no earlier than six weeks prior to the recording of the final map, or the payment of the fee, whichever occurs later, unless otherwise extended by the city and parks provider. The appraisal shall clearly state the fair market value (V) of the property, in dollars per gross acre. Three copies of the appraisal shall be delivered to the ~~public works development services section~~ Community Development Director, or their delegate, for distribution.

C. In the event the city's ~~planning director~~ Community Development Director determines the appraisal is inaccurate, the city may cause a second appraisal to be made at its

expense by an appraiser with the above-described qualifications, and the second appraisal shall be used for purposes of calculating the in-lieu fee. [Ord. 53-2004 § 4].

22.40.050 Standards for final maps where tentative map approved prior to 1983.

When a final map is approved after January 1, 1983, in substantial compliance with a tentative map approved prior to January 1, 1983, the approval body or city council shall require dedication of land or payment of fees, or both, as a condition of approval of the final map using the current standards otherwise applicable to tentative maps after January 1, 1983. [Ord. 38-2007 § 1 (Exh. 1(M)); Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.055 Exemption.

This chapter shall not apply to:

- A. Commercial or industrial subdivisions;
- B. Condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added;
- C. Tentative subdivision maps or tentative parcel maps in agricultural or agricultural residential zones as defined in the Rancho Cordova zoning code when more than 50 percent of the lots created exceed two gross acres each;
- D. A tentative subdivision or tentative parcel map of existing multifamily residential units which are more than five years old when no new dwelling units are added; or
- E. A lot or parcel, within a tentative subdivision or tentative parcel map, that contains a single-family dwelling that is more than five years old when no new dwelling units are added to said lot or parcel. [Ord. 25-2003 § 3; SCC 617 § 1, 1985; SCC 574 § 2, 1983].

22.40.060 Recreational community gardening.

Land and facilities for the activity of "recreational community gardening," which activity consists of the cultivation by persons other than or in addition to the owner of such land, of plant material not for sale, shall be deemed a park and recreational purpose. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.065 Credit for privately owned facilities.

A. The city council may grant credit for privately owned and maintained open space or local recreation facilities, or both, in planned unit developments or residential townhouse units, or mobile home developments or special planning areas, as defined in the zoning code. Such credit shall be subtracted from the dedication or fees, or both; provided:

1. Yards, patio court areas, setbacks, and other open space areas required by this title and the zoning code shall be maintained;
2. Provision is made by written agreement or recorded covenants that the private areas be adequately maintained;

3. The use of private open space or recreation facilities is limited to park and local recreation purposes and shall not be changed to another use without the written consent of the city council.

B. Land or facilities which may qualify for credit will generally include the following:

1. Open spaces, which are generally defined as parks and parkway areas, ornamental parks, extensive areas with tree coverage, lowlands along streams or areas of rough terrain when such areas are extensive and have natural features worthy of scenic preservation, golf courses, or open areas on the site in excess of 20,000 square feet;
2. Court areas for tennis, badminton, shuffleboard or similar hard-surfaced areas designed and used exclusively for court games;
3. Recreational swimming areas defined as fenced areas devoted primarily to swimming and diving, including decks, lawned area, bathhouses, or other facilities developed and used exclusively for swimming and diving and consisting of no less than 15 square feet of water surface area for each three percent of the population of the subdivision;
4. Recreation buildings, designed and primarily used for the recreational needs of the residents of the development;
5. Special areas defined as areas of scenic or natural beauty, historic sites, hiking, riding or motorless bicycle trails, including pedestrian walkways separated from public roads, planting strips, lake sites or river beaches, improved access or right-of-way in excess of the requirements of RCMC 22.40.035, and similar types of open space or recreational facilities. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.070 Computation of credit.

The categories for credit described in RCMC 22.20.065 shall be given equal weight, each category not to exceed 20 percent of the total dedication or fee which may be required by the city council. The city council may grant additional credit for each category if there is substantial evidence that:

- A. The open space or recreational facility is above average in esthetic quality, arrangement or design; or
- B. The open space or recreational facility is clearly proportionately greater in amount or size than required by this title or usually provided in other similar types of development; or
- C. The open space or recreational facility is situated so as to complement open space or local recreational facilities in other private or public developments. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.075 Access requirements.

All land offered for dedication for park and recreational purposes shall have access on at least one existing or proposed public street. This requirement may be waived by the city council if the city council determines that the public street access is unnecessary for the maintenance of the park area or use thereof by the residents. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.080 Sale of dedicated land.

The subdivider or owner and the city council or the director of a local park and recreational district may, after dedication of the land and before construction of the first dwelling unit, agree to sell the land dedicated and use the proceeds thereof towards the acquisition of a more suitable site. Such sale is subject to the limitations imposed on disposition of park property set forth in the Government Code. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

22.40.085 Credit for park and recreational improvements and equipment.

A. If the subdivider proposes to receive credit for providing park and recreational improvements to the land the subdivider has dedicated, or equipment located thereon, the following procedure shall be followed. At the time of filing for the tentative map, the subdivider shall notify the local agency providing park and recreational services to the area within which the proposed development will be located that he or she intends to receive credit for park and recreational services and recreational improvements to the dedicated land and equipment located on that land. At the time of approval of the tentative map, the amount of land to be dedicated necessary to comply with this chapter shall be calculated pursuant to RCMC 22.40.035 or 22.40.045. As a condition of approval of such tentative map, the developer shall be required to dedicate the calculated amount of land or its equivalent in fees or credits at the time of filing the final map, and the developer shall sign an agreement with the local agency stating that land, and any equipment located thereon, shall be calculated and dedicated at the time of approval of the final map in an amount equivalent to the current value of the amount of land required to be dedicated as a condition of the tentative map.

B. Such land, improvements and equipment may be accepted by the local agency if such land, improvements and equipment comply with its master plan for that park. Immediately upon the approval or conditioned approval of the tentative map to the subdivider, the local agency providing parks shall initiate preparation of a master plan for the park area proposed to receive the credits. Such master plan shall be completed within the duration of the tentative map and not later than 36 months from approval of the tentative map.

C. At the time of approval of the final map, the subdivider shall dedicate land to the local agency providing parks if such dedication is consistent with the master plan. The subdivider and the local agency shall enter into a credit agreement whereby the subdivider agrees to pay a fee in lieu of dedication of land, and provide a bond or other security acceptable to the city guaranteeing the subdivider will pay the fee, in the amount of the remainder of the obligation calculated pursuant to subsection (A) of this section. The subdivider then shall specify the improvements to the dedicated land together with equipment located thereon he or she wishes to provide, consistent with

the master plan. The public agency shall proceed with a standard competitive bid process to arrive at the lowest responsible bidder for providing such improvements and equipment. Upon completion of the competitive bid process, the subdivider shall pay the fee, which shall be used to pay for such improvements and equipment. If no fee is paid, the bond or other security shall be used for such payment. The remainder of the fee or security, if any, shall be retained by the local agency.

D. If the developer and local agency agree to allow installation of park and recreational improvements and equipment located on the dedicated land, rather than providing a fee, bond, or other security pursuant to subsection (C) of this section, the developer may do so; provided, that such improvements are consistent with the park master plan. The amount of credit to be given shall be determined jointly by the local agency providing parks, the department of public works, and the developer, based on evidence presented by the developer showing that such improvements were obtained and installed at a reasonable, competitive rate for the community. Only reasonable charges shall be eligible for credit under this section. The developer may choose to construct and provide such improvements and equipment only upon a showing to the department of public works and local agency providing parks that such a procedure will not result in costs in excess of that obtainable by using a competitive bidding process carried out by the public agency, pursuant to subsection (C) of this section. [Ord. 25-2003 § 3; SCC 574 § 2, 1983].

CHAPTER 22.170 LOCAL PARKS AND RECREATIONAL FACILITIES

Sections:

22.170.010	Purposes.
22.170.020	Payment of fee.
22.170.030	Deposit of fees.
22.170.040	Use of fees.
22.170.050	Credits.
22.170.060	Appeal.
22.170.070	Severability.

22.170.010 Purposes.

This chapter is enacted by the city council of Rancho Cordova to supplement provisions of Chapter 22.52 SCC by providing for the city and local governmental agencies within the city a broader base for funds to acquire local parks and recreational facilities to serve residential areas within the city of Rancho Cordova. The city council has determined that:

A. It is inequitable to require only subdividers of real property pursuant to the provisions of Chapter 22.52 SCC to provide land or fees in lieu thereof for local parks or recreational facilities;

B. Apartment houses and single-family dwellings on individual lots place demands on local parks and recreational facilities which must be met if the recreational needs of all of the residents of the city of Rancho Cordova are to be served;

C. The general welfare, health and safety of the residents of the city will be enhanced by the development of recreational facilities. Children and adults will be able to safely pursue recreational activities in areas specifically designed for recreational purposes;

D. The dramatic increase in population and dwelling construction, particularly in the city of Rancho Cordova, has not been met with a corresponding availability of parks and local recreational facilities to serve the population. [Ord. 38-2007 § 1 (Exh. 1(A), (F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.010].

22.170.020 Payment of fee.

A. Prior to the issuance of any building permit pursuant to Chapter 16.04 RCMC for a new principal residential structure or a multiple-family structure, a fee as determined herein shall be paid to the ~~department of public works of~~ parks provider for the city to be used for the acquisition and/or development of local parks and recreational facilities in the city. The fee shall be computed as follows:

1. Forty dollars for each principal single-family dwelling on a single lot;
2. Twenty-five dollars for each dwelling unit within a multiple-family structure.

B. Any fee shall be paid before the building permit to authorize the construction shall be issued by the department of public works of the city.

C. The schedule of payments is based on the application of the constants described in SCC 22.52.100 to a gross acre value of \$5,000 per acre and shall be adjusted based on current appraised value prepared per section 22.40.045. The latter value has been determined by the city council to be an average land value applicable throughout the city of Rancho Cordova for land being developed in residential use. [Ord. 38-2007 § 1 (Exh. 1(A), (F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.020].

22.170.030 Deposit of fees.

Fees collected pursuant to RCMC 22.170.020 shall be deposited in the local parks facilities trust fund established pursuant to SCC 22.52.080 and shall be administered by the ~~city parks and recreation department~~ parks provider for the city. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.030].

22.170.040 Use of fees.

Fees deposited in the local parks facilities trust fund shall be used only for the purpose of providing local parks and recreational facilities consistent with the local recreation spaces element of the general plan; provided, however, if the general plan provides for a major city park or other major recreational facility within one mile of the parcel being developed, any fee collected may be applied for the acquisition of land or the

development of such facility. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.040].

22.170.050 Credits.

A fee shall not be required pursuant to RCMC 22.170.030 if the land on which the single-family or multiple-family dwelling unit is to be constructed is included within a recorded subdivision and, which as a condition of the approval of the final map of the subdivision, the subdivider was given credit for privately owned facilities pursuant to SCC 22.52.130 or dedicated land, paid a fee in lieu thereof, or both, for local parks or recreational purposes pursuant to SCC 22.52.100 through 22.52.130. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.050].

22.170.060 Appeal.

Any person who comes within the provisions of this chapter may appeal any matter relative to this chapter to the city council; provided any appeal must be filed with the clerk of the city council by letter addressed to the city council within 10 calendar days after the decision or action which prompts the appeal. The appeal will be set for hearing before the city council within 30 calendar days after receipt of the notice of appeal. A filing of a notice of appeal shall stay the issuance of any building permit pending the decision of the city council on the appeal. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.060].

22.170.070 Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this chapter is for any reason held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have passed the ordinance codified in this chapter, and each section, subsection, paragraph, sentence, clause and phrase thereof irrespective of the fact that any one or more of the sections, subsections, paragraphs, sentences, clauses or phrases is declared unconstitutional or unlawful. [Ord. 38-2007 § 1 (Exh. 1(F)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 88 § 1 (part), 1972. Formerly 9.70.070].

CHAPTER 23.310 RESIDENTIAL ZONING DISTRICTS

Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
Agricultural Employee Housing	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.901.100

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Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.901.020
Dwelling, Multifamily ⁹	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	AUP ¹	AUP ¹	AUP ¹	AUP ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Family Day Care Home, Small or Large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	RCMC 23.901.040
Low-Barrier Navigation Centers	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	RCMC 23.901.050
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	RCMC 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home (Large) ¹¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional Housing ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Short Term Vacation Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 4.06.005 & 16.20.1215
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	

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Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Animal Keeping, Exotic Animals	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	
Animal Keeping, Livestock Animals	P ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Animal Keeping, Poultry	P ⁵	N	P ⁵	P ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Hens Only	N/A	N	N/A	N/A	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	N	N	N	N	N	N	N	N	Chapter 8.11 RCMC
Beekeeping	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Crop Production	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC
Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Urban Agriculture																		
Aquaculture	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Private	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Market Garden	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Urban Ag Stand	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N	N	N	N	N	N	RCMC 23.904.030
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	

ITEM 11.1.

ATTACHMENT 6

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	RCMC 23.907.020
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	RCMC 23.907.030
Retail, Service, and Office Uses																		
Bed and Breakfast Inns	AUP	AUP	AUP	AUP	N	N	N	N	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	N	
Child Day Care Facility	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Kennels, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	
Medical Services, Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Retail (Accessory) ¹³	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	N	
Veterinary Facility	AUP	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:

1. Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district; provided, that the overall neighborhood or subdivision has an average density within the allowable range.
 2. Domestic pets: Keeping of more than four dogs, more than four cats, or any combination of five or more cats and dogs is considered a kennel for the purposes of this code and not permitted in zones that do not permit a kennel.
 3. Exotic animals: No more than five exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 4. Livestock animals: Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 5. Poultry: All poultry shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
 6. Poultry: Only the keeping of backyard hens shall be allowed with a proper permit and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 RCMC.
 7. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
 8. Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).
 9. Senior independent living facilities are required to meet provisions in Chapter 23.901 RCMC (Residential Uses).
 10. See additional provisions in RCMC 23.901.080 (Family day care (large)).
 11. See additional provisions in RCMC 23.901.090 (Residential care home (large)).
 12. Limited to 25 percent of building square footage of religious institutions, schools and multifamily developments larger than 20 units in size.
 13. All commercial activity, display and storage shall occur within a building or within a screen enclosure.
 14. Outdoor cannabis cultivation is prohibited in all residential zones pursuant to RCMC 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of RCMC 6.90.040, and such personal cannabis cultivation is subject to the regulations contained in Chapter 6.90 RCMC.
 15. Private community gardens and market gardens are allowed in residential districts up to a maximum one acre in size and pursuant to applicable regulations in RCMC 23.904.030 (Urban agriculture). Approval of an administrative use permit is required for said uses greater than one acre in size. Zoning certification is required for properties one acre or less in size.
 16. See allowances for temporary on-site sales of agricultural products in RCMC 23.904.030.
 17. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.
- [Ord. 1-2022 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.030)].

THE FOLSOM BOULEVARD SPECIFIC PLAN TABLE 2-2 USE TABLE FOR MIXED USE CLASSIFICATIONS**Table 2-2 Use Table for Mixed Use Classifications**

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P ¹	P ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	P ¹	P ¹	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	P ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P ²	P	A
Public Safety Facility	P ²	P	P
Religious Institution	P ²	P	P
School – Public	P ²	P	P
School – Private, Special/Studio	P ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A ^{2, 3}	A ³	P ³
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	A ^{2, 4,}	A ⁴	A ⁴
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P ²	P	P
Bar, Nightclub	C ^{6, 2}	C ⁵	C ⁵
Bed and Breakfast	P ²	N	N
Brewery, Winery, Distillery	N	CA	CA

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Brew Pub	N	P	A
Building Material Store and Yard	N	P ⁶	A ⁷
Business Support Services	A ^{7, 8, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P ⁷	P ⁷
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A ²	A ²	P ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	A
Medical Services – Extended Care	P ²	C	C
Medical Services – General	P ²	P	P
Medical Services – Hospital	P ²	P	P
Neighborhood market	A ²	P	C
Office – Business and Professional	A ^{2,}	P	P
Office – Accessory	P ²	P	P
Personal Services	P ^{2, 8}	P	P
Restaurant	A ²	P	A ²
Retail – Accessory	A ²	P	P
Retail – General	A ^{2, 9}	P	P
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Printing and Publishing	N	C	P ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

1. See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).
3. Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).
4. Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).
5. In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.
6. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.
7. All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.
8. Maximum gross floor area is less than 5,000 square feet.
9. All activity and storage must be located within an enclosed structure.
10. No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.
11. Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.

MEMORANDUM



ITEM 12.1.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: **MOBILE HOME PARK DRAFT SPACE RENT STABILIZATION
MEMORANDUM OF UNDERSTANDING DISCUSSION**

RECOMMENDATION

Receive presentation, provide feedback and direction to return to the City Council for approval of the draft memorandum of understanding.

RESULT OF RECOMMENDED ACTION

Staff will present a draft space rent stabilization memorandum of understanding (MOU) for Council review and discussion. Staff is requesting Council direction on whether to adopt either the draft MOU or the previously approved space rent stabilization ordinance, make edits to the draft MOU, or investigate alternative options with the manufactured home park residents and park owners. If directed, staff would return to the City Council at a future date for adoption of the final MOU or ordinance.

BACKGROUND

Following resident requests to investigate the space rent and code enforcement issues in the City, on February 1, 2021, Council requested staff research various considerations of assuming responsibility for code enforcement in manufactured home parks, space rent control policies in other cities, and the effectiveness of those policies. On August 16, 2021, staff presented these topics and Council requested additional information about resident-owned communities and more information regarding various aspects of space rent stabilization ordinances. On November 9, 2021, staff presented additional details regarding resident-owned communities and several key aspects of typical space rent stabilization ordinances. Council directed staff to draft a space rent stabilization ordinance for Council review and discussion. On January 25, 2022, staff presented a draft space rent stabilization ordinance. The City Council voted to adopt the ordinance and, prior to adopting the ordinance, directed staff to continue meeting with park owners and park residents via an ad hoc committee to determine if there is a mutually agreed better way to address issues instead of adopting the approved ordinance. Therefore, the draft ordinance has been approved but has not been formally introduced for adoption.

The Mobile Home Park Ad Hoc Committee (Ad Hoc Committee) was established with three park owner representatives and the Western Manufactured Housing Communities Association (WMA), between three and six homeowner representatives, two City Council members and two city staff. The initial City Council members were Donald Terry and David Sander. On March 21,

2022, Donald Terry and Garrett Gatewood were reappointed as the City Council Ad Hoc Committee members. The Ad Hoc Committee met in 2022 on June 21, September 12, and November 1. These meetings focused on negotiating and translating the main terms in the approved ordinance into a 10-year memorandum of understanding.

At the November 1 Ad Hoc Committee meeting, all the parties agreed that a 10-year memorandum of understanding, with some modified terms from the approved ordinance detailed in the next section below, would be preferable to adopting the approved ordinance. Following this meeting, staff began working with the City Attorney to draft the attached MOU based on the terms negotiated by the Ad Hoc Committee which is now the subject of this discussion. WMA and the park owners' representatives from all eight of the manufactured home parks in Rancho Cordova have reviewed this draft MOU. It is staff's understanding that this MOU adheres to the terms negotiated in the Ad Hoc Committee meetings and the park owners are willing to execute this agreement.

For reference, there are eight (8) manufactured home parks in the City of Rancho Cordova comprising 1,345 spaces. One park, Mobil Country Club, is restricted to people ages 55 and above. The terms manufactured home and mobile home are used interchangeably.

COMPARISON BETWEEN THE GENERAL COMPONENTS OF THE DRAFT ORDINANCE AND THE MEMORANDUM OF UNDERSTANDING

The following section details the main components of the draft MOU in comparison with the respective terms in the approved ordinance. In writing both the approved ordinance and the draft MOU the City Attorney and staff considered best practices from other jurisdictions in order to maximize efficient implementation.

Term: The draft MOU would apply to all eight manufactured home parks for a term of 10 years, whereas the approved ordinance will be in effect in perpetuity until repealed by the City Council.

Base Rent Date: The base rent in the draft MOU would be the rent amount on the effective date of the MOU, anticipated to be when the MOU is fully executed. The approved ordinance set the base rent amount to be the rent in effect as of February 1, 2021. The draft MOU and approved ordinance are substantially similar in situations where a new base rent calculation is allowed or prohibited.

Annual Increases: Annual space rent increases in the draft MOU would be limited to the same Consumer Price Index (CPI) metric as the draft ordinance. However, under the draft MOU, rent increases would be capped at 6% and would set a floor of 3%. Park owners may voluntarily increase rents by less than 3%. The draft ordinance sets a cap at 5% with no floor.

Fair Return Increases: Park owners would waive their right to fair return increases during the term of the MOU. In contrast, under the draft ordinance, park owners could apply to the City for a fair return increase involving a costly and staff intensive 3-to-6-month process.

Temporary Rent Increases for Capital Improvements and Replacements: The draft MOU would allow temporary rent increases for capital improvements and replacements without City approval. Capital improvements must be approved through a vote by a majority of spaces within a park. Advance notification must be provided to the city and park residents in the case of capital replacements.

In contrast, under the draft ordinance, the City must provide approvals to proceed with capital improvements or replacements upon a petition from park owners and only if specified criteria are met. Such a process would again be administratively intensive and increase the length of time needed for approvals.

Rent Subsidy Program for Low-Income Tenants: The draft MOU creates a requirement for all parks to provide a rent subsidy program to a minimum of 5% of spaces within each park. This program will provide a credit for future rent increases, including pass-throughs, that go beyond half of the homeowner's income. For homeowners in participating units who are already paying more than half of their income, this program would essentially freeze their payment at what it is today. The approved ordinance does not create any comparable requirement or program.

Continued Communication and Updates: While reducing the administrative processes, the draft MOU would increase the amount of annual reporting that parks would provide to the city. Annually, the city would receive a report detailing annual CPI increases, pass throughs, and residents participating in the rent subsidy program. The report will be detailed enough to determine appropriate rents on each space within a park, greatly enhancing the availability and accuracy of space rent amounts going forward. The approved ordinance contains no substantially similar provision. Data and reports would only be submitted in the event of a fair return application or a temporary rent increase petition.

City Enforcement and Dispute Resolution: The draft MOU identifies the city as the enforcement agency and requires parties to first try to resolve disputes through mediation using a third-party city-provided mediator or neutral hearing officer before filing any action or lawsuit or seeking judicial relief. The approved ordinance allows the City, park owners, or residents to take civil action seeking damages and injunctive relief. While the MOU may involve the City earlier for enforcement than the approved ordinance, the terms and processes to be enforced in the draft MOU are much simpler and may be less likely to involve a lengthy legal battle in a court system.

Administrative Fee: The approved ordinance allows the City Council to establish a fee to cover the City's costs of administering and implementing the ordinance. Such fees can be shared 50/50 between park owners and residents. The draft MOU contains no substantially similar provision.

OPTIONS FOR COUNCIL CONSIDERATION AND FEEDBACK

There are multiple options for the City Council to consider regarding this item. Several of these options are not mutually exclusive; the City could move forward with both the MOU and the ordinance. Possible options are listed below. Option 1 is the staff recommended option. In the event that the MOU is terminated for one or more parks the ordinance would only apply if it is formally adopted.

1. Finalize the MOU and return to a later City Council meeting for adoption.
2. Reconvene the Ad Hoc Committee to make additional edits to the draft MOU and return for further discussion.
3. Finalize the approved ordinance and formally introduce it for City Council adoption.
4. Make additional edits to the approved ordinance and return for further discussion.

FISCAL IMPACT AND FUNDING SOURCE

Adoption of the draft MOU would have a modest fiscal impact on additional staff and consultant time to monitor adherence to the MOU terms and receive and review annual reports. Fiscal impacts will largely depend on the volume of disputes to be resolved.

Adoption of the approved space rent stabilization ordinance would have a fiscal impact on additional staff and consultant time to administer a new local program. Fiscal impacts will hinge on the amount of enforcement required and the volume of fair return, capital improvement, and capital replacement applications.

ATTACHMENT(S)

1. Presentation
2. Draft Memorandum of Understanding
3. January 25, 2022 Approved Ordinance

Mobile Home Parks Space Rent Stabilization Memorandum Of Understanding Discussion

March 20, 2023



Goals for this Presentation

1. Staff will present a draft memorandum of understanding (MOU) highlighting:
 - a) A summary of the Ad Hoc Committee discussions
 - b) Comparison between the main components of the draft MOU to the approved, not yet adopted, space rent stabilization ordinance
2. Receive public comment and Council direction on next steps

Rancho Cordova Context

- 8 parks
- 1,345 spaces
- One park is age restricted to 55+
- “Mobile Home” and “Manufactured Home” used interchangeably

Discussion Background

- In 2021 Council received several presentations discussing space rents, code enforcement, and other topics regarding the City's mobile home parks, and directed staff to draft a space rent stabilization ordinance for Council consideration and discussion
- On January 25, 2022, the City Council approved the draft ordinance but held off on formally introducing the ordinance for adoption to form an Ad Hoc Committee
- The Ad Hoc Committee met through 2022 and focused on translating the major components of the ordinance into a memorandum of understanding
- This discussion is focused on presenting the draft memorandum of understanding to the full City Council for feedback and direction

Ad Hoc Committee Summary

The Ad Hoc Committee consisted of the following members:

- 2 City Council members
- 2 City staff
- 6 mobile home park residents, representing four parks
- 3 mobile home park owner representatives, representing two parks, and
- 2 representatives of the Western Manufactured Housing Communities (WMA) trade group

The Ad Hoc Committee met on June 21, September 12, and November 1.

WMA and park owners presented an MOU alternative to the city's ordinance, which was the focus of discussion and negotiation. All parties agreed the MOU would be preferable, and staff worked with the City Attorney on the current draft for this discussion.

Comparison of MOU and Ordinance

MOU		Ordinance
Term	10 Years	Perpetuity until repealed
Base Rent Date	Effective Date of the MOU once executed	February 1, 2021
Annual Increases	CPI Capped at 6% Floor of 3%	CPI Capped at 5% No floor
Fair Return Increases	Waived during 10-year MOU term	3-6 month application process through the city
Increases for Capital Improvements and Replacements	Not require city approval Improvements require resident approval Replacements require resident noticing	May require city approval Must meet specified criteria Lengthy petition process

Comparison of MOU and Ordinance, Cont'd

	MOU	Ordinance
Rent Subsidy Program	5% of spaces in all parks Credit for rent increases above 50% of homeowner's income	No similar provision
Continued Communication and Updates	Annual reports from all parks on rent levels, pass throughs, CPI increases, and rent subsidy participants	No similar provision
Enforcement and Dispute Resolution	City mediation required prior to filing lawsuit or civil action	City, Park Owners, Residents may initiate civil action to enforce
Administrative Fee	No similar provision, fewer processes to administer	City option to establish a fee to recover administrative costs, would be split 50/50 between park owners and residents

Options for Council Consideration and Next Steps

Staff will receive public and Council feedback on the draft MOU. Possible next steps are listed below. These options are **not** mutually exclusive:

1. Finalize the draft MOU and bring it back for City Council adoption
2. Reconvene the Ad Hoc Committee to make additional edits to the draft MOU and return for further discussion
3. Finalize the approved ordinance and formally introduce it for City Council adoption
4. Make additional edits to the approved ordinance and return for further discussion

Staff Recommendation

- Staff recommends moving forward with Option 1

THANK YOU

COMMENTS AND QUESTIONS?



[RECORDERS SPACE]

MOBILE HOME PARK MEMORANDUM OF UNDERSTANDING

THIS MOBILE HOME PARK MEMORANDUM OF UNDERSTANDING (the "MOU ") is entered into as of _____, 2023 ("Effective Date") by and among the CITY OF RANCHO CORDOVA (the "City"), a California municipal corporation, and the owners ("Owners") of the mobile home parks ("Parks") identified on Exhibit A. Each individual Owner of a park will execute a substantively identical version of the MOU. This copy of the MOU is executed by the Owner of that Park commonly known as: _____("Park")

RECITALS

This Agreement will be between the City and each park within the City of Rancho Cordova and shall contain substantively identical terms for each park.

This Agreement shall only be effective if all park owners within the City of Rancho Cordova enter into an agreement with the City; the effective date of this Agreement shall be when the last park owner in the City signs an Agreement with the City.

In order to avoid the negative consequences of a rent stabilization ordinance, including potential costly litigation and to maintain cordial relationships with their tenants, the Owners have agreed to attempt to negotiate a memorandum of understanding with the City that will (1) apply the provisions of this MOU to all existing tenants including good faith efforts to offer to amend the CPI formula rent increase provisions in any existing long term lease to conform to the terms of this MOU; and (2) waive during the term of this MOU any right an Owner would have had under a rent stabilization ordinance to apply for a Vega adjustment or an individual rent increase to maintain a fair return. In the event the Park becomes subject to a rent stabilization law or ordinance at some point after the effective date of this MOU, nothing in this MOU shall prevent Owner from applying for any rent increase Owner may be entitled to, including a Vega adjustment and/or a fair return adjustment.

This MOU: (1) is intended to operate as an alternative to a rent stabilization ordinance; (2) avoid excessive rent increases for the spaces in the Parks; (3) is intended by the City to provide the Owners with the opportunity to receive a reasonable return on their investment in the parks; and (4) to increase communication between Park Owners, residents, and the City.

The City and Owners intend that this MOU will govern the Parks and the rights of the Owners and Homeowners in those Parks (who are third party beneficiaries) during the Term and provide protections and benefits to the Owners and Homeowners of those Parks. The real property comprising the above-named Park is set forth in Exhibit A and this MOU shall be recorded against that real property until such time as this Agreement expires or terminates.

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The Owner or Owners and the City acknowledge that the parties may discuss potential amendments to this MOU at any time during the term of this MOU, provided such amendments will be subject to approval by the City Council and the applicable Owner or Owners.

AGREEMENT

NOW, THEREFORE, for the consideration of the mutual benefits, promises, and other valuable consideration identified herein, the receipt of which is hereby acknowledged, City and Owner agree as follows:

1. DEFINITIONS

A. "Anniversary Date" means the calendar date of the last Base Rent increase for a Space at the Park prior to the Effective Date of this MOU. For example, if the Base Rent for a Space at the Park was last increased on December 1, 2022, the Anniversary Date for that Space during the term of this MOU will be December 1.

B. "Base Rent" shall be the monthly rent for each Space in the Park occupied by a Homeowner pursuant to any lease or rental agreement between the Homeowner and the Owner as of the Effective Date of this MOU, as adjusted by any Annual Base Rent Increase and/or any Rent Increase When Existing Homeowners Vacate the Premises allowed under this MOU during the term of this MOU.

Base rent does not include any rent credits or other reductions in rent provided by Owner to Homeowner on or after the effective date of this MOU. For example, in the event a Homeowner with a Base a Rent of \$1,000 per month receives a \$50 Annual Base Rent Increase, but also qualifies for a \$50 per month rent credit under the Rent Subsidy Program For Low Income Tenants, the Homeowner's Base Rent would be \$1,050, even though the qualifying Homeowner would pay only \$1,000.

Base Rent shall not include utilities, fees, or incidental reasonable charges for services actually rendered that are specifically allowed by law, including the MRL.

C. "Capital Improvement" means the installation of new improvements and facilities that do not currently exist at the Park, but does not include ordinary maintenance or repairs or Capital Replacement Costs. Capital Improvements are required to be amortized over the useful life of the improvements pursuant to the provisions of this Chapter and the United States Internal Revenue Code.

D. "Capital Replacement" means an improvement required to maintain the common facilities and areas of the Park in a decent, safe and sanitary condition or to maintain the existing level of park amenities and services. If the expenditure qualifies for treatment as a capital expenditure which must be depreciated under the Internal Revenue Code, it is a Capital Replacement. If it can be fully deducted in one year as a business expense, it does not qualify as a Capital Replacement.

E. “Capital Replacement Costs” means all costs reasonably and necessarily related to the planning, engineering and construction of a Capital Replacement and shall include reasonable debt service costs, if any, incurred as a direct result of the Capital Replacement.

F. “Consumer Price Index” or “CPI” means the annual percentage change in the prices paid by urban consumers for a representative basket of goods and services. For purposes of this Ordinance, the consumer price index is defined as follows: All Urban Consumers, West Region, All Items, as published by the United States Bureau of Labor Statistics of the United States Department of Labor as measured in February of each year. Should the All Urban Consumers, West Region Consumer Price Index be discontinued, the parties will use the most comparable Consumer Price Index that includes the City of Rancho Cordova, Sacramento County, or the State of California, in that order.

G. “Government Fees and Assessments” refers to all monetary cost a park owner is required to pay, imposed by any government or quasi-governmental entities, including all fees, bonds, districts, assessments, licenses, curbs and gutters, permits, exactions, costs, and charges, however invoiced, charged, demanded, imposed or levied.

H. “Homeowner” shall have the meaning set forth in Civil Code Section 798.9.

I. “Mobile Home Residency Law” or “MRL” means the California Mobile Home Residency Law codified in California Civil Code Section 798 *et seq.* as now enacted and hereafter amended.

J. “Mobile Home” means a vehicle designed or used for human habitation, including those vehicles within the meaning of Mobile Home as set forth in Civil Code Section 798.3, when used as the principal place of habitation for the occupants thereof.

K. “Mobile Home Park” or “Park” means any area of land within the City of Rancho Cordova where two (2) or more mobile home spaces are rented, or held out for rent, for periods of thirty (30) days or longer to accommodate mobile homes used for human habitation.

L. “Mobile Home Space” or “Space” is the site within a Mobile Home Park intended, designed or used for the location or accommodation of a Mobile Home and any accessory structures or appurtenances attached thereto or used in conjunction therewith.

M. “Mobile Home Park Owner” or “Park Owner” or “Owner” means the owner or operator of a Mobile Home Park, or its agent, representative, or designee.

N. “Party” means any Affected Homeowner and/or Park Owner involved in proceedings under this Chapter.

O. “Prospective Mobile Home Owner and/or Prospective Homeowner” means a person who is in the process of applying for a Space tenancy in a Mobile Home Park, but has not yet been approved for tenancy and/or entered into a rental agreement with Owner as required by Civil Code Section 798.75.

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P. “Rent” means any consideration, whether monetary or non-monetary, including the fair-market value of labor performed or services rendered and specifically agreed to by Owner and Homeowner for, or in connection with, the use or occupancy of a Mobile Home Space. For example, if the Base Rent is \$1,000 per month, Owner and Homeowner may agree that the Base Rent may be paid with \$700 in monetary consideration and \$300 per month in non-monetary consideration, if Homeowner cleans the clubhouse once each week.

Rent shall not include:

1. Utility charges, including but not limited to sub-metered charges for gas, electricity and water.
2. Charges for water, refuse disposal, sewer service, cable television, telephone, internet and/or other services, which are either provided and charged to Homeowners solely on a cost pass-through basis and/or are regulated by state or local law.
3. Any amount paid for the use and occupancy of a Mobile Home unit (as opposed to amounts paid for the use and occupancy of a Mobile Home Space).
4. Charges for laundry services, vending machines and private functions at the clubhouse or other common area facilities of the Park.
5. Storage charges, including RV storage charges .
6. Government fees and charges that may be passed through to Homeowners pursuant to Civil Code Sections 798.49, or any other applicable provision of law.
7. Fees and charges specifically allowed under the Mobilehome Residency Law, including but not limited to fees and charges allowed under Civil Code Sections 798.15(g), 798.31, 798.32, 798.33(b), 798.39.5(a)(2), 798.72(a) and 798.74(f).
8. Labor, services or materials provided by the Homeowner pursuant to the Park’s rental agreement and/or rules and regulations, including labor, services or materials supplied by the Homeowner to maintain his or her Mobile Home and/or his or her Space.

Q. “Rent Increase” means any increase in Base Rent charged by a Mobile Home Park Owner to a Homeowner.

R. “Rent Review Officer” means the City Manager or designee who shall serve as the Rent Review Officer to administer and enforce the provisions of this MOU .

S. “Transfer” means any transfer of legal title or ownership to a Mobile Home except for the following:

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ATTACHMENT 2

1. The transfer of a Mobile Home to the surviving joint tenant by devise, descent, or operations of law on the death of the joint tenant;

2. A transfer of the Mobile Home to, or the addition of, the spouse or domestic partner of the Homeowner;

3. A transfer of the Mobile Home resulting from a decree of dissolution of marriage, legal separation or from an incidental property settlement agreement by which the spouse becomes the owner of the Mobile Home;

4. A transfer to an inter vivos trust in which Homeowner is and remains the trustee or beneficiary and occupant of the Mobile Home; and

5. A transfer to a person other than a dealer, broker or other person authorized to sell Mobile Homes from the Park who does not qualify as a "homeowner" for purposes of the MRL and who does not have, and/or will not receive a "tenancy" in the Park for purposes of the MRL.

2. TERM.

The term of this MOU ("Term") shall commence on the Effective Date and continue for a period of ten (10) years.

Mobile Home Park Owners agree to not close their parks during the Term of this MOU, however, nothing in this MOU shall preclude any Owner from closing and/or going out of business if the Park is destroyed, or substantially destroyed, which shall mean for the purposes of this Agreement substantial loss of income and/or destruction of the Park infrastructure, by factors beyond Mobile Home Park Owner's control, including war, terrorist attack, earthquake, fire, or other acts of nature.

Nothing in this MOU shall preclude any Owner from applying for a "Vega adjustment," which allows park owners to start rent calculations with a base date rent similar to other comparable properties" and/or a rent increase based on fair return on investment, following the termination of this MOU and/or the enactment of any rent stabilization law that supersedes this MOU or is otherwise applicable to its Park.

3. APPLICABILITY

A. The provisions of this Agreement shall apply to all Mobile Home Parks and all Mobile Home Spaces owned by Owner within the City, except as provided in subparagraph B.

B. This Agreement shall not apply to Mobile Home Spaces covered by leases at the effective date of this Agreement, which provide for more than month-to-month tenancy, but only for the duration of any such lease. Upon the expiration or other termination of any such lease, all provisions of this Agreement shall immediately be applicable to the Mobile Home Space..

C. This Agreement shall not be effective for any purpose until it has been executed by the City

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Manager of the City of Rancho Cordova and the duly authorized representatives of the Owners of all Mobile Home Parks which are situated in the City.

D. Nothing in this Agreement shall be deemed to impose any obligation upon any owner with respect to a Mobile Home Park not subject to such Owner's control. This Agreement only imposes obligations on the Owner with respect to the Park.

4. ANNUAL BASE RENT INCREASE.

On the first Anniversary Date during the term of this Agreement, and on each and every Anniversary Date thereafter, the Owner may increase the then existing Base Rent by one hundred percent (100%) of the increase in the CPI, using the most recently published CPI data for the twelve-month period prior to the notice of rent increase, with a minimum rent increase of three percent (3%), and a maximum of six percent (6%) ("Annual Base Rent Increase").

5. RENT INCREASE WHEN EXISTING HOMEOWNERS VACATE THE PREMISES.

The Owners may increase the rent to the market rate when a current or existing Homeowner no longer resides at the Space *and* either (a) there is a Transfer of legal title or ownership of the existing Mobile Home to a new Homeowner, or (b) the existing Mobile Home is removed and a different Mobile Home is located on the Space.

6. PASS THROUGH ADJUSTMENTS.

In addition to the increases in Base Rent authorized in Sections 4 and 5, Owner may pass through to the Homeowner the following costs ("Pass Throughs").

a. Government Fees and Assessments. If the cost of Government Fees and Assessments exceeds the cost for Government Fees and Assessments from the prior fiscal tax year by more than the annual CPI increase, the Owner may pass through such increase to the Homeowners unless the Government Fee or Assessment has increased by less than the CPI in any of the prior five (5) years. The amount of any Government Fees and Assessments Pass Through shall be the total annual amount of such increase in the Government Fees and Assessments divided by twelve (12) and then divided by the total number of spaces in the Park.

b. Capital Improvements. The Owner may pass through to the Homeowners, the amortized cost of any Capital Improvement, provided that such Capital Improvement has been approved by a majority of the residents of the Park by a written ballot with each Space having one (1) vote. The Owner shall provide the residents of the Park with at least thirty (30) days to consider the approval of the Capital Improvement. Any written ballot shall include the estimated cost of the Capital Improvement Pass Through for each resident. The amount of any Capital Improvement Pass Through shall be determined by amortizing the actual cost of the Capital Improvement plus interest at the actual rate of interest paid by the Owner for any financing associated with the Capital Improvement over the applicable amortization schedule of the U.S. Internal Revenue Code, or the Prime Rate in the event Owner does not borrow funds for the Capital Improvement. The annual amortized amount determined in accordance with this subsection shall be divided by

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twelve (12) and then divided equally among all spaces in the Park. Any Capital Improvement Pass Through shall be eliminated as a rent obligation at the conclusion of the amortization period. In the event the amortization schedules used by the U.S. Internal Revenue Service are repealed or no longer exist, Owner may use the amortization schedules in place on the effective date of this MOU.

c. Capital Replacements. The Owner may pass through to the Homeowners the amortized cost of any Capital Replacement in accordance with the following.

(1) Prior to implementing any Capital Replacement Pass Through, except a Capital Replacement necessitated by an emergency, the Owner must provide the Homeowners with advance notice of the proposed Capital Replacement and an opportunity to comment on the need, design, and conduct of the work. The Mobile Home Park Owners will limit rent increases based on capital expenditures to the "replacement of existing improvements," which cost in excess of \$10,000.

(2) The amount of any Capital Replacement Pass Through, including a Capital Replacement necessitated by an emergency, shall be determined by subtracting from the actual cost of the Capital Replacement any insurance proceeds, rebates, tax credits or warranty payments received by the Owner defraying the costs of the Capital Replacement and amortizing the remaining cost of the Capital Replacement plus interest at the actual rate of interest paid by the Owner for any financing associated with the Capital Replacement or if the Owner does not borrow funds for the Capital Replacement, at the Prime Rate over a minimum of ten (10) years. The annual amortized amount determined in accordance with this subsection shall be divided by twelve (12) and then divided equally among all spaces in the Park.

(3) Any Capital Replacement Pass Through shall be listed separately from the base rent on monthly rent billings and shall be eliminated as a rent obligation at the conclusion of the amortization period.

(4) Notwithstanding anything set forth above in this subsection (c), Owner shall be allowed a Capital Replacement Pass Through for Capital Replacements that were commenced and completed prior to the Effective Date, as long as (i) the Capital Replacement was completed no earlier than six (6) months prior to the Effective Date; (ii) the cost of the Capital Replacement has not already been passed through to the Homeowners; and (iii) the Capital Replacement Pass Through amount conforms to the requirements of subsection (c)(2) above. Owner shall list in Exhibit B any Capital Replacements that were completed prior to the Effective Date that meet the criteria of this Section.

d. Property Tax Increases. The Owner may pass through to the Homeowners the amount by which Property Taxes increase in any given fiscal tax year by more than two percent (2%) over and above the prior fiscal tax year Property Taxes, subject to the following.

(1) A Property Tax Pass Through may be imposed in the amount of any Property Tax increase that exceeds two percent (2%) in a given fiscal tax year that is caused by an involuntary Property Tax reassessment including but not limited to a death of a person holding an ownership interest in the Park or as the result of any new general or special real estate property tax imposed by the

City of Rancho Cordova, the County of Sacramento, or the State of California.

(2) If the Park is sold to a third party pursuant to an arms-length transaction, the Owner may pass through to the Homeowners the increase in Property Taxes resulting from a reassessment of the Park upon such sale to the extent that such increase exceeds two percent (2%) in a given fiscal tax year, provided, however, the total amount of any Property Tax Pass Through resulting from a sale shall be phased in over five (5) years with equal increases each year until the full amount of the Property Tax Pass Through has been implemented, and shall thereafter continue at one hundred percent (100%).

(3) Owner shall not be entitled to any Property Tax Pass Through due to an increase in Property Taxes if triggered solely by an internal reorganization resulting in an event of "Change of ownership" unless such event occurs one year or more after the effective date of the MOU. Property tax pass throughs memorialized in a long-term lease covenant shall remain protected and in effect.

(4) All Property Tax Pass Throughs shall be divided by twelve (12) and then shall be allocated equally among all spaces in the Park.

e. Emergency or Disaster Related Costs. Owner may pass through to the Homeowners any costs to repair damage to the Park arising from any Disaster Related Event in excess of the initial fifty thousand dollars (\$50,000) of such costs, provided such costs are amortized in accordance with the procedure for amortizing Capital Replacements above and such costs are divided equally among all Spaces in the Park. Any Disaster Related Event costs passed through to the Homeowners shall be net of any insurance proceeds or disaster grants or assistance received by the Owner for such costs. Owner shall not be entitled to pass through to the Homeowners any Disaster Related Event costs unless the Owner has continued to maintain throughout the term of this MOU the types and amounts of property insurance in effect on the Effective Date, if those types and amounts of property insurance are commercially available throughout the term of this MOU, at the same price in effect on the Effective Date, adjusted each year by the increase in the CPI. If those types and amounts of property insurance are not commercially available throughout the term of this MOU, at the above-described price, Owner reserves the right, in its sole and absolute discretion, to purchase whatever property insurance it deems reasonable for the Park. Owner shall disclose Owner's property insurance coverage to any Homeowner so requesting, provided however, no Homeowner shall be entitled to such disclosure more than once in any twelve-month period.

f. Requirements applicable to all Pass Throughs.

(1) No Pass Through shall be implemented unless Owner gives the Homeowners at least ninety (90) days written notice of the Pass Through including the calculations that serve as the basis for the Pass Through. The Owner shall also make available for the Homeowners' review at least one set of all documents related to the Pass Through, including bids, contracts, plans and other related documents either at the on-site manager's office and/or the park's clubhouse or community center during normal business hours during the ninety (90) day period following the notice of the Pass Through.

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(2) Pass Throughs shall be separately itemized in the monthly space rent bills.

(3) Pass Throughs are additional Rent and shall be considered rent for purposes of the MRL, including Civil Code Sections 798.30 and 798.31.

7. RENT SUBSIDY PROGRAM FOR LOW INCOME TENANTS.

Owner agrees to implement a safety net program within the Park designed to provide relief from Annual Base Rent Increases and Pass Throughs to Homeowners that, due to financial circumstances, are unable to pay the increased Base Rent or Pass Throughs. The safety net program shall at a minimum provide relief from Annual Base Rent Increases and Pass Throughs to Homeowners pursuant to all of the following terms and conditions:

a. Any Homeowners with (i) a household income equal to or less than twice their monthly rent per month and (ii) less than \$60,000 in assets, not including their mobile home or vehicles, shall be eligible to apply for the safety net program.

b. Subject to subsection c. below, qualifying Homeowners may receive a minimum rent credit for the amount of any rent increase that causes their monthly rent, including all Pass Throughs, to exceed one half (1/2) of their household income. For example, if a qualifying Homeowner's rent is \$1,000 per month, and the Annual Base Rent Increase is \$50 per month, but the Homeowner's income is only \$1,800 per month, the Homeowner's Base Rent would be increased to \$1,050, but the Homeowner would receive a \$50 rent credit, meaning the Homeowner would only pay \$1,000.

c. This program is limited to five percent (5%) of all Homeowners in each Park. In the event that more than five percent (5%) of Homeowners qualify in a given Park, then the Mobile Home Park Owner shall have option of providing priority to either (a) those households with the lowest income, or (b) those households who most recently qualified for the rent credit program. Parkowners may choose to participate in an independent program in which a third party (e.g., MHET) is used to determine household eligibility to the program, and to process program applications;

d. Each individual household must submit an application verifying (a) income and (b) assets of less than \$60,000, not including their mobile home or vehicles on a form given out by Mobile Home Park Owners. Each individual household that is accepted for the safety net program shall be required to reapply once every twelve months, such that the Owner can determine whether that household continues to qualify for the program. Participation in the safety net program shall terminate if the qualifying household no longer qualifies, or no longer resides at the Park.

e. Items a. through d. are minimum requirements, to assist the neediest Homeowners at each park. Owner is free to establish more generous guidelines but cannot be required to do so. Owner shall provide the City with information on the Owner's safety net program at the City's request. Nothing herein shall prevent Owner from offering a safety net program that serves Homeowners not meeting the qualifications stated herein or provides greater protections to

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Homeowners.

8. OWNER'S BUSINESS PRACTICES.

Each Owner hereby covenants with the City that the Owner will act in good faith in all the Owner's dealings with the Homeowners in the Park under this MOU. No Owner shall declare a Homeowner's Space abandoned or seek to terminate a Homeowner's tenancy for purposes of obtaining a Base Rent increase or a Pass Through in contravention of this MOU.

9. CONTINUED COMMUNICATION AND UPDATES.

Once each year Owners shall provide the City with a written report calculating any (a) Annual CPI Increases, (b) Capital Improvement Pass Throughs, and/or (c) Tax Property Pass Throughs at their park. The written report shall be detailed enough to determine appropriate rents on each individual space within the Park. That written report shall also address the number of residents participating in the Rent Subsidy Program for Low Income Tenants, including the percentage of spaces participating in the rent subsidy program. The City shall provide the Parkowners with the name, address or other contact information for submission of that written report. An Owner's failure to comply with this reporting requirement shall be subject to the Resolution of Disputes procedures in paragraph 13 of this MOU.

10. CITY AS ENFORCEMENT AGENCY.

If any Owner fails to comply with the terms of this MOU, the City may initiate an action on behalf of the affected Homeowner or Homeowners to enforce the terms of this MOU. An affected Homeowner may provide written notice of any alleged breach of this Agreement to the Park Owner and copy the City; alternatively, an affected Homeowner may also contact the City directly to seek assistance in enforcing this Agreement.

11. EXCEPTION FROM RENT CONTROL ORDINANCES.

Provided that the Owner is not in material breach of this MOU, and during the period in which this MOU remains in effect, the City shall not enforce or impose the provisions of any City ordinance or regulation, with respect to the amount of rent charged by Owner for occupancy of any mobile home spaces or any City adopted rent stabilization ordinance, within the Park.

The City reserves the right to pass a mobile home rent control ordinance if any Park Owner is not in compliance with this Agreement.

12. COVENANTS RUNNING WITH THE LAND.

The obligations of the Owner contained within this MOU with respect to the Park are covenants running with the land to the benefit of the City and to each present or future Homeowner leasing any Space within the Park during the term of this MOU as an intended third-party beneficiary to this MOU. The parties intend that these covenants touch and concern the Park, and that they shall be binding upon the Owner and all successors, heirs, and assigns of the Owner with respect

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to the Park during the term of this MOU. This executed and notarized MOU shall be recorded in the Official Records of the Sacramento County Recorder's Office with respect to that real property legally described in Exhibit A. The obligations under this MOU and the covenants contained in this MOU shall terminate and cease to exist simultaneously with the termination of this MOU, at which time Owner may take any action allowed by law to remove or otherwise extinguish those covenants. The City shall cooperate in good faith to assist Owner in removing or otherwise extinguishing said covenants, including executing any documents that may be required by the Sacramento County Recorder's Office to effectuate such a removal and/or extinguishment.

13. RESOLUTION OF DISPUTES.

a. Mediation. In the event any dispute arises between the Owner and City with respect to the enforcement of any provisions of this MOU, or between the Owner and any Homeowner who is an intended third party beneficiary with respect to the interpretation or enforcement of any provisions of this MOU, the party claiming a violation of the MOU shall give written notice to the other party specifying the nature of the dispute, and if the party claiming a violation of the MOU is a Homeowner, the Homeowner shall give written notice to both the Owner and the City. If the issue raised in the written notice is not corrected within thirty (30) days of such notice, then the Owner and City agree that the parties will first try to resolve the dispute through mediation using a third-party City-provided mediator or neutral hearing officer. The parties shall resolve such dispute through mediation prior to filing any action or lawsuit or seeking judicial relief, unless doing so would cause any action or lawsuit to be barred by any applicable statute of limitations, in which case a protective action may be filed, without prejudice to the continuation of the mediation.

b. Resolution of Disputes Not a Waiver of Rights or Benefits. None of the rights, liabilities, or obligations of the Owner, City, Homeowner, or prospective Homeowner to one another shall be waived, suspended, or delayed pending the recommendations of a mediator, or other person designated to administer and make recommendations under any dispute resolution proceeding of this MOU. For example, the Homeowner remains obligated to pay the amount of any rents due, including the amount in dispute, during any dispute resolution proceeding.

14. GENERAL PROVISIONS.

a. Notices. All notices and other communications required or permitted under this MOU, unless otherwise expressly stated, shall be made in writing and shall be delivered to the party whom addressed by personal service or by deposit in any U.S. mail depositary, first class postage paid, and shall be deemed received: (1) if personally delivered, upon the date of actual receipt by the person to receive such notice, or (2) if mailed, two business days after the date of any proof of deposit in the United States mail. Notices to any Owner shall be given to the address for such Owner listed on Exhibit A. Notices to the City shall be given to the City of Rancho Cordova, 2729 Prospect Park Dr, Rancho Cordova, CA 95670, Attention: City Manager, with a copy of such notice sent to such address to the attention of the City Attorney. The address for delivery of notices may be changed by either party by giving notice to such change to the other party in accordance with this paragraph.

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b. Complete Agreement. This MOU shall: (1) constitute the parties' entire agreement, (2) merge all prior discussions and negotiations between the parties, and (3) supersede and replace all prior agreements and understandings, whether oral or written, with respect to the subject matter hereof.

c. Amendments. This MOU may not be amended, altered, or modified except by a writing signed by the City and the Owners, unless the amendment, alteration or modification impacts less than all of the Owners, in which case only the impacted Owner or Owners and the City must sign.

d. Successors and Assigns. Except as provided in paragraph h below, this MOU shall be binding upon and inure to the benefit of the parties and their prospective successors and assigns.

e. Severability. If any portion of this MOU shall be held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining portions of this MOU shall remain in effect and enforceable to the fullest extent permitted by law, if such enforcement would not frustrate the overall intent of the parties as such intent is manifested by all provisions of this MOU. If the MOU or any portion of this MOU is held by a court of competent jurisdiction to be invalid, void, contrary to public policy, ultra-vires, or otherwise unenforceable (collectively, "**Impairment**") the City shall not be liable to the any Owner, any Homeowner, or any other party in law, equity, or in an action for damages for such Impairment.

f. Extension Not a Waiver. The failure by any party or intended third party beneficiary to require strict performance of the obligations of another party to this MOU, or the failure to exercise or delay in the exercise of any power, remedy, or right provided in this MOU or otherwise available to any party or intended third party beneficiary, upon any failure of another party to perform the other party's obligations under this MOU, shall not be deemed a waiver and shall not impair or affect the right of such party or intended third party beneficiary to require strict performance and to exercise the power, remedy, or right on any other or subsequent occasion for the same or any other failure of the other party to perform its obligations under this MOU.

g. Applicable Law. This MOU shall be construed in accordance with, and governed by, the law of the State of California. Nothing herein shall preclude any party from challenging any law, on its face, or as applied, on the ground that it violates the state or federal constitution.

h. MOU Not Applicable to Resident-owned Parks. The MOU shall not apply to any resident-owned park. In the event the ownership of the Park to which this MOU applies is transferred to the residents of the Park, this MOU shall immediately and finally terminate with respect to the Park upon the effective date of the transfer of ownership. A "resident-owned" park shall mean a park in which fifty percent (50%) or more of the Spaces are owned by the residents of the park, directly or indirectly, through any means of devices.

i. Exhibits. Exhibits A and B are attached hereto and are incorporated herein by this reference.

j. Execution in Multiple Counterparts. This MOU may be executed in multiple counterparts and becomes binding with respect to the City of Rancho Cordova and each Owner when originally
RANCHO CORDOVA MOU March 13, 2023

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signed by the City Manager of the City of Rancho Cordova and an authorized representative of the Owner and delivered to the City Manager of the City.

k. Enforcement of Rules and Regulations. Nothing in this MOU shall preclude Owner from enforcing the Park's rules and regulations that are not in conflict with this MOU.

Signatures on the following page

5275826.2

EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

EXHIBIT B
CAPITAL REPLACEMENTS

CHAPTER 4.64 MOBILE HOME SPACE RENT STABILIZATION**4.64.010 Short Title & Applicability.****4.64.020 Definitions.****4.64.030 Exemptions.****4.64.040 Base Rent.****4.64.050 Annual Rent Increases.****4.64.060 Fair Return Rent Increases.****4.64.070 Method to Determine a Fair Return.****4.64.080 Procedures for Fair Return Application.****4.64.090 Temporary Rent Increases for Capital Replacements & Capital Improvements.****4.64.100 Time of Allowed Rent Increase/Adjustment.****4.64.110 Waivers.****4.64.120 Retaliation Prohibited.****4.64.130 Refusal of Mobile Home Owner to Pay Illegal Rent.****4.64.140 Disclosures.****4.64.150 Enforcement.****4.64.160 Administrative Fee.****4.64.010 Short Title & Applicability.**

This Chapter shall be known as the “Mobile Home Space Rent Stabilization Ordinance.” This Chapter shall be applicable to all Mobile Home Spaces within the City of Rancho Cordova except those specifically exempted by this Chapter or state law.

4.64.020 Definitions.

For purposes of this Chapter, the following words, terms and phrases shall be defined as follows:

- A. “Affected Mobile Home Owners” means those Mobile Home Owners whose Space Rent is affected by a Rent adjustment made pursuant to this Chapter.
- B. “Base Rent” means the Rent in effect for that Space on **February 1, 2021**, as adjusted in accordance with this Chapter, or the new Base Rent established pursuant to Section 4.64.040.
- C. “Base Year” means the 2021 calendar year or, if a Fair Return Application subsequently establishes a new Base Rent pursuant to this Chapter, the calendar year preceding the year the application is made for the new Base Rent that is established.
- D. “Capital Improvement” means the installation of new improvements and facilities not including ordinary maintenance or repairs or Capital Replacement Costs. Capital Improvements are required to be amortized over the useful life of the improvements pursuant to the provisions of this Chapter and the United States Internal Revenue Code.
- E. “Capital Replacement” means an improvement required to maintain the common facilities and areas of the Park in a decent, safe and sanitary condition or to maintain the existing level

of park amenities and services. If the expenditure qualifies for treatment as a capital expenditure which must be depreciated under the Internal Revenue Code, it is a Capital Replacement. If it can be fully deducted in one year as a business expense, it does not qualify as a Capital Replacement.

F. “Capital Replacement Costs” means all costs reasonably and necessarily related to the planning, engineering and construction of Capital Replacement and shall include reasonable debt service costs, if any, incurred as a direct result of the Capital Replacement.

G. “Consumer Price Index or CPI” means the annual percentage change in the prices paid by urban consumers for a representative basket of goods and services. For purposes of this Ordinance, the consumer price index is defined as follows: All Urban Consumers, West Region, All Items, as published by the United States Bureau of Labor Statistics of the United States Department of Labor as measured in February of each year.

H. “Fair Return Application” means an application made to the City that seeks to increase Space Rents beyond the amount otherwise allowed by this Chapter.

I. “Hearing Officer” means an individual appointed by the City Manager to conduct a hearing or hearings pursuant to this Ordinance. The minimum qualifications of the Hearing Officer shall be as established by this Ordinance and the City Manager. A person shall not be appointed as a Hearing Officer if the City Manager determines that the person has an actual or potential conflict of interest in the matter or if such appointment would have the appearance of a conflict of interest in the matter.

J. “Legal Expenses” means reasonable attorney’s fees, expert witness’ fees, and legal costs.

K. “Mobile Home Residency Law” means the California Mobile Home Residency Law codified in California Civil Code Section 798 *et seq.* as now enacted and hereafter amended.

L. “Mobile Home” means a vehicle designed or used for human habitation, including those vehicles within the meaning of Mobile Home as set forth in Civil Code Section 798.3, when used as the principal place of habitation for the occupants thereof.

M. “Mobile Home Owner” means a person who is the owner of a Mobile Home and legally occupies the Mobile Home within a Mobile Home Park.

N. “Mobile Home Park” or “Park” means any area of land within the City of Rancho Cordova where two (2) or more mobile home spaces are rented, or held out for rent, for periods of thirty (30) days or longer to accommodate mobile homes used for human habitation.

O. “Mobile Home Space” or “Space” is the site within a Mobile Home Park intended, designed or used for the location or accommodation of a Mobile Home and any accessory structures or appurtenances attached thereto or used in conjunction therewith.

P. “Mobile Home Park Owner” or “Park Owner” means the owner or operator of a Mobile Home Park, or its agent, representative, or designee.

Q. “Party” means any Affected Mobile Home Owner and/or Park Owner involved in proceedings under this Chapter.

R. “Prospective Mobile Home Owner” means a person who is in the process of negotiating a Space tenancy in a Mobile Home Park.

S. “Rent” means any consideration, including any bonus, benefit or gratuity demanded or received by a Park Owner for, or in connection with, the use or occupancy of a Mobile Home Space, or in connection with the assignment of a lease, or in connection with subleasing of a Space. Rent shall not include:

1. Utility charges for sub-metered gas and electricity.
2. Charges for water, refuse disposal, sewer service, and/or other services, which are either provided and charged to Mobile Home Owners solely on a cost pass-through basis and/or are regulated by state or local law.
3. Any amount paid for the use and occupancy of a Mobile Home unit (as opposed to amounts paid for the use and occupancy of a Mobile Home Space).
4. Charges for laundry services.
5. Storage charges.

T. “Rent Increase” means any increase in Base Rent charged by a Mobile Home Park Owner to a Mobile Home Owner.

U. “Rent Review Officer” means the City Manager or designee who shall serve as the Rent Review Officer to administer and enforce the provisions of this Ordinance.

4.64.030 Exemptions.

A. The following Mobile Home Spaces are exempt from the requirements of this Chapter, except where expressly provided otherwise:

1. Spaces that are subject to a lease that exempts that Space from Rent regulation pursuant to the Civil Code section 798.17(b).
2. Spaces exempted pursuant to Civil Code section 798.45.
3. Spaces that are not the principal residence of the Mobile Home Owner, and that are exempt pursuant to California Civil Code Section 798.21.

4. Spaces that are otherwise exempt pursuant to applicable State or Federal law.

B. This Chapter shall not apply to Mobile Homes or Mobile Home Parks owned or operated by any governmental agency or any rental unit where Rent is subsidized pursuant to a public program that limits the Rent that can be charged for the Mobile Home.

C. Notwithstanding anything herein to the contrary, the Park Owner shall notify each Mobile Home Owner renting a Space that is exempt from this Chapter that such Space is exempt. Such notice shall state the basis for the exemption, be in writing, and shall be delivered at the same time and in the same manner as notices of a Rent Increase.

4.64.040 Base Rent.

A. Base Rent in 2021 for Non-exempt Spaces. Base Rent in 2021 for non-exempt Spaces means the Rent in effect for that Space on February 1, 2021, regardless of the Rent in effect upon the effective date of this Chapter. Except as provided in this Chapter, a Mobile Home Park Owner shall not demand, accept or retain Rent for a Mobile Home Space exceeding the Base Rent.

B. Base Rent Following Expiration of an Exempt Lease. Base Rent for a Mobile Home Space that becomes subject to this Chapter upon the expiration of an exempt lease shall be the Rent in effect under the exempt lease as of the date of its expiration.

C. Base Rent Following Tenancy Termination. A Park Owner shall be permitted to charge a new Base Rent for a Mobile Home Space following the termination of tenancy in accordance with the Mobile Home Residency Law or a voluntary Space vacancy. A voluntary Space vacancy is any of the following:

1. Voluntary in place sale, transfer or other conveyance of a Mobile Home with the Mobile Home remaining on the Mobile Home Space following the sale, transfer or conveyance, except as provided in Section E below.
2. Voluntary removal of a Mobile Home by the Mobile Home Owner who will no longer be a resident of the Park.
3. Abandonment of the Mobile Home as determined by a judgment of abandonment pursuant to Section 798.61 of the Mobile Home Residency Law.

D. Base Rent Following a Fair Return Application. Base Rent shall be the allowable Rent determined as a result of a Fair Return Application.

E. Prohibited Rent Increase. A Park Owner is prohibited from charging a new Base Rent in any of the following situations:

1. Transfer of title to the Mobile Home whereby the Mobile Home Owner adds or removes one or more co-owners and continues to reside in the Mobile Home as their primary residence shall not constitute an in-place transfer.

2. Removal and replacement of an existing Mobile Home by the Mobile Home Owner with another Mobile Home occupying the same Mobile Home Space.
3. Transfer of Title to the Mobile Home whereby title passes to one or more person(s) who, at the time of the title transfer was/were also lawful, authorized resident(s) of the Mobile Home.

4.64.050 Annual Rent Increases.

A. Annual Rent Increase. Starting in 2022, on or after July 1 of each year, a Mobile Home Park Owner may impose a Rent Increase for a Mobile Home Space that shall be no greater than the lesser of: i) the annual percentage change in CPI, or ii) five percent (5%), except as otherwise permitted by this Chapter. Such Rent Increase may be imposed once in any twelve (12) month period.

B. Compliance with State Law. Rent Increases permitted pursuant to this Section shall not be effective and shall not be demanded, accepted, or retained until the Park Owner has given the notice required by state law.

4.64.060 Fair Return Rent Increases.

A. A Park Owner has the right to obtain a Rent Increase to maintain net operating income ("MNOI") equal to the Base Year net operating income adjusted by the percentage increase in the CPI since the Base Year. It shall be presumed this standard provides a fair return. Nothing in this Chapter shall preclude the Hearing Officer from granting a Rent Increase that is necessary in order to meet constitutional fair return requirements.

B. If a Park Owner presents evidence, including any financial records requested by the Hearing Officer, which proves that the Park Owner is denied a fair return by the provisions of this Chapter, the Hearing Officer may authorize an increase in Rent, as deemed appropriate by the Hearing Officer, to provide a fair return to the Park Owner. The Hearing Officer shall use the method set forth in this Chapter to determine the fair return.

4.64.070 Method to Determine a Fair Return.

A. Maintenance of Net Operating Income. It shall be presumed that the net operating income produced by the Park during the Base Year provided a fair return. A Park Owner shall be entitled to Rents sufficient to earn a fair and reasonable return and to maintain and increase the Base Year net operating income in accordance with this Section. This method shall be called maintenance of net operating income ("MNOI") and shall be included in all Fair Return Applications.

B. Calculation of Net Operating Income.

1. Net Operating Income. Net operating income shall be calculated by subtracting

operating expenses from gross rental income.

2. Gross Rental Income.

a. Gross rental income shall include the following:

- i. Gross Rents collected for all of the Spaces in the Park.
- ii. All other income or consideration received or receivable in connection with the use or occupancy of the Rental Unit, except as excluded below.

b. Gross rental income shall not include the following:

- i. Utility charges for submetered gas and electricity.
- ii. Charges for water, refuse disposal, sewer service, and/or other services which are either provided and charged to Mobile Home Owners solely on a cost pass-through basis and/or are regulated by state or local law.
- iii. Any amount paid for the use and occupancy of a Mobile Home unit (as opposed to amounts paid for the use and occupancy of a Mobile Home Space).
- iv. Charges for laundry services.
- v. Storage charges.
- vi. Rental Income from Spaces exempted from Rent limitation by state law or this Chapter.

3. Operating Expenses.

a. Operating expenses shall include the following:

- i. Reasonable costs of operation and maintenance.
- ii. Management expenses. It shall be presumed that management expenses increase by the percentage increase in Rents or the CPI, whichever is greater, between the Base Year and the prior year unless the level of management services has either increased or decreased significantly between the Base Year and the prior year.
- iii. Utility costs.
- iv. Real property taxes attributable to the applicable year, regardless of when actually paid.

v. License and registration fees required by law to the extent these expenses are not otherwise paid or reimbursed by Mobile Home Owners.

vi. Legal Expenses incurred (1) in connection with successful good faith attempts to recover Rents owed, (2) pursuit of rights under or in relationship to this Chapter, and (3) under unlawful detainer actions not in derogation of applicable law and, when incurred in the normal operation of the Park, to the extent such expenses are not recovered from adverse or other parties.

viii. Interest Allowance on Amortized Expenses. The interest rate on the cost of the amortized expense shall not exceed the “average rate” for 30-year fixed rate home mortgages plus two percent. The “average rate” shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (“PMMS”) as of the date of the initial submission of the application. In the event that this rate is no longer published, the index which is most comparable to the PMMS index shall be used.

following: b. Exclusions from Operating Expenses. Operating expenses shall not include the

i. Mortgage principal or interest payments or other debt service costs.

ii. Penalties, fees or interest assessed or awarded for violation of any provision of this Chapter or other provisions of law.

ii. Depreciation.

vi. Any expenses for which the Park Owner has been reimbursed by any utility rebate or discount, security deposit, insurance settlement, or any other method or device.

vii. Unreasonable increases that deviate substantially from the historical average increase in expenses since the base year.

viii. Expenses associated with the provision of master-metered gas and electricity services.

ix. Expenses attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements.

x. Expenses attributable to a Park-owned Mobile Home.

xi. Expenses attributable to Spaces exempt from Rent limitations by state law or this Chapter shall be excluded, for the purpose of determining applicable rents for non-exempt spaces, by reducing the total allowed operating expenses by the amount attributable to exempt spaces.

xii. Any other expense not directly related to the operation of the Park.

C. Adjustment of Base Year Net Operating Income. The Park Owner or any Mobile Home Owner may present evidence to rebut the presumption of fair return based upon the base year net operating income as set forth in subsection (B) of this section based on at least one (1) of the following findings:

1. Exceptional Expenses in the Base Year. The park owner's operating expenses in the base year were unusually high or low in comparison to other years notwithstanding the application of prudent business practices.

2. Exceptionally Low Rent in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances.

3. Other exceptional circumstances.

D. Rent Increase Effective Date. Rent Increases approved by the Rent Review Officer shall be effective on the date given by the applicant in the notice to the Affected Mobile Home Owners required in section 798.30 of the California Civil Code.

E. Per Space Rent Adjustment Pursuant to Fair Return Standard. The allowable Rent Increase per Mobile Home Space pursuant to this Section may not be increased as a result of exempt Spaces in the Park.

4.64.080 Procedures for Fair Return Application.

A. Filing of Application. Fair Return Applications shall be submitted to the City by the Park Owner on forms prescribed by the Rent Review Officer. Only one (1) application pursuant to this section may be filed for a Mobile Home Park within any 12-month period, except in the event of extraordinary circumstances that could not reasonably have been foreseen at the time the prior application was filed. The Rent Review Officer may require a Fair Return Application to contain any information as he or she deems relevant.

B. Determination that Application is Complete. Within sixty (60) days after filing a Fair Return Application, the Rent Review Officer will determine if it is complete. An application will be considered complete only if and when any required fees have been paid. If the application is incomplete, the Rent Review Officer will inform the applicant in writing as to what additional information is required. Within 45 days of the applicant's submittal of requested additional information or fees, the Rent Review Officer shall determine whether the application is complete and notify the applicant of the Rent Review Officer's determination. This process shall continue

until the Rent Review Officer issues a written notice advising the applicant that the application is complete.

C. Appointment of Hearing Officer. Upon the Rent Review Officer's determination that the Fair Return Application is complete, the City Manager shall appoint a Hearing Officer to consider the application. The City Manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the City Manager may appoint, employ or who are retained by contract to conduct such hearings. The City Manager may authorize the Hearing Officer to retain experts to assist the Hearing Officer in reviewing the Application.

D. Time of and Scheduling of Hearing. A hearing on the application shall commence within sixty (60) days of the date the application is deemed complete by the Rent Review Officer, unless the Hearing Officer determines that good cause exists for an extension.

E. Notice. Notice of the hearing shall be sent to the Park Owner at least thirty (30) days before the date of the Hearing. The Park Owner shall send notice to all Affected Mobile Home Owners at least twenty-five (25) days prior to the date of the Hearing. Such notice shall be on a form subject to approval by the Rent Review Officer. The supporting documents for the application or petition shall be available for review at the Park's office.

F. Hearing Procedures. The hearing shall be conducted in accordance with such rules and regulations as may be promulgated by the City Council, if any, and any rules and procedures established by the Hearing Officer. The hearing procedures shall ensure that the Park Owner and Affected Mobile Home Owners have an equal opportunity to make a presentation regarding the Application. The Affected Mobile Home Owners may designate an individual to collectively represent all Affected Mobile Home Owners or Affected Mobile Home Owners may speak individually. A Party may, but is not required to, be represented by legal counsel at the hearing. The rules of evidence shall not be binding in the hearing. Hearsay evidence and any and all other evidence which the Hearing Officer deems relevant may be admitted and considered. The Hearing Officer may grant continuances from time to time for good cause shown, or upon his or her own motion. A recording of the proceedings shall be made or arranged by the Hearing Officer in a format that is made easily available, upon request, within thirty days of the conclusion of the hearing.

G. Requests for Additional Information. Prior to or during the Hearing, the Hearing Officer may request any additional information from the Park Owner the Hearing Officer determines is relevant. Affected Mobile Home Owners may also submit any information to the Hearing Officer they think is relevant to the application.

H. Decision. The Hearing Officer shall issue a written decision within thirty (30) days of the hearing date. The Rent Review Officer shall mail hardcopies of the Hearing Officer's decision to the Park Owner and all Affected Mobile Home Owners within seven (7) calendar days of the City's receipt of the Hearing Officer's written decision. The decision shall be emailed to the Park Owner's and Mobile Home Owners' representatives as soon as possible after the decision is received by the City.

I. Required Findings in Fair Return Decision: Any Rent adjustment decision pursuant to this Chapter that approves a fair return rent increase shall include a determination that the Park Owner would be denied a fair return according to the method in this chapter and shall include findings made by the Hearing Officer.

J. Conditions for Allowance or Disallowance of Rent Increase: The allowance or disallowance of any proposed Rent Increase or portion thereof may be reasonably conditioned in any manner necessary to effectuate the purposes of this Chapter.

K. Standard of Review. The Park Owner shall bear the burden of proof, by a preponderance of the evidence, on all issues necessary to the granting of the Park Owner's application.

4.64.090 Temporary Rent Increases for Capital Replacements & Capital Improvements.

A. Capital Improvement. A Park Owner may charge to the affected Mobile Home Owner as additional rent the pro rata share of new service and Capital Improvement Costs including reasonable financing costs if the following requirements are met:

1. The Park Owner shall give notice of the proposed pass-through to each affected Mobile Home owner no later than forty five (45) days prior to commencing the capital improvement work; and

2. Upon a petition signed by one adult Mobile Home Owner from more than fifty percent (50%) of the Spaces subject to rent control in a Park and filed with the Rent Review Officer within thirty (30) days of the date the owner gives notice of the pass-through to every affected Mobile Home owner.

B. Capital Replacement. A Park Owner may charge to the Mobile Home owner as additional rent the pro rata share of Capital Replacement Costs including reasonable financing costs, if not otherwise prohibited by law, subject to the following procedure:

1. The Park Owner shall give notice of the proposed pass-through to each Affected Mobile Home Owner prior to or in no case later than twelve (12) months after completion of the Capital Replacement work. The Capital Replacement Notice shall state the proposed Capital Replacement, the amortization schedule including interest for the project, the amount and duration of the temporary Rent Increase proposed, and the address for submitting objections to the proposed pass-through.

2. In the event that one adult household member from more than fifty percent (50%) of the Affected Mobile Home Spaces do not submit an objection to the proposed Capital Replacement in writing within thirty (30) days after the delivery of the Capital Replacement Notice, the proposed pass-through is approved. The Park Owner shall keep a record of all objections received.

3. In the event that one adult household member from more than fifty percent (50%) of the Affected Mobile Home Spaces submits an objection to the proposed Capital Replacement in writing within thirty (30) days after the delivery of the Capital Replacement Notice, the Park Owner shall submit an application to the Rent Review Officer for the proposed temporary rent increase. The Rent Review Officer may request any additional information or documentation he or she determines is necessary to review the application. The complete application shall be reviewed by the Rent Review Officer and approved, rejected or modified. The Rent Review Officer may disallow or decrease the pass-through for Capital Replacements based upon substantial evidence in the record that the Capital Replacement is not necessary, or that the cost of the Capital Replacement is excessive, or that during the pass-through period, the owner is including an unreasonably high financing cost and/or return on the expense being passed through. The Park Owner shall have the burden of proving the necessity for and reasonable cost of the Capital Replacements. The Rent Review Officer may also extend the amortization period for the Capital Replacement. The Rent Review Officer shall notify the Park Owner of the decision in writing. The Park Owner may appeal the decision of the Rent Review Officer to a Hearing Officer, who shall hear the appeal pursuant to the procedures in Section 4.64.090. Any appeal must be submitted to the City within ten days of mailing of the Rent Review Officer's decision.

C. No temporary Rent Increase granted pursuant to this Section shall become effective until the first full calendar month following the completion of the Capital Improvement or Capital Replacement project. A Rent Increase approved pursuant to this Section shall be itemized separately on the rental billing provided to the Affected Mobile Home Owners and shall terminate upon the conclusion of the applicable amortization period.

D. Nothing in this Section shall prevent the Park Owner from making emergency Capital Replacements required as a result of a disaster or other emergency event to preserve or secure the health, safety, or welfare of persons or property. In such event, the Park Owner may make limited and reasonable Capital Replacements required to protect the public health and safety and to limit further damage to the Park, and to thereafter or simultaneously seek a Rent adjustment for such Capital Replacement pursuant to this section.

4.64.100 Time of Allowed Rent Increase/Adjustment.

A. Once within a twelve (12) month period, the Park Owner may implement a CPI Rent adjustment as authorized in this Chapter.

B. The following Rent Increases or adjustments, as authorized by this Chapter, may be implemented at any time during the year:

1. Government mandated expense pass-throughs;
2. Utility pass-throughs;
3. Capital Improvement Cost pass-throughs;

4. In-place transfer Rent Increases.

C. Rent Increases subject to approval by the Rent Review Officer or Hearing Officer shall be implemented after final determination.

4.64.110 Waivers.

A. Any waiver or purported waiver by a Mobile Home Owner of rights granted under this Chapter shall be void as contrary to public policy. It shall be unlawful for a Park Owner to require or attempt to require as a condition of tenancy in a Mobile Home Park a Mobile Home Owner or a prospective Mobile Home Owner to waive in a lease or rental agreement or in any other agreement the rights granted to a Mobile Home Owner by this Chapter.

4.64.120 Retaliation Prohibited.

It shall be unlawful for a Park Owner to evict or otherwise retaliate against a Mobile Home Owner in any manner because of the Mobile Home Owner's assertion or exercise of rights under this Chapter.

4.64.130 Refusal of Mobile Home Owner to Pay Illegal Rent.

It shall be unlawful for a Park Owner to demand, accept, receive, or retain Rent in excess of the amounts authorized by this Chapter. An Affected Mobile Home Owner may refuse to pay any Rent in excess of the maximum Rent permitted by this Chapter. The fact that such unpaid Rent is in excess of the maximum Rent shall be a defense in any action brought to recover possession of a Mobile Home Space for nonpayment of Rent or to collect the illegal Rent.

4.64.140 Disclosures.

A Park Owner shall disclose to each prospective Mobile Home Owner the proposed Base Rent for the Mobile Home Space, any rental agreement options, and provide each prospective Mobile Home Owner a copy of this Chapter. If the prospective Mobile Home Owner will be renting a Space exempt from this Ordinance pursuant to Section 4.64.030, the Park Owner shall also notify the prospective Mobile Home Owner in writing of such exemption and state the basis for the exemption. The Park Owner shall give the required disclosure at the time that the Park Owner, or Owner's representative, receives the prospective Mobile Home Owner's application for tenancy. The Park Owner shall obtain a signature of the prospective Mobile Home Owner on the disclosure form acknowledging receipt of the disclosures. The Park Owner shall retain the signed disclosure form throughout the entire tenancy of the Mobile Home Owner.

4.64.150 Enforcement.

A. The City may enforce a violation of this Chapter pursuant to Section 1.01.190 of this Code. Upon request by the City, the Park Owner shall provide the City with all records required to be maintained by this Chapter as well as the amount of the Base Rent and current rent for any Space in the Park.

B. An Affected Mobile Home Owner and/or Park Owner may enforce this Chapter by means of a civil action seeking damages and injunctive relief. The prevailing party in any such action shall be entitled to an award of reasonable attorney fees.

4.64.160 Administrative Fee.

The City Council may establish, by resolution, a fee to cover the City's costs of administering and implementing this Ordinance. A Park Owner who is subject to such fee may pass through up to fifty percent (50%) of the fees assessed against a Mobile Home space to the Mobile Home Owner, subject to any notification requirements established by the City Council.

5040445.1

MEMORANDUM



ITEM 12.2.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Micah Runner, City Manager
Megan Siren, Senior Management Analyst
SUBJECT: **NAMING OF A ROOM LOCATED AT THE RANCHO CORDOVA YOUTH CENTER**

RECOMMENDATION

The Naming Committee recommends that the City Council approve the re-naming of the Recreation/Game Room at the Rancho Cordova Youth Center to honor both retired City Manager Cyrus Abhar and Bishop Lovelace, Jr.

RESULT OF RECOMMENDED ACTION

Based on the direction from City Council, the name of the Recreation/Game Room at the Rancho Cordova Youth Center may be re-named to honor Cyrus Abhar and Bishop Lovelace, Jr.

BACKGROUND

At the December 19, 2022, City Council meeting, Council Member Terry requested that the City recognize and honor retired City Manager Cyrus Abhar for his dedication to the youth of the community by naming a room at the Rancho Cordova Youth Center after him.

The City Council established and approved a process for naming of public facilities and streets on September 19, 2022. The process as approved for naming of facilities and major streets requires:

1. Recommendation by the naming committee based on the established criteria; and
2. Full Council approval of any name

The main criteria for naming public facilities and major streets include the following:

- Substantial contribution to Rancho Cordova (Volunteer)*
- Substantial contribution to Rancho Cordova (Professional)
- From Rancho Cordova with national accomplishments
- Connection to the facility being named

The current Naming Committee consists of Mayor Budge and Vice Mayor Sander. The naming committee met and is recommending to the City Council that the main open room currently

referred to as the Recreation/Game Room at the Rancho Cordova Youth Center be re-named honoring both Cyrus Abhar and Bishop Lovelace, Jr. for their combined dedication and contribution to the Rancho Cordova Youth Center.

If approved, staff will prepare a dedication plaque and photo to be located in the room to honor both Cyrus Abhar and Bishop Lovelace, Jr. in perpetuity.

FISCAL IMPACT AND FUNDING SOURCE

Funding for a plaque and photo for the re-naming of the room at Rancho Cordova Youth Center will be funded by the General Fund.

ATTACHMENT(S)

None

MEMORANDUM

ITEM 12.3.



DATE: March 20, 2023

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: MINE SHAFT DIGITAL FREEWAY SIGNS DISCUSSION

RECOMMENDATION

No formal action will be taken. Staff is seeking input on proposed digital freeway signs on the Mine Shaft property.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff is seeking input on proposed digital freeway signs on the Mine Shaft property.

BACKGROUND

The Digital Freeway Signs overlay section of the City of Rancho Cordova Municipal Code regulates the installation and use of digital freeway signs within designated overlay zones. The overlay zones are established to protect residential areas from the negative impacts of digital freeway signs, such as excessive glare or light pollution.

City staff has received a proposal for two digital freeway signs on the Mine Shaft property, which is located within the Digital Freeway Signs Overlay. The proposed project was presented to the Signs Ad Hoc Committee on January 18, 2023. Committee members discussed the proposal and provided comments, however there was no consensus on key components of the proposed project, including number of signs, size, and height. Before the applicant begins the environmental analysis for the proposed project, staff requests feedback from Council to provide direction on changes to the proposed project, if any. This will help ensure that the subsequent environmental analysis evaluates a project that takes into consideration any Council concerns.

Table 1 provides a summary of the development standards for digital freeway signs. At the applicant's request, the City and applicant may enter into an operating agreement in conjunction with a conditional use permit for a digital freeway sign. The operating agreement outlines the requirements of installation, ownership, maintenance, standards, use rights, utilities, etc. The applicant may also use the operating agreement to deviate from the development standards and requirements.

Table 1: Development Standards for Digital Freeway Signs

Standard	Requirement
Number of Faces	Two display areas, each positioned to be visible only by opposing directions of traffic
Maximum Height	60 feet
Maximum Area	672 square feet
Distance between Signs	Minimum 2,500 feet
Message Display	Static messages only
Billboard Removal	For every 1 digital freeway sign installed, the applicant must remove at least 4 legally existing billboard structures

As proposed, the project requests deviation from the maximum area and maximum height standards as outlined in Table 1. Through the operating agreement, the applicant also requests deviation from the billboard removal requirement. The proposed project will remove one existing Clear Channel sign currently located on the Mine Shaft property. Site plans and elevations are provided in Attachment 1.

Rancho Cordova Parkway/U.S. Hwy 50 Interchange Project

During the Ad Hoc Signs Committee meeting and subsequent meetings between the applicant and City staff, clarification regarding the proposed project's potential impacts on the Rancho Cordova Parkway/U.S. Hwy 50 Interchange Project were discussed. Issues/concerns discussed include:

- Potential conflicts with interchange construction staging area with the proposed west sign location.
- Timing of tree removals identified in interchange project to provide more visibility for proposed east sign location.

Issues/Topics for Discussion

City staff is requesting feedback on the following issues/topics:

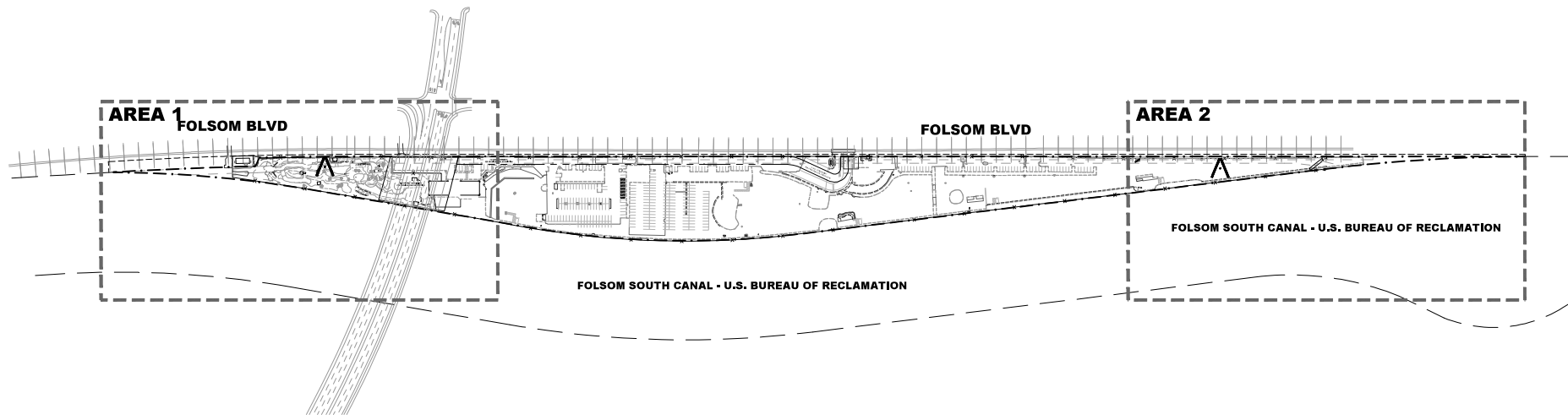
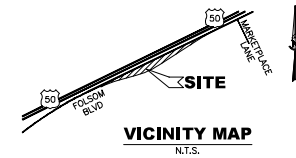
- Proposed number of signs,
- Proposed maximum height of the signs,
- Proposed maximum area/size of the signs, and
- Other Council concerns and questions

ATTACHMENT(S)

1. Proposed Digital Freeway Signs - Site Plan and Elevations
2. Mine Shaft Digital Freeway Signs PowerPoint Presentation

PRELIMINARY PLANS FOR MINESHAFT DIGITAL FREEWAY SIGNS

2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670
APN: 072-231-014



OWNER

CORDOVA COMMUNITY CENTER FOUNDATION
2723 PROSPECT PARK DRIVE, SUITE 117
RANCHO CORDOVA, CA 95670
CONTACT: SHELLY BLANCHARD
PHONE: (916) 273-5704
SHELLY@CORDOVA.COUNCIL.ORG

APPLICANT

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
CONTACT: TIFFANY WILSON
PHONE: (916) 788-2884
T.WILSON@RSC-ENGR.COM

APN

072-231-014

EXISTING GENERAL PLAN

FOLSOM BLVD PLANNING AREA

EXISTING ZONING

GC

EXISTING SITE ACREAGE

11.38± AC

SHEET INDEX

1. CV COVER SHEET
2. EX1 ENLARGED EXISTING CONDITIONS (AREA 1)
3. EX2 ENLARGED EXISTING CONDITIONS (AREA 2)
4. SP1 ENLARGED SITE PLAN (AREA 1)
5. SP2 ENLARGED SITE PLAN (AREA 2)

CORDOVA COMMUNITY
COUNCIL FOUNDATION

NO.	BY	DATE	DESCRIPTION
1	CV		CITY APPROVAL
2			
3			
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6			
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8			
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PROJECT NO:	297-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

SHEET TITLE

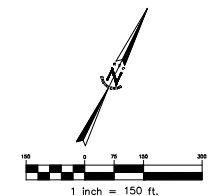
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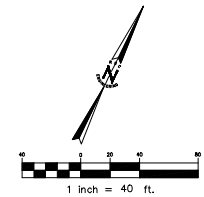
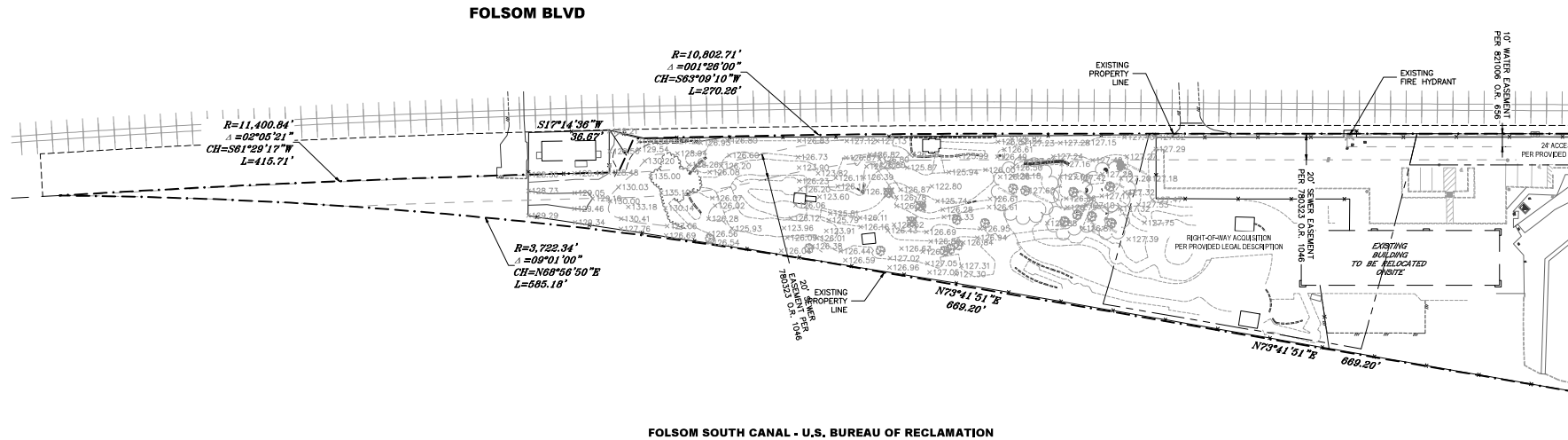
SHEET NO.

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1 OF 5

DATE: MARCH 14, 2023



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING LIGHT RAIL TRACKS
- EXISTING BOUNDARY FENCE

**CORDOVA COMMUNITY
COUNCIL FOUNDATION**

NO.	BY	DATE	DESCRIPTION
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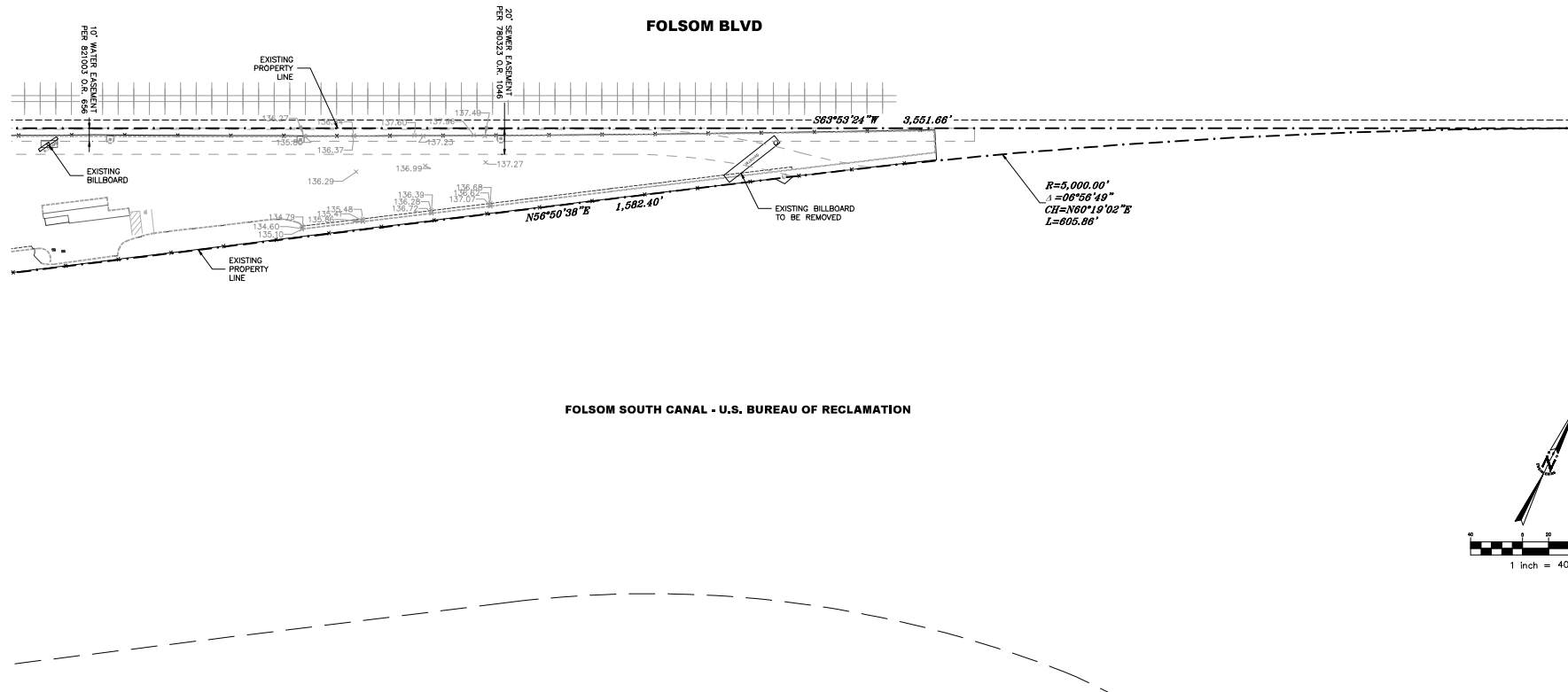
PROJECT NO:	297-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY PLANS FOR
MINESHAF DIGITAL
FREWAY SIGNS**
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

**SHEET TITLE
ENLARGED
EXISTING
CONDITIONS
(AREA 1)**

**SHEET NO.
EX1
2 OF 5**

DATE: MARCH 14, 2023



LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENTS
	EXISTING LIGHT RAIL TRACKS
	EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY
COUNCIL FOUNDATION

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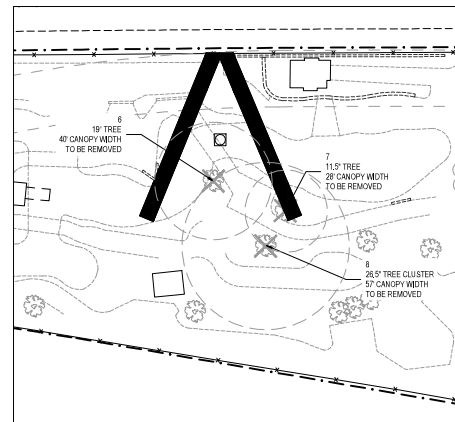
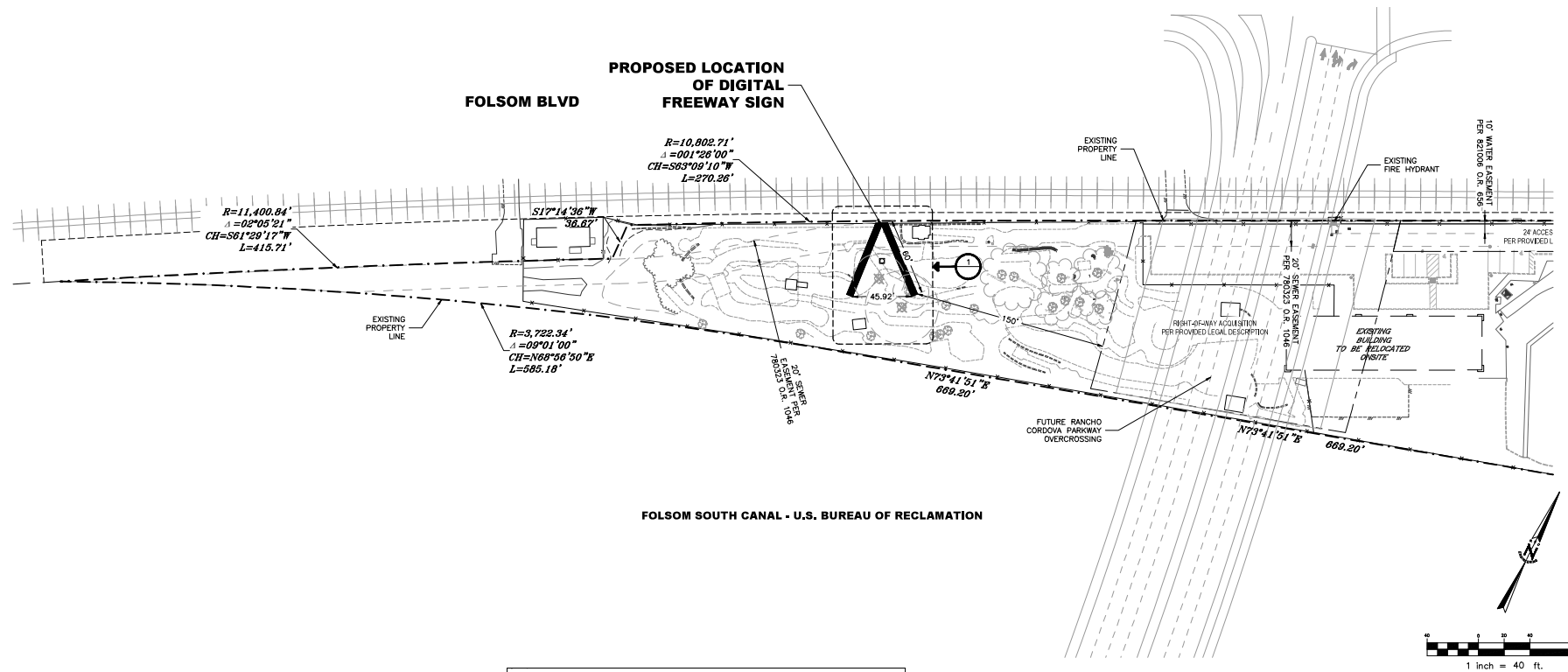
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DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEMAN SIGNS
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

SHEET TITLE
ENLARGED
EXISTING
CONDITIONS
(AREA 2)

SHEET NO.
EX2
3 OF 5

DATE: MARCH 14, 2023

**NOTES**

1. THE RECOMMENDED TREE PROTECTION METHODS AND PROCEDURES AS DESCRIBED IN THE LIVE OAKS ASSOCIATES, INC., PROJECT NO. 2698-01, ARBORIST TREE INVENTORY AND ASSESSMENT FOR PROPOSED MINESHAFT DIGITAL BILLBOARD SIGNS, PROJECT DATED JANUARY 29, 2022, SHALL BE FOLLOWED BY THE CONTRACTOR.
2. TREE STUMPS ARE REQUIRED TO BE GROUND DOWN TO A DEPTH OF 4" BELOW GRADE, OR THE ENTIRE STUMP SHALL BE REMOVED.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING LIGHT RAIL TRACKS
- ✕ REMOVE EXISTING TREE
- TREE PROTECTION FENCING
- *--- EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY COUNCIL FOUNDATION

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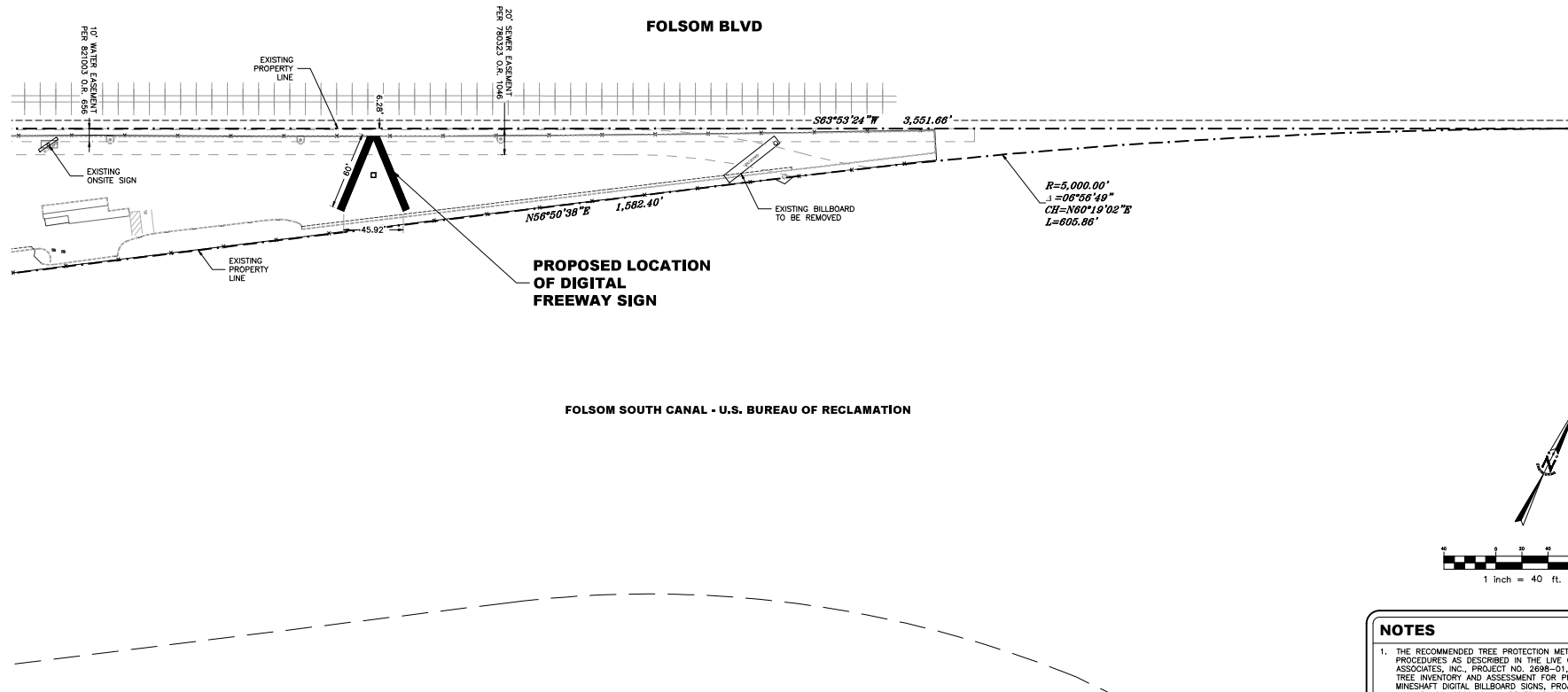
PROJECT NO: 297-001
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

PRELIMINARY PLANS FOR MINESHAFT DIGITAL FREEWAY SIGNS
 2300 MINE SHAFT LANE
 RANCHO CORDOVA, CA 95670

SHEET TITLE ENLARGED SITE PLAN (AREA 1)

SHEET NO. SP1
4 OF 5

DATE: MARCH 14, 2023



1 inch = 40 ft.

NOTES

1. THE RECOMMENDED TREE PROTECTION METHODS AND PROCEDURES AS DESCRIBED IN THE LIVE OAKS ASSOCIATES, INC., PROJECT NO. 2698-01, ARBORIST TREE INVENTORY AND ASSESSMENT FOR PROPOSED MINESHAFT DIGITAL BILLBOARD SIGNS, PROJECT DATED JANUARY 29, 2022, SHALL BE FOLLOWED BY THE CONTRACTOR.
2. TREE STUMPS ARE REQUIRED TO BE GROUND DOWN TO A DEPTH OF 4" BELOW GRADE, OR THE ENTIRE STUMP SHALL BE REMOVED.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING LIGHT RAIL TRACKS
- ✕ REMOVE EXISTING TREE
- TREE PROTECTION FENCING
- EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY
COUNCIL FOUNDATION

NO.	BY	DATE	DESCRIPTION
1	RSC	03/14/2023	SP2



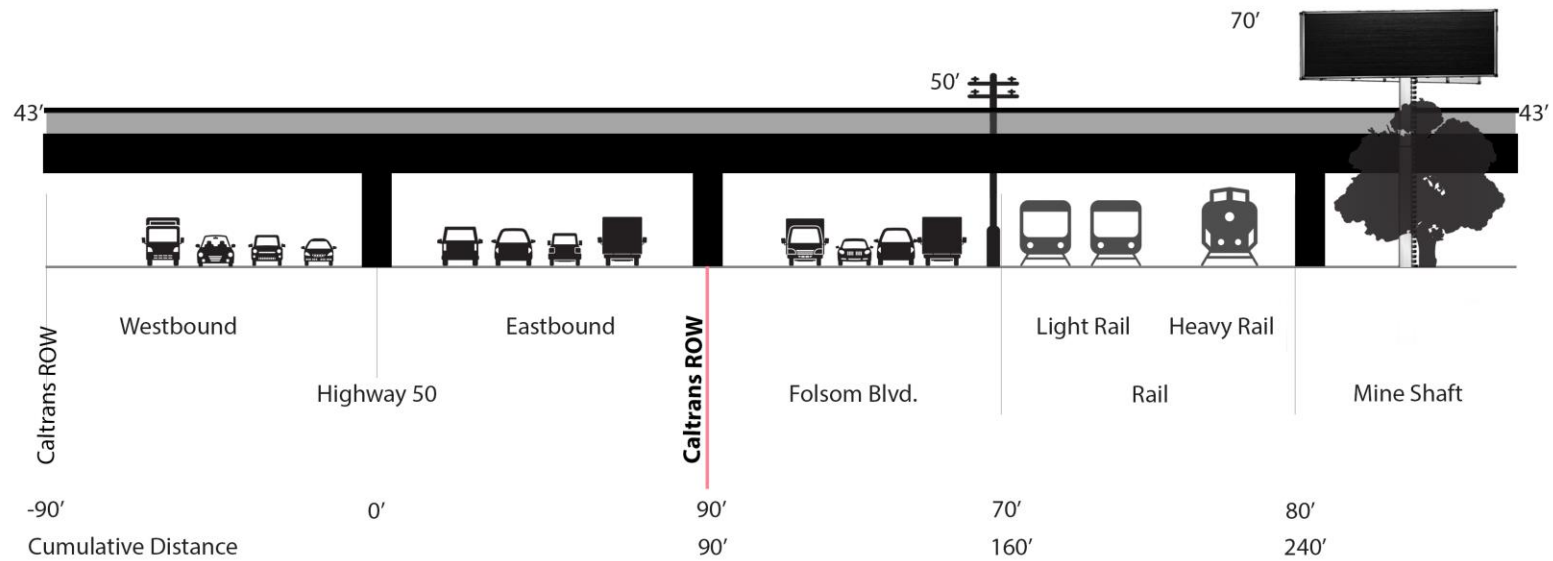
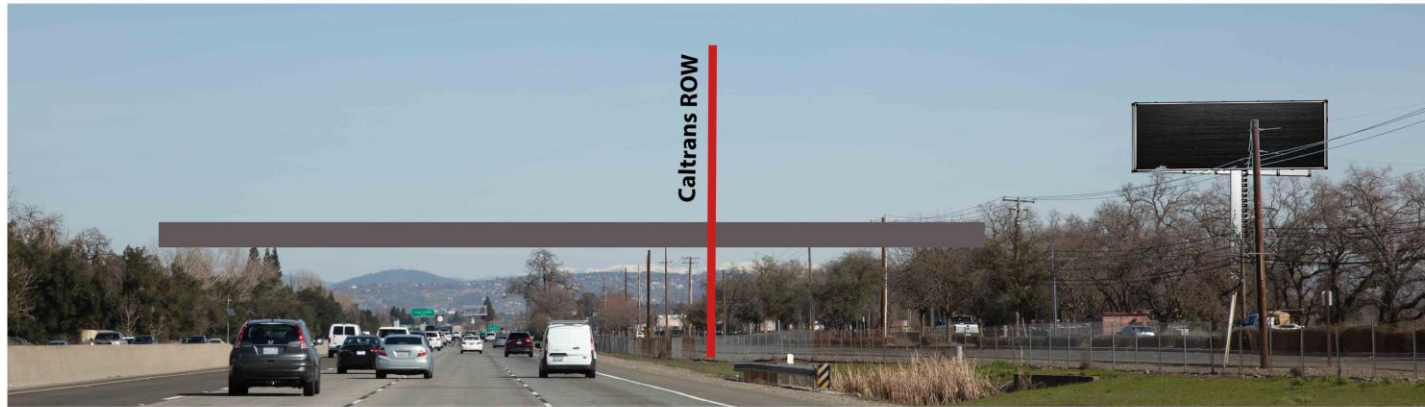
PROJECT NO:	297-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS**
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

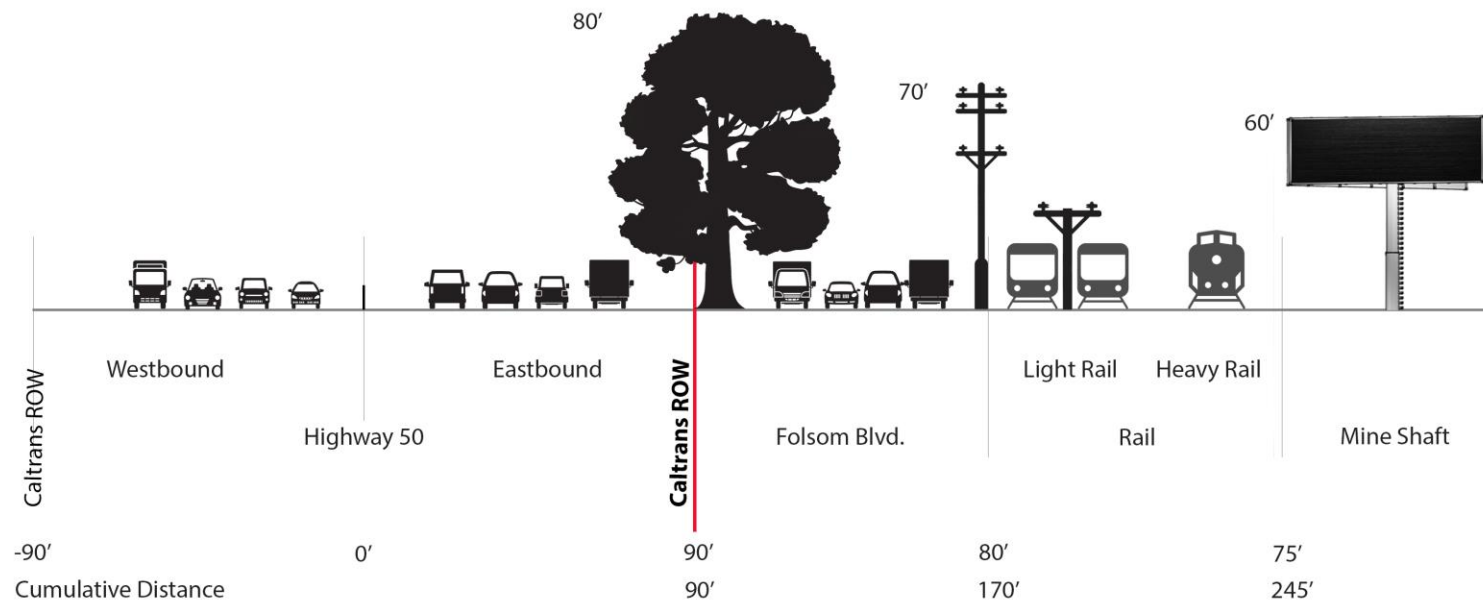
**SHEET TITLE
ENLARGED
SITE PLAN
(AREA 2)**

**SHEET NO.
SP2
5 OF 5**

DATE: MARCH 14, 2023



WEST LOCATION - LOOKING EAST
WEST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS



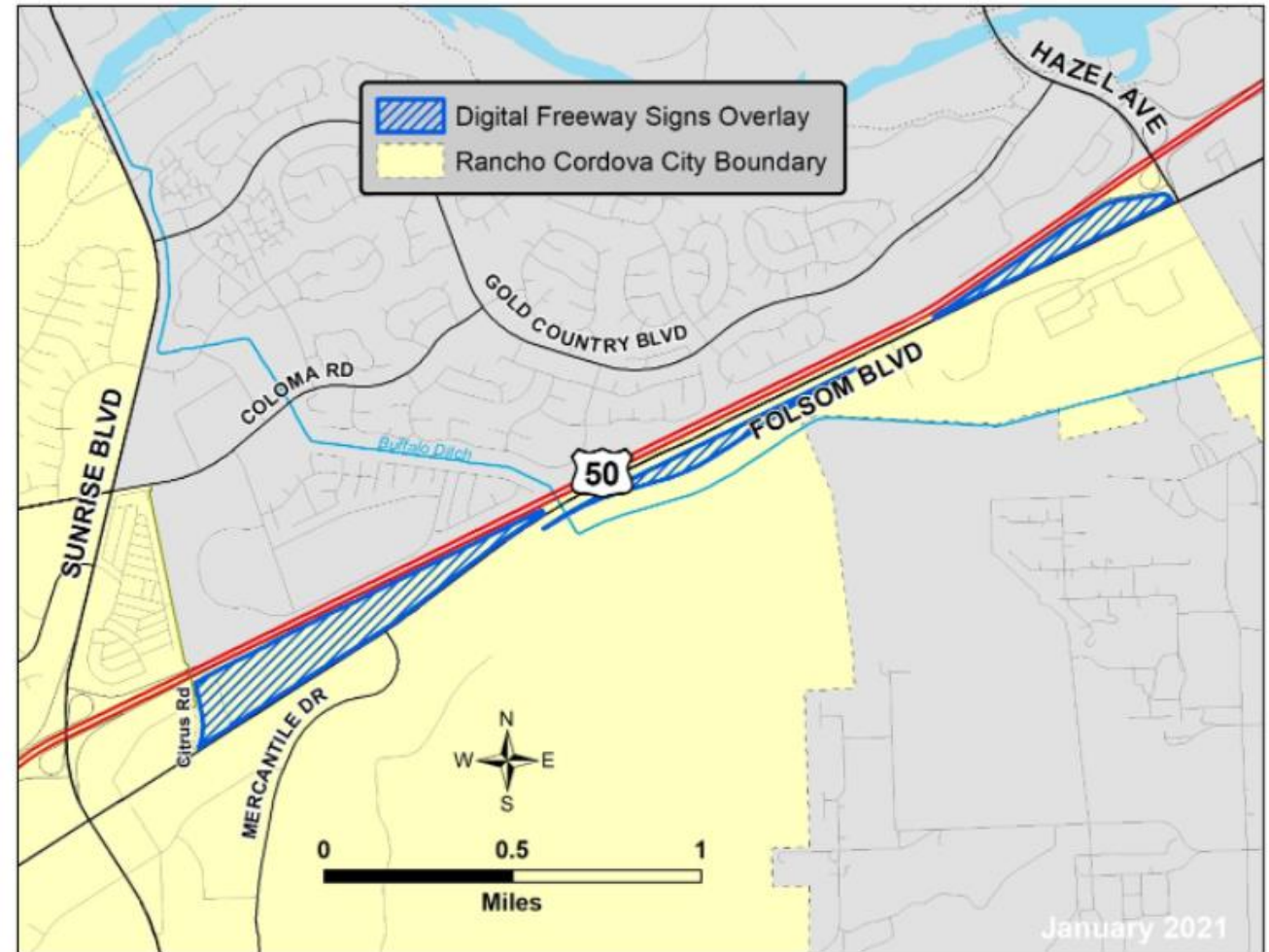
EAST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS

Mine Shaft Digital Freeway Signs Discussion

Arlene Granadosin-Jones, AICP, Senior Planner
March 20, 2023

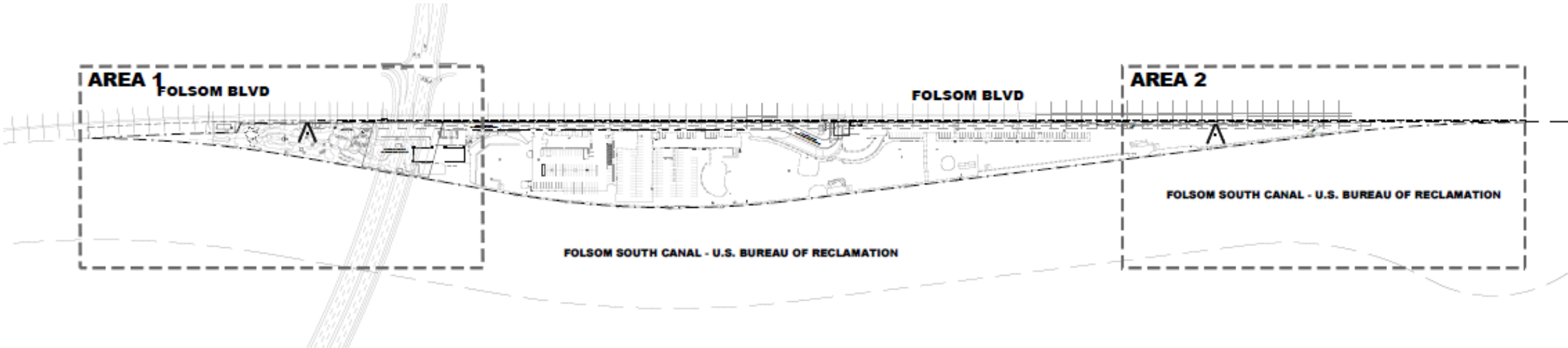


- Digital Freeway Signs overlay section regulates the installation and use of digital freeway signs within designated overlay zones
- Established to mitigate the negative impacts of digital freeway signs, such as excessive glare or light pollution

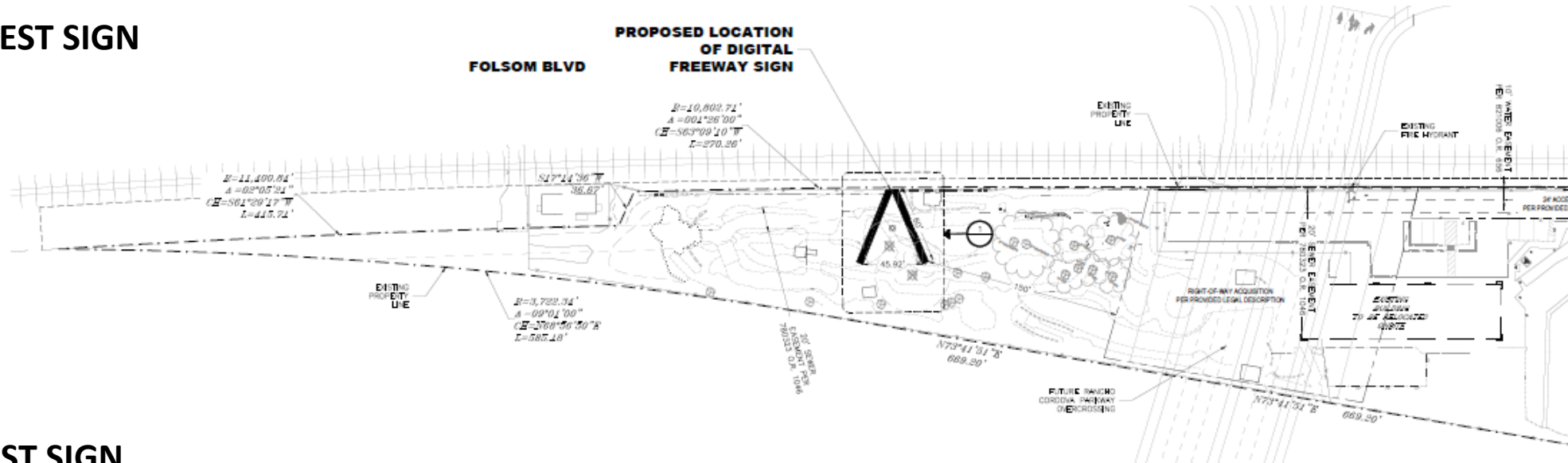


- Proposal for two digital freeway signs on the Mine Shaft property, which is located within the Digital Freeway Signs Overlay.
- Presented to the Signs Ad Hoc Committee on January 18, 2023.
 - Committee members discussed the proposal and provided comments, however there was no consensus on key components of the proposed project, including number of signs, size, and height.
- Before the applicant begins the environmental analysis for the proposed project, staff requests feedback from Council to provide direction on changes to the proposed project, if any.

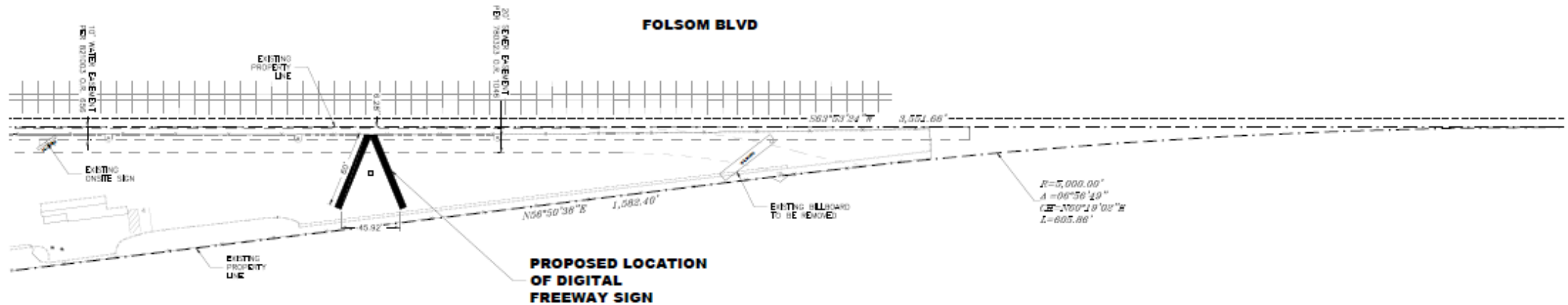
Standard	Requirement
Number of Faces	Two display areas, each positioned to be visible only by opposing directions of traffic
Maximum Height	60 feet
Maximum Area	672 square feet each display area
Distance between Signs	Minimum 2,500 feet
Message Display	Static messages only
Billboard Removal	For every 1 digital freeway sign installed, the applicant must remove at least 4 legally existing billboard structures

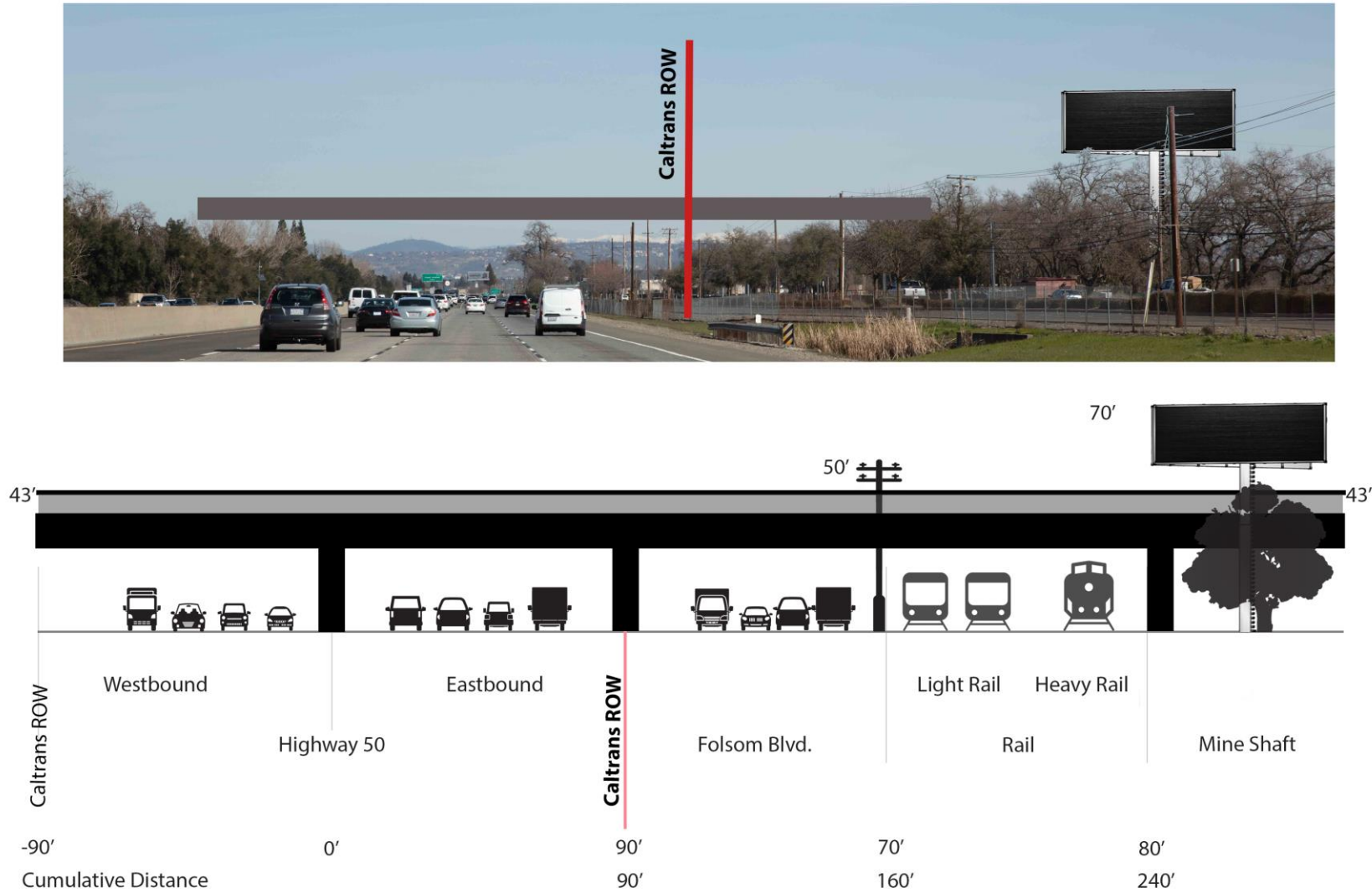


WEST SIGN

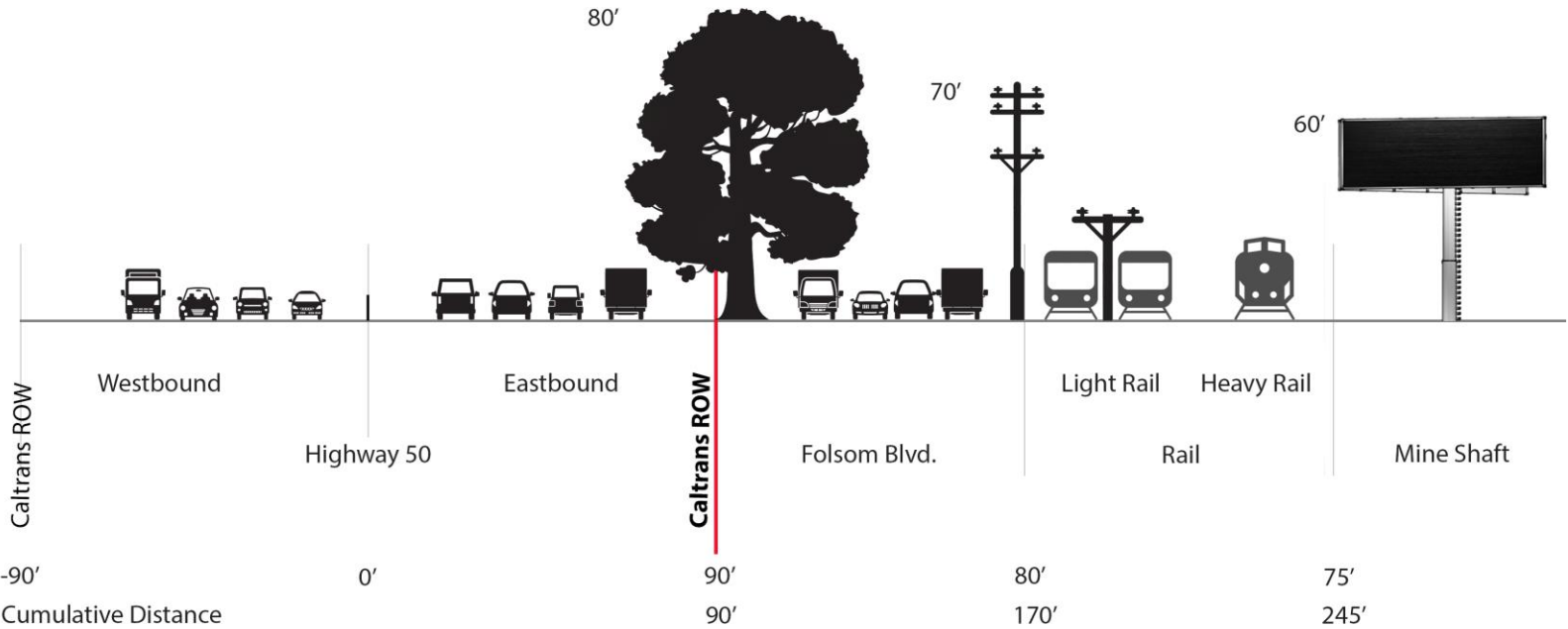


EAST SIGN





WEST LOCATION - LOOKING EAST
WEST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS



EAST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS

- At the applicant's request, the City and applicant may enter into an operating agreement in conjunction with a conditional use permit for a digital freeway sign.
 - Outlines the requirements of installation, ownership, maintenance, standards, use rights, utilities, etc.
 - Applicant may also use the operating agreement to deviate from the development standards and requirements.
- As proposed, the project requests deviation for the following:
 - Maximum area (*Proposed= 1,200 SF on each face*)
 - Maximum height (*Proposed 70 feet on west sign; East sign meets current maximum height standard of 60 feet*)
 - Removal of existing billboards (*Proposed removal of one existing Clear Channel sign currently located on the Mine Shaft property*)

- Potential conflicts with interchange construction staging area with the proposed west sign location.
 - The applicant has shifted the western sign approximately 150' west of the interchange project
- Timing of tree removals identified in interchange project to provide more visibility for proposed east sign location.

City staff is requesting feedback on the following issues/topics:

- Proposed number of signs,
- Proposed maximum height of the signs,
- Proposed maximum area/size of the signs, and
- Other Council concerns and questions

End of Presentation
Thank you



MEMORANDUM



ITEM 12.4.

DATE: March 20, 2023
TO: Honorable Mayor and Council Members
FROM: Stacy Leitner, City Clerk
SUBJECT: **DISCUSSION REGARDING EXPANDING THE 2023 COUNCIL MEMBER APPOINTMENTS TO REGIONAL BOARDS, COMMISSIONS, AND COMMITTEES TO INCLUDE TWO APPOINTMENTS TO THE CORDOVA RECREATION AND PARK DISTRICT AD-HOC COMMITTEE**

RECOMMENDATION

Discuss and confirm two Council Member appointments to the Cordova Recreation and Park District Ad-hoc Committee.

RESULT OF RECOMMENDED ACTION

A nomination and motion would be made to appoint two City Council Members to the Cordova Recreation and Park District Ad-hoc Committee. This additional Ad-hoc Committee will assist the City in continuing to collaborate with agencies and to serve in leadership roles throughout the region.

BACKGROUND

Each year Council Members discuss and determine appointments to serve on various advisory boards in the community to ensure that the City has representation within the region. By discussing and confirming their appointments annually, the members of the Council are committing their time to serve in these important leadership roles.

At the January 3, 2023 City Council meeting, the City Council did discuss and approve Council Member Appointments to Regional Boards, Commissions, and Committees for 2023. Since that time, the City has received a request from Cordova Recreation and Park District to meet with two City Council Members to further our collaboration efforts on future planning. The City can request the formation of an Ad-hoc Committee, which is designed to serve only for a limited purpose.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. City Council Boards Commissions and Ad-hoc Committee Appointments Proposed

City Council Appointments

Name	Meeting Schedule	2023
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE • Airport Land Use Commission	3rd Thursday of the month from 9:30 – 11:30 a.m.	Sander Alt: Terry
Sacramento Regional Transit District	2nd and 4th Monday of the month at 5:30 p.m.	Budge Alt: Sander
Sacramento Transportation Authority	2nd Thursday of the month at 1:30 p.m.	Terry Alt: Pulipati
Capital SouthEast Connector Joint Powers Authority	Last Friday of the month from 8:30–10:30 a.m.	Gatewood Pulipati
Sacramento Placerville Transportation Corridor Joint Powers	Quarterly at 9:30 a.m.	Sander Alt: Budge
Sacramento Metropolitan Air Quality Management District	4th Thursday of the month at 9:00 a.m.	Terry Alt: Pulipati

City Council Appointments - Continued

Name	Meeting Schedule	2023
Sacramento Area Sewer District	2nd and 4th Wednesday of the month at 9:30 a.m.	Sander Alt: Gatewood
Regional San - Sacramento County Sanitation Districts Financing Authority - Sacramento Regional County Sanitation District	2nd and 4th Wednesday of the month at 9:30 a.m.	Sander Alt: Gatewood
Sacramento Metro Cable Television Commission	March, June, September, and December 1st Thursday at 2:30 p.m.	Pulipati Gatewood
Sacramento-Yolo Mosquito and Vector Control District	3rd Tuesday of the month at 10:00 a.m.	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan Advisory Board	Last Monday of every other month at 11:30 a.m.	Budge, Gatewood Alt: Terry, Pulipati

City Council Appointments - Continued

Name	Meeting Schedule	2023
Greater Sacramento Economic Council	Monthly	Designee: Sander
Sacramento Local Agency Formation Commission	1st Wednesday of the month at 5:30 p.m.	
Sacramento Public Library Authority Governing Board	4th Thursday of the month at 3:00 p.m.	Gatewood Alt: Budge
Lower American River Conservancy Program Advisory Committee	As Needed	Terry Alt: Gatewood
NLC Postsecondary Education Team	Monthly	Terry, Sander
Folsom Lake College Philanthropy Council	Monthly	Pulipati
City Selection Committee of Sacramento County	As Needed	Mayor
Sacramento County Criminal Justice Cabinet	Meetings Quarterly January/April/July/October	Appointee: Mayor Designee: Chief of Police

City Council Appointments - Continued

Name	Meeting Schedule	2022	2023
Sacramento Homeless Policy Council	Active	Terry	Terry

City Council Ad-hoc Committee Appointments

Name	2023
Sacramento County (M/VM)	Budge, Sander
Elk Grove Unified School District	Pulipati, Terry
Folsom Unified School District	Sander, Terry
Sacramento City Unified School District	Terry, Gatewood
Golden State Water	Gatewood, Budge
Sac Metro Fire	Gatewood, Budge
SMUD	Gatewood, Terry
City of Rancho Cordova Asset Naming Committee	Budge, Sander
City of Rancho Cordova Investment Committee	Gatewood, Sander
Mobile Home Committee	Terry, Gatewood
Gateway Signage Committee	Sander, Budge

City Council Ad-hoc Committee Appointments

Name		2023
Nonprofit COVID-19 Recovery and Support		Gatewood, Pulipati
Growing Strong Neighborhoods		Sander, Terry
Cordova Recreation and Park District		