

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, March 13, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

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

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81381829224>
Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, March 13, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, March 13, 2024, at 3:00 p.m.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Triplette, and Chair Cynthia Stauss

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair 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 Planning Commission 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.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 14, 2024.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Valero Gas Station Beer and Wine Sales - Conditional Use Permit and Letter of Public Convenience and Necessity (Project not subject to CEQA per Section 21080(b)(5)) - Project No. PLND-1023-0086.

Recommendation: Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** 2023 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 2023 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

March 27, 2024	5:30 PM Regular Meeting
April 10, 2024	5:30 PM Regular Meeting
May 8, 2024	5:30 PM Regular Meeting
June 12, 2024	5:30 PM Regular Meeting
July 10, 2024	5:30 PM Regular Meeting
August 14, 2024	5:30 PM Regular Meeting
September 11, 2024	5:30 PM Regular Meeting
October 9, 2024	5:30 PM Regular Meeting

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

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 Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 13, 2024, Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 8, 2024 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed March 8, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: March 13, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 14, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. February 14, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, February 14, 2024

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

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

**Havasu 95 Speedway - Safety Committee Office
7260 Dub Campbell Parkway, Lake Havasu City, Arizona, 86406**

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/88180091387?pwd=2XaAxkNftlBPgctOdOD09ElxdgpjaX.1>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 881 8009 1387

Password: 916499

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Chair Stauss called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commission Members Absent: None

Staff Members Present: Daniel Barrella, Darcy Goulart, Palmer Hilton, Nicholas Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, February 14, 2024

ATTACHMENT 1

Commissioner McGarvey led the pledge.

3. PUBLIC COMMENT

Chair Stauss opened the public comment period. Seeing no speakers. Chair Stauss closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Stauss opened the public comment period. Seeing no speakers. Chair Stauss closed the public comment period.

ACTION: Motion to approve item 4.1 by McGarvey second by Devarapalli;
Motion passed with a 5:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 24, 2024.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Westcott Station by KB Home - Major Design Review (CEQA Exempt Pursuant to Section 15332 "In-Fill Development Projects") - Project No. PLND-0923-0083 - Located North of Old Placerville Road and Approximately 730' East of Bradshaw Road; APN: 068-0030-044-0000.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15332, "In-Fill Development Projects" of the CEQA Guidelines and Adopt the Resolution for Westcott Station.

Chair Stauss opened the public comment period. Seeing no speakers. Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.1. by Tripette second by Frechette;
Motion passed with a 5:0 vote

- 5.2. **Subject:** Valero Gas Station Beer and Wine Sales - Conditional Use Permit and Letter of Public Convenience and Necessity (Project not subject to CEQA per Section 21080(b)(5)) - Project No. PLND-1023-0086.

Recommendation: Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

Chair Stauss opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. John Pendleton
2. Sunny Singh

Chair Stauss left the public comment period open.

ACTION: Motion to continue item 5.2. to a date uncertain by Tripette second by Devarapalli;
Motion passed with a 5:0 vote

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, February 14, 2024

ATTACHMENT 1

Planning Commission provided comments, ideas, and questions since last meeting.

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

8. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:41 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: March 13, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Associate Planner

SUBJECT: VALERO GAS STATION BEER AND WINE SALES – CONDITIONAL USE PERMIT AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PROJECT NOT SUBJECT TO CEQA PER SECTION 21080(b)(5))– PROJECT NO. PLND-1023-0086

PROPERTY OWNERS:	APPLICANT/DEVELOPER:
Rakesh Sehgal/United Petroleum	Daniel Savala
10299 Folsom Boulevard	645 P Street
Rancho Cordova, CA 95670	Sacramento, CA 95814

PROJECT:	The Applicant is requesting a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sale of alcohol from an existing gas station. The applicant is requesting a Type 20 Beer and Wine license from the Department of Alcoholic Beverage Control (ABC). Staff is recommending denial due to high calls for service and high concentration in the area, as well as failure to demonstrate a public convenience and necessity. This item was originally presented and continued at the February 14, 2024 Planning Commission Meeting.
FILE:	PLND-1023-0086
LOCATION:	10299 Folsom Boulevard
APN:	076-0221-001-0000
ZONING:	Commercial Mixed-Use (CMU) within the Folsom Boulevard Specific Plan (FBSP)
PLANNER:	Nick Sosa, Associate Planner

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt the Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

RESULT OF RECOMMENDED ACTION:

Following the Planning Commission's adoption of the resolution recommending denial of the application, the project will be scheduled for a public hearing at the next available regular City Council Meeting.

PROJECT BACKGROUND

The project was originally presented to the Planning Commission on February 14, 2024. Staff and a representative from the Rancho Cordova Police Department provided a presentation for the Commission regarding the existing high concentration of alcohol licenses and high calls for service within a ½-mile of the project site. The staff report and PowerPoint presentation can be found as Attachment 1 and Attachment 2 of this Staff Report. Two public comments were heard at this meeting regarding the item as well as a comment from the Applicant. The Applicant formally requested a continuance of the item due to the property owner's inability to attend the meeting. The Commission approved the Applicant's request, and the item was continued to a date uncertain. The Commission Chair also left public comment open to allow for any further public comment to be heard when the item returned to Planning Commission.

No changes have been made to the project since the February 14, 2024 meeting. Due to the project's inability to meet the required approval findings and a determination that the area does not have an underserved public need for alcohol sales, Staff continues to recommend denial for this project.

ENVIRONMENTAL

Per Section 21080(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, CEQA is not applicable to cases in which a public agency rejects or disapproves a project. This project is recommended for denial, therefore, no further CEQA review was completed for this project.

FISCAL ANALYSIS

There is no fiscal analysis for this project as the application is recommended for denial.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

ATTACHMENTS

1. February 14, 2024 Planning Commission Staff Report
2. PowerPoint presented on February 14, 2024.
3. Subject Property Crime Analysis Report
4. Resolution

MEMORANDUM

ITEM 5.2.



DATE: February 14, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: VALERO GAS STATION BEER AND WINE SALES – CONDITIONAL USE PERMIT AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PROJECT NOT SUBJECT TO CEQA PER SECTION 21080(b)(5))– PROJECT NO. PLND-1023-0086

PROPERTY OWNERS: Rakesh Sehgal/United Petroleum 10299 Folsom Boulevard Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Daniel Savala 645 P Street Sacramento, CA 95814
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PROJECT:	The Applicant, is requesting a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sale alcohol from an existing gas station. The applicant is requesting a Type 20 Beer and Wine license from the Department of Alcoholic Beverage Control (ABC). Staff is recommending denial due to high calls for service and high concentration in the area, as well as failure to demonstrate a public convenience and necessity.
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FILE:	PLND-1023-0086
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LOCATION:	10299 Folsom Boulevard
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APN:	076-0221-001-0000
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ZONING:	Commercial Mixed-Use (CMU) within the Folsom Boulevard Specific Plan (FBSP)
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PLANNER:	Nick Sosa, Associate Planner
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RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

RESULT OF RECOMMENDED ACTION:

Following the Planning Commission's adoption of the resolution recommending denial of the application, the project will be scheduled for a public hearing at the next available regular City Council Meeting.

PROJECT BACKGROUND

An application was submitted on October 25, 2023, for off-site alcoholic beverage sales for an existing 1,644 SF Valero service station located at 10299 Folsom Boulevard (**see Figure 1**). The property is zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP). Prior to the Application submittal, the Applicant reached out to city staff as part of their due diligence. At that time, it was conveyed that based upon City Council's response to other applications that have been within the same area, that have since been withdrawn, a new application for alcohol sales may not be supported by the City of Rancho Cordova Police Department. However, the Applicant still wished to move forward with their application. Current operating hours at this location are 5:00AM to 10:00PM Monday through Saturday and 7:00AM to 9:00PM Sunday. There are no proposed modifications to the existing building or site features as part of this application. The property owner does have previous approvals for façade and canopy renovations from July of 2021. However, at this time renovations have only been completed for the fuel canopy.

Figure 1: Project Location



CONDITIONAL USE PERMIT (CUP) & LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PCN)

Review of the Conditional Use Permit (CUP) is intended to ensure that the property complies with current zoning code and building and safety regulations. Staff reached out to Code Enforcement and the Building and Safety Department to ensure that there are no open violations on the property. No violations were found at this time. The CUP review is also used to ensure that the use is compatible with nearby uses and adjacent properties. The Application is required to meet the specific approval findings for the CUP for staff to make a recommendation of approval. The required approval findings are:

- A. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.
- B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through the application of other code standards or other reasonable conditions of approval.
- C. All required public facilities have adequate capacity to serve the proposal.
- D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.
- E. If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

In addition to the CUP, the Applicant has also requested a Letter of Public Convenience and Necessity (PCN) from the city to provide to the Department of Alcoholic Beverage Control (ABC). This letter is required by ABC when the subject property is located in a census tract that has high crime, a high concentration of existing alcohol licenses, or both. Per Section 4.60 of the City of Rancho Cordova Zoning Code, the intent of ABC's request for a Letter of PCN is for the local jurisdiction to provide a determination on the application, that although the site may be located in an area with high calls for service, high concentration, or both, the City has determined that there is still a level of public convenience and necessity that would be served by the granting of such a license. If the City Council does not determine that there is a need in the area, then Council can choose to not issue the PCN and ABC would not be able to issue a license to the Applicant. There are no findings within the Zoning Code for approval of the PCN. Approval of the PCN is based upon the City Council's determination of whether or not there is a public convenience that would be served by the proposed application.

High Concentration of Licenses

When reviewing CUP and PCN applications, staff works closely with the Rancho Cordova Police Department (RCPD) to review the property and the surrounding area to provide a recommendation based on calls for service and existing alcoholic beverage licenses. Although ABC reviews their applications based upon the boundaries of the sites census tract (this project lies in census tract 89.10, **see Figures 2 & 3**), this method tends to leave out licenses that may be directly adjacent or across the street, but located within a different census tract. Therefore, it has been common practice for the city to review these applications with a radius method and do a crime analysis within a ½ mile radius, as well as find active applications within the same

radius as this is more indicative of the surrounding area and existing conditions. Additionally, ABC determines concentration based only on the same type of license that is being applied for (in this case off-site sales), staff includes both on-site and off-site alcohol licenses when researching the surrounding area (**See Tables 1 & 2**).

Figure 2: Census Tract 89.10

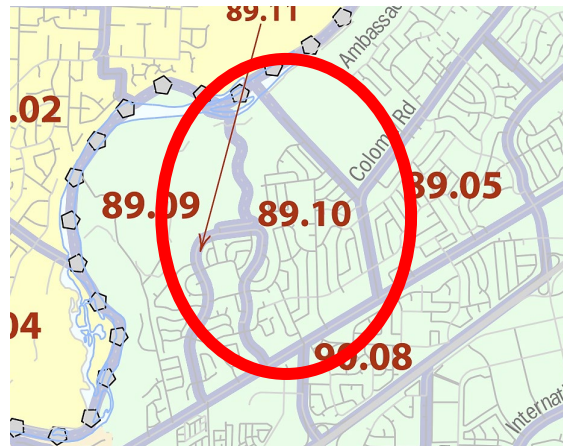


Figure 3: Project Site Census Tract via Google Maps



As previously mentioned, staff researches existing licenses within a ½ mile radius of the property. A rough estimate of the boundary points of the ½ mile radius based on 10299 Folsom Boulevard would be the intersection of Bravado Drive and Folsom Boulevard to the west, the eastern most intersection of Investment Circle and Folsom Boulevard to the east, the intersection of Las Casas Way and Los Palos Drive to the North, and Highway 50 to the south. Staff gathered the existing licenses for both off-site alcohol sales (e.g. convenience stores, grocery stores, etc.) and on-site alcohol sales (e.g. restaurants, bars, etc.) listed in more detail in **Tables 1 & 2** and illustrated in **Figure 4**. All licenses have been verified to be active through the Department of Alcoholic Beverages Control (ABC) website.

Figure 4: ½ mile radius map



Table 1: Active off-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Dollar Tree (in census tract)	10337 Folsom Boulevard	20 – Off-Site Beer & Wine Sales
2.	Dawes Wine & Spirits (in census tract)	2724 Dawes Street	21 – Off-Site General
3.	P & A Food and Liquor	10152 Coloma Road	21 – Off-Site General
4.	JJ Food & Liquor	10401 Folsom Boulevard	21 – Off-Site General
5.	7 Eleven Stores	10246 Mills Station	20 – Off-Site Beer & Wine Sales
6.	Viva Supermarket	10385 Folsom Boulevard	21 – Off-Site General

Table 2: Active on-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Diamond Billiards (<i>in census tract</i>)	10303 Folsom Boulevard	41 – On-Sale Beer & Wine
2.	Moose Lodge	10124 Coloma Road	51 – Club On-sale General (Members & Guests Only)
3.	El Favorito Taqueria	10427 Folsom Boulevard	41 – On-Sale Beer & Wine
4.	Mountain Mikes Pizza	10419 Folsom Boulevard	41 – On-Sale Beer & Wine
5.	Straw Hat Pizza	2929 Mather Field Road	41 – On-Sale Beer & Wine

There were four types of licenses found within the area, Types 20, 21, 41, and 51. The definitions for these licenses via ABC's website, are as follows:

1. Type 20 – Off-Sale Beer & Wine
 - a. Issued to retail stores. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
2. Type 21 – Off-Sale General
 - a. Issued to retail stores. Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
3. Type 41 – On-Sale Beer & Wine – Eating Place
 - a. Issued to restaurants. Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.
4. Type 51 – Club
 - a. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

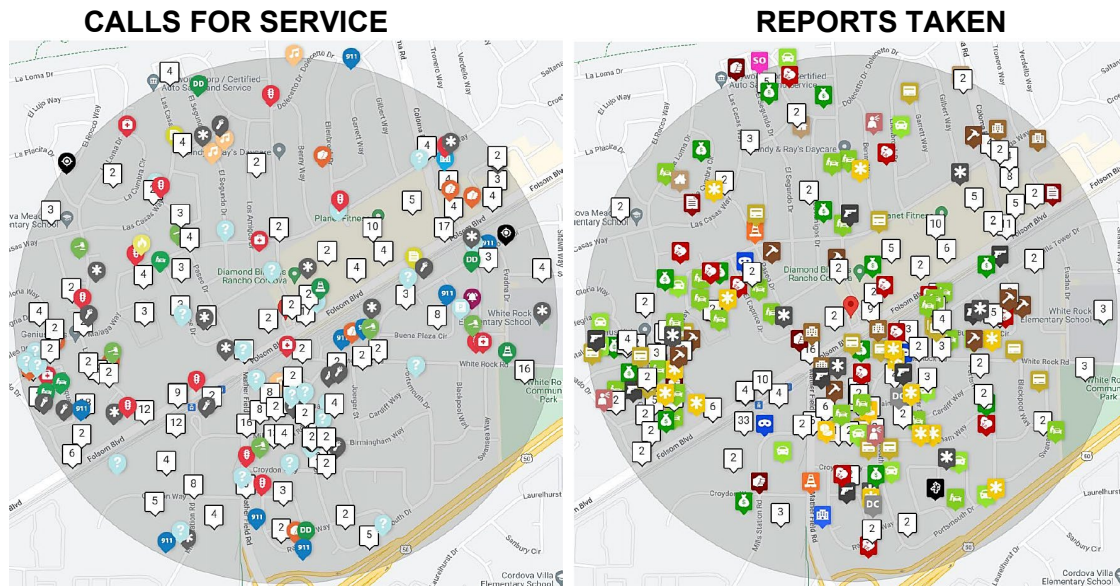
As shown in **Figure 4** above, as well as in **Table 1**, there are a total of 6 off-site alcohol licenses within ½ mile of the subject property. Many of which sell beer and wine as well as distilled spirits. In addition to the off-site alcohol licenses (as shown in **Table 2**), there are 5 on-site alcohol licenses that sell beer and wine at nearby restaurants. With a total of 11 existing licenses within a ½ mile, staff and the Rancho Cordova Police Department (RCPD) have determined that there is a high concentration of licenses in the area and that there is no public necessity that is not already being met by existing license holders.

High Calls for Service in the Area

In addition to research regarding license concentration, staff requests from RCPD a Crime Analysis Report for the property and the surrounding area (See Attachment 2). This report

gathers all calls for service within the past year and again focuses on the area within ½ mile of the project site. The report, dated November 3, 2023, pulled all calls for service and reports taken between November 1, 2022, and October 31, 2023. **Figure 5** below provides a map of the radius with symbols representing the different types of calls that were received and of those calls, which resulted in a formal report being taken by RCPD.

Figure 5: Calls for Service and Reports Map



The information can generally be described as follows:

- A total of 4,545 Calls for Service were received within the radius. Broken down further, this is an average of 378.75 calls per month or 12.45 calls per day. These calls include calls to the police made by the public as well as calls that were made by RCPD officers.
- Of the total calls for service, 9 calls were made at 10299 Folsom Boulevard
- A total of 481 total reports were taken within a ½ mile radius and one year time frame.
- Of those total reports, 1 report was taken at 10299 Folsom Boulevard.

The provided crime analysis report also provides more detail for the 9 calls for service and 1 report taken at the subject property as shown in **Figure 6** below.

Figure 6: Calls for Service and Report taken at 10299 Folsom Boulevard**CALLS FOR SERVICE**

Initial Type	Report Number	Final Type	How Received	Date Time Received
ASSAULT/BATTERY WITHIN 15 MINS/MEDICAL REQ	SD23000332525	Assault/Battery	E911 SYSTEM	10/17/2023 04:50 PM
DISTURBANCE - SPECIFY TYPE	SD23000332522	Weapons Violation	TELEPHONE	10/17/2023 04:48 PM
SHOTS	SD23000297386	Suspicious Activity	TELEPHONE	09/16/2023 09:29 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000296342	Medical / Check Welfare	E911 SYSTEM	09/15/2023 05:09 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000197759	Medical / Check Welfare	E911 SYSTEM	06/24/2023 12:14 PM
INCOMPLETE PHONE CALL	SD23000114338	911 Hang-Up / Open Line	E911 SYSTEM	04/15/2023 11:42 AM
DISTURBANCE - FAMILY	SD23000076519	Disturbance	E911 SYSTEM	03/12/2023 07:54 PM
ASSAULT W/DEADLY WEAPON REPORT	SD23000058400	Assault/Battery	TELEPHONE	02/23/2023 04:15 PM
DISTURBANCE - SPECIFY TYPE	SD22000364696	Disturbance	E911 SYSTEM	12/09/2022 11:42 AM

REPORTS

Report Number	Report Type	First Date Time	Last Date Time
2023-332522	AGGRAVATED ASSAULT	10/17/2023 4:50:40 PM	10/17/2023 4:50:40 PM

When reviewing calls for service, staff and RCPD take into consideration the number of calls made as well as the nature of the call, giving additional attention to calls that are alcohol related or that could potentially be intensified by alcohol, such as calls involving violence. Over the course of the year, there have been two disturbances and two assault/battery calls, with one assault/battery resulting in a formal aggravated assault report taken. Given that the surrounding area as well as the project site, has received a large number of calls over the past year without an alcohol license at this location, staff has determined that the addition of an alcohol license would not be beneficial to the incidence of crime and calls for service in the area.

Recommendation for Denial

After review of the Application and crime analysis report provided by RCPD, staff has determined that the Application would not be able to meet the required approval findings necessary for the Conditional Use Permit (CUP), in particular Finding (B) which states:

- B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through the application of other code standards or other reasonable conditions of approval.

Approval of the CUP allowing an additional off-site alcohol license within the area, would likely create more negative impacts for adjacent properties and the public in the form of additional calls for service and an even higher concentration of alcohol licenses. These potential negative impacts would not be able to be mitigated through any zoning code standards or land use regulations nor through any reasonable and/or enforceable conditions of approval. The Rancho Cordova Police Department has also reviewed the crime stats and concentration of licenses within the area and is not supportive of this application.

The Application is also unable to meet required approval Finding (D) for the Conditional Use Permit which states:

- D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

The off-site sale of alcohol is permitted with the approval of a CUP within the Commercial Mixed Use (CMU) district of the Folsom Boulevard Specific Plan (FBSP). There are no specific development standards or design guidelines that would be applicable to alcohol sales.

However, given the high concentration and high crime within the surrounding area, per Section 4.60 of the Rancho Cordova Municipal Code, the Applicant is required to process an application for a determination of public convenience for the sale of alcohol. Both Applications are recommended for denial at this time and therefore this finding is unable to be met and the project is unable to meet the requirements of the Zoning code.

Given that the application is unable to meet both Findings (B) and (D), staff recommends denial of the requested CUP.

In addition, the high number of existing licenses within the surrounding ½ mile area show that there is no public necessity that is not already being met by existing licenses. These licenses provide both beer and wine, as well as distilled spirits within a ½ mile of the subject property. Therefore, staff recommends denial of the PCN as an additional alcohol license would not serve any public convenience or necessity within the area.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

The project site is located within the Folsom Boulevard Planning Area (FBPA). The FBPA focuses on high-intensity development along the major transit corridor that includes light rail stations and freeway interchanges. Folsom Boulevard is envisioned to serve as a catalyst for redevelopment of the area and has a primary focus of residential and office-mixed use designations with commercial nodes throughout. The proposed request for off-site alcohol sales and letter of public convenience and necessity, is not in-line with the FBPA's goals of redevelopment. As shown in the report provided by the Rancho Cordova Police Department ([Attachment 2](#)) as well as **Tables 1 & 2** provided by staff of other alcohol licenses, the area is already over-concentrated with existing alcohol sales and an additional license would not contribute to the goals of the Planning Area.

Zoning Ordinance:

The project site is zoned Commercial Mixed-Use (CMU) within the Folsom Boulevard Specific Plan (FBSP). The CMU zoning district is designed to designate these areas for primarily commercial development; however they may include office and/or residential development as well. Commercial retail and service uses are generally permitted by right and more intense commercial and service uses are conditionally permitted. Per Table 2-2 of the FBSP, Alcoholic Beverage Sales is permitted with the approval of a Conditional Use Permit (CUP). However, staff has determined that due to high calls for service and high concentration in the area, the application would not be able to meet Findings (B) and (D) of the required findings for approval. Therefore, the application would not be consistent with the City's Zoning Ordinance and cannot be approved.

ENVIRONMENTAL

Per Section 21080(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, CEQA is not applicable to cases in which a public agency rejects or disapproves a project. This project is recommended for denial, therefore, no further CEQA review was completed for this project.

FISCAL ANALYSIS

There is no fiscal analysis for this project as the application is recommended for denial.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

ATTACHMENTS

1. Resolution
2. Project Site Crime Analysis Report

Valero Beer & Wine Sales

PLND-1023-0086 Conditional Use Permit &
Letter of Public Convenience and Necessity

Nick Sosa, Associate Planner
February 14, 2024



- The application is for an existing Valero Service Station and Convenience Store located at 10299 Folsom Boulevard.
- Zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP)
- Prior to application submittal, the Applicant reached out to City Staff, and it was conveyed that an application for new alcohol sales may not be supported.
- The property owner does have previous approvals for façade and canopy renovations from July of 2021. At this time, only renovations to the canopy have been completed.

Project Location



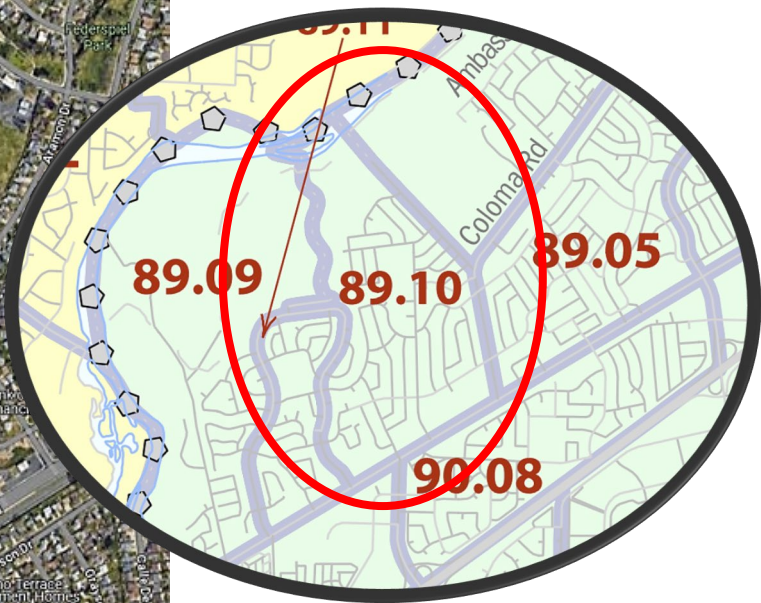
- The Applicant is requesting approval of a Conditional Use Permit (CUP) for the off-site sales of alcohol (Type 20 - Beer & Wine)
- Also requesting approval of a Letter of Public Convenience and Necessity (PCN) from the City for the off-site sales of alcohol to provide to the Department of Alcoholic Beverage Control (ABC).

- The CUP is required per Table 2-2 of the FBSP and allows the City to:
 - review the compatibility of the proposed use with neighboring uses and adjacent properties.
 - place any necessary conditions of approval on the project that make the project more compatible with its surroundings.
- The PCN is a letter requested by the Department of ABC and issued by the local jurisdiction:
 - Required when an alcohol license is requested in an area that is in high concentration, high crime, or both.
 - City can approve if it is determined that there is a public need in the area for an additional license.

High Concentration

- The Department of ABC review determines alcohol license concentration based on census tract.
 - Tends to leave out other nearby licenses
 - Not an accurate representation of the surrounding area
 - Also only focuses on licenses consistent with the Application (off-site)
- City Staff reviews applications based upon a ½ mile radius from the project site.
 - Gives a better representation of the surrounding area
 - Includes both off-site and on-site sales licenses that are currently active.

Census Tract 89.10





- 6 Active Off-Site Licenses
- 5 Active On-site Licenses

Active Licenses

Table 1: Active off-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Dollar Tree (in census tract)	10337 Folsom Boulevard	20 – Off-Site Beer & Wine Sales
2.	Dawes Wine & Spirits (in census tract)	2724 Dawes Street	21 – Off-Site General
3.	P & A Food and Liquor	10152 Coloma Road	21 – Off-Site General
4.	JJ Food & Liquor	10401 Folsom Boulevard	21 – Off-Site General
5.	7 Eleven Stores	10246 Mills Station	20 – Off-Site Beer & Wine Sales
6.	Viva Supermarket	10385 Folsom Boulevard	21 – Off-Site General

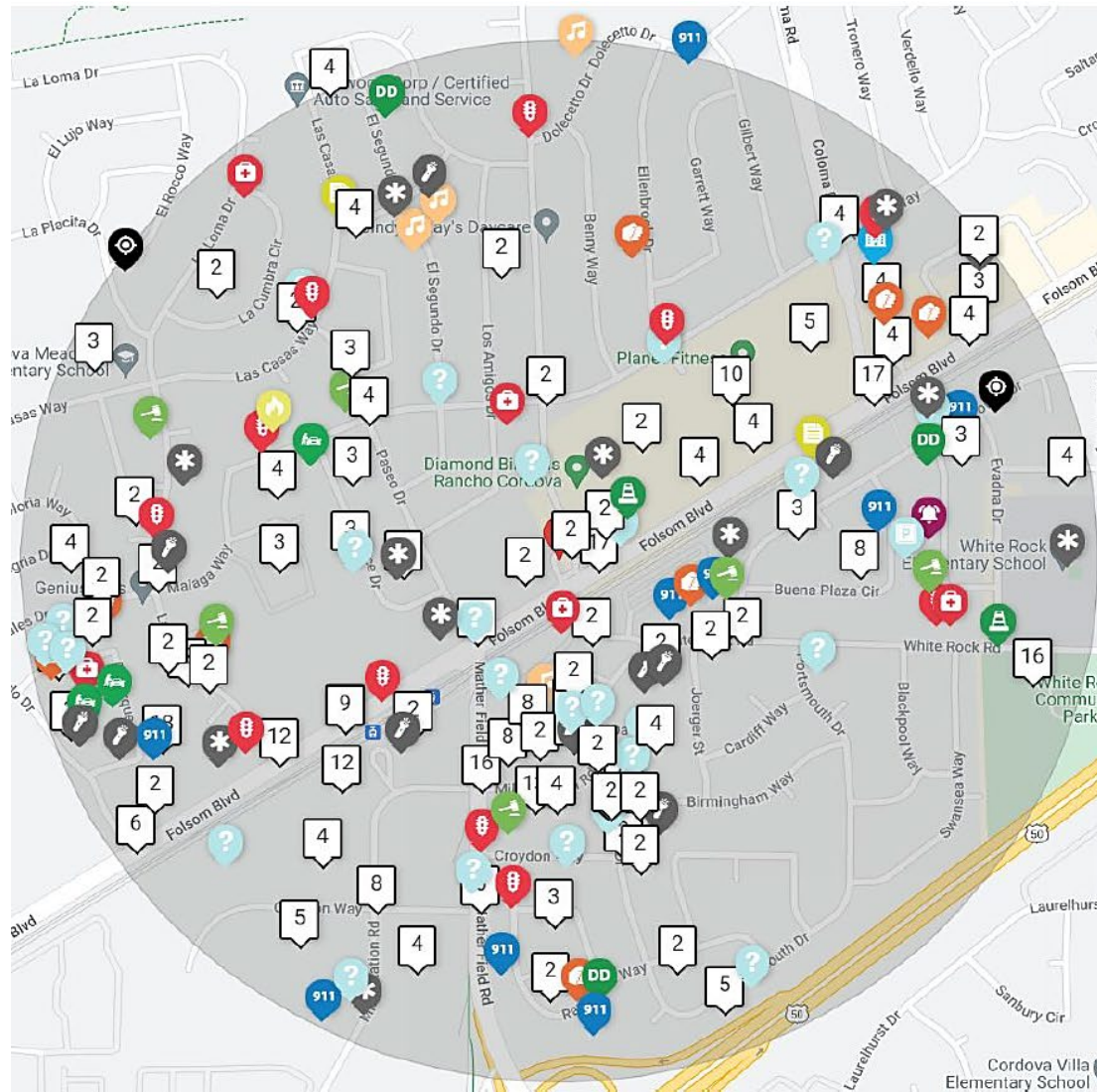
Table 2: Active on-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Diamond Billiards (in census tract)	10303 Folsom Boulevard	41 – On-Sale Beer & Wine
2.	Moose Lodge	10124 Coloma Road	51 – Club On-sale General (Members & Guests Only)
3.	El Favorito Taqueria	10427 Folsom Boulevard	41 – On-Sale Beer & Wine
4.	Mountain Mikes Pizza	10419 Folsom Boulevard	41 – On-Sale Beer & Wine
5.	Straw Hat Pizza	2929 Mather Field Road	41 – On-Sale Beer & Wine

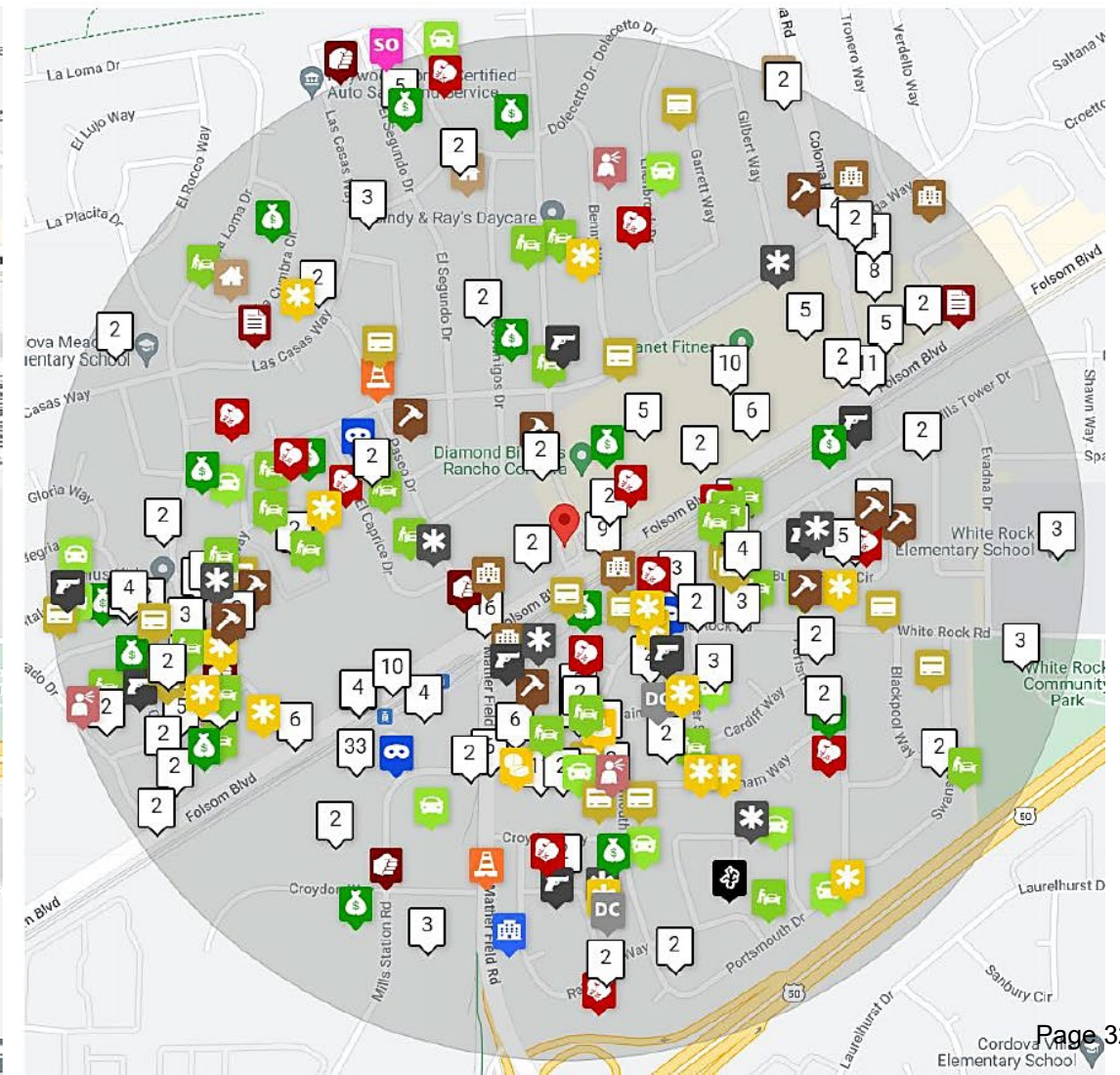
Calls For Service

- When receiving applications for new alcohol licenses, Staff reaches out to the Rancho Cordova Police Department (RCPD) for an initial crime analysis.
- RCPD provides their report for calls for services within a ½ mile radius of the subject property.
- The report dated November 3, 2023, includes calls for service and reports taken within the past year (Nov. 1, 2022 – Oct. 31, 2023).

Calls For Service



Reports Taken



- A total of 4,545 Calls for Service were received within the radius. Broken down further, this is an average of 378.75 calls per month or 12.45 calls per day. These calls include calls to the police made by the public as well as calls that were made by RCPD officers.
 - Of the total calls for service, 9 calls were made at 10299 Folsom Boulevard
- A total of 481 total reports were taken within a ½ mile radius and one year time frame.
 - Of those total reports, 1 report was taken at 10299 Folsom Boulevard.

CALLS FOR SERVICE

Initial Type	Report Number	Final Type	How Received	Date Time Received
ASSAULT/BATTERY WITHIN 15 MINS/MEDICAL REQ	SD23000332525	Assault/Battery	E911 SYSTEM	10/17/2023 04:50 PM
DISTURBANCE - SPECIFY TYPE	SD23000332522	Weapons Violation	TELEPHONE	10/17/2023 04:48 PM
SHOTS	SD23000297386	Suspicious Activity	TELEPHONE	09/16/2023 09:29 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000296342	Medical / Check Welfare	E911 SYSTEM	09/15/2023 05:09 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000197759	Medical / Check Welfare	E911 SYSTEM	06/24/2023 12:14 PM
INCOMPLETE PHONE CALL	SD23000114338	911 Hang-Up / Open Line	E911 SYSTEM	04/15/2023 11:42 AM
DISTURBANCE - FAMILY	SD23000076519	Disturbance	E911 SYSTEM	03/12/2023 07:54 PM
ASSAULT W/DEADLY WEAPON REPORT	SD23000058400	Assault/Battery	TELEPHONE	02/23/2023 04:15 PM
DISTURBANCE - SPECIFY TYPE	SD22000364696	Disturbance	E911 SYSTEM	12/09/2022 11:42 AM

REPORTS

Report Number	Report Type	First Date Time	Last Date Time
2023-332522	AGGRAVATED ASSAULT	10/17/2023 4:50:40 PM	10/17/2023 4:50:40 PM

- A. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.
- B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through the application of other code standards or other reasonable conditions of approval.**
- C. All required public facilities have adequate capacity to serve the proposal.
- D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.**
- E. If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

B. The negative impacts of the proposed use on adjacent properties and in the public can be mitigated through the application of other code standards or other reasonable conditions of approval.

- Approval of the CUP may likely create more negative impacts for adjacent properties and the public in the form of additional calls for service and a higher concentration of alcohol licenses.
- These potential impacts would likely not be land use related and therefore would not be able to be mitigated through any additional zoning code standards or land use regulations.
- The potential negative impacts would also not be able to be mitigated through any reasonable and/or enforceable conditions of approval.

D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

- Off-site alcohol sales is permitted only with the approval of a CUP within the CMU zoning designation within the FBSP
- Due to the projects inability to meet Finding B of the required approval findings, the application is recommended for denial and therefore does not meet the requirements of the Zoning Code.

- **The purpose of a Letter of Public Convenience and Necessity is to state that there is still a public need for an additional alcohol license within the project area.**
 - After review of the concentration of both off-site and on-site licenses within a ½ mile radius. It was determined by staff that there is not a public need in the area that is not already serviced by existing businesses.
 - Existing off-site sale licenses include both Type 20 and Type 21, and on-site licenses include Type 41. Therefore, all public needs for beer, wine, distilled spirits, and on-site consumption are already being serviced.

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer and Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

THANK YOU

Questions & Discussion



RANCHO CORDOVA POLICE DEPARTMENT**INVESTIGATION AND COMMUNITY SERVICES****CRIME ANALYSIS**

Calls For Service/Reports Taken
One-Half Mile Radius Of
10299 Folsom Blvd.

11/1/2022 through 10/31/2023

Produced for
City of Rancho Cordova Planning

November 3, 2023



This report was produced for informational purposes only; it is limited by the information available and/or collected at the time the data was generated. This information is not a replacement for official UCR statistics, which are based on national reporting specifications.



RANCHO CORDOVA POLICE DEPARTMENT

10299 Folsom Boulevard

This report covers all calls for service and reports taken within a one-half mile radius of 10299 Folsom Blvd at the Valero gas station, between November 1, 2022 and October 31, 2023.

The photo below was taken by Google Maps in September 2022:

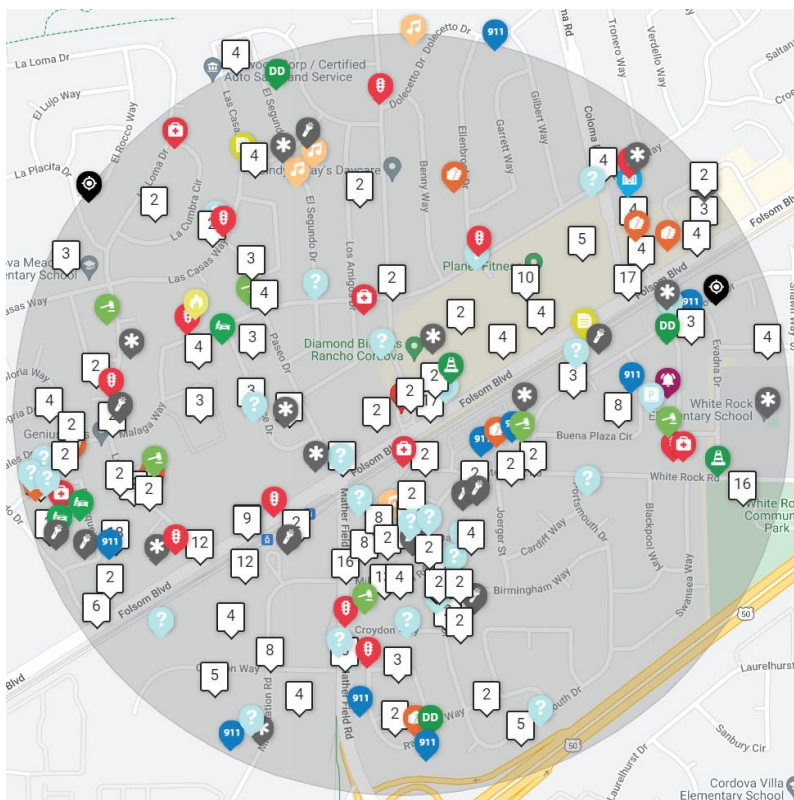




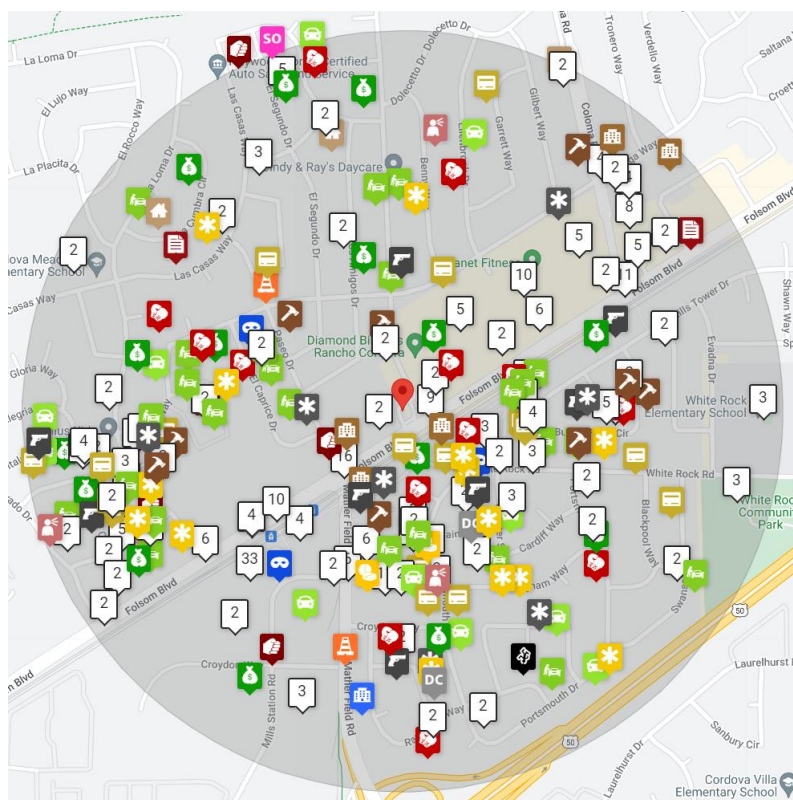
Within ½ mile of 10299 Folsom Blvd

11/1/2022 through 10/31/2023

CALLS FOR SERVICE



REPORTS TAKEN



Notes:

- 4,545 total Calls For Service within the radius and time frame (public generated and officer-initiated).
- 9 calls for service at 10299 Folsom Blvd
- 481 total Reports Taken within the radius and time frame
- 1 reports taken at 10299 Folsom Blvd



RANCHO CORDOVA POLICE DEPARTMENT

10299 Folsom Blvd11/1/2022 through 10/31/2023

CALLS FOR SERVICE

Initial Type	Report Number	Final Type	How Received	Date Time Received
ASSAULT/BATTERY WITHIN 15 MINS/MEDICAL REQ	SD23000332525	Assault/Battery	E911 SYSTEM	10/17/2023 04:50 PM
DISTURBANCE - SPECIFY TYPE	SD23000332522	Weapons Violation	TELEPHONE	10/17/2023 04:48 PM
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REPORTS

Report Number	Report Type	First Date Time	Last Date Time
2023-332522	AGGRAVATED ASSAULT	10/17/2023 4:50:40 PM	10/17/2023 4:50:40 PM



RANCHO CORDOVA POLICE DEPARTMENT

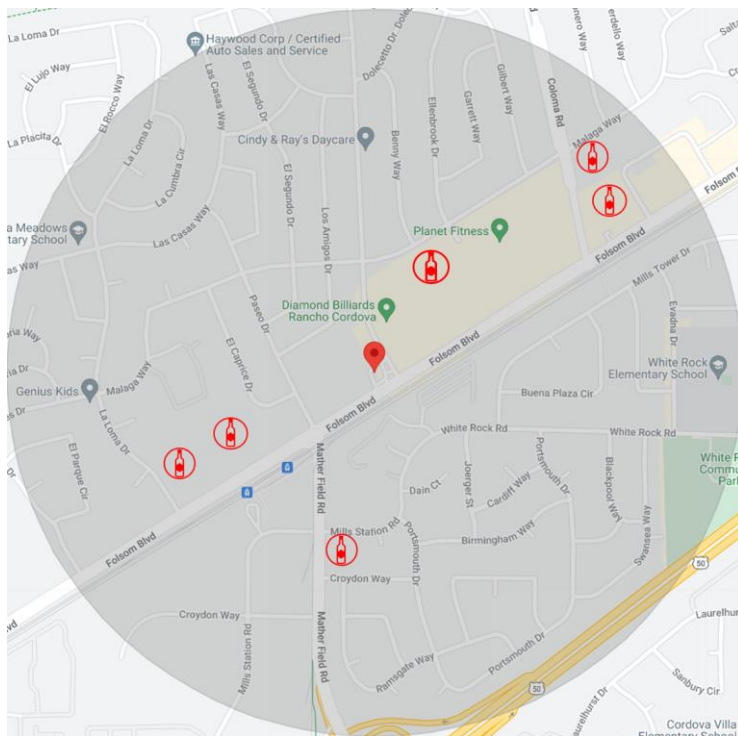
10299 Folsom Blvd**GEOGRAPHIC INFORMATION**

This establishment is within Census Tract 0089.10 for purposes of classification by the State of California Department of Alcoholic Beverage Control (ABC).

Per ABC, this Census Tract is authorized two off sale licenses, and, including this location, there would be four locations operating. ABC will likely be requiring a letter of Public Convenience and Necessity (PCN).

Name	Address	License Type
RC Food Mart	2847 Bradshaw Road	Off-Sale General
Dollar Tree	10337 Folsom Blvd	Off-Sale Beer and Wine
Dawes Wine and Spirits	2724 Dawes St.	Off-Sale General

A review of licenses in Rancho Cordova has identified six additional “off-sale” establishments within ½ mile of this location. Those locations are identified in the table below:



CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A
RESOLUTION DENYING THE VALERO BEER AND WINE SALES CONDITIONAL USE
PERMIT AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY
PROJECT NO. PLND-1023-0086**

WHEREAS, United Petroleum, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sales of Beer and Wine; and

WHEREAS, the proposed project is located at 10299 Folsom Boulevard (APN: 076-0221-001-0000) and is zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP); and

WHEREAS, off-site alcohol sales is permitted with the approval of a Conditional Use Permit (CUP); and

WHEREAS, the Applicant has also requested a Letter of Public Convenience and Necessity (PCN) from the City as the site is located within a census tract that is considered overconcentrated by the Department of Alcoholic Beverages Control (ABC) with existing off-site alcohol licenses; and

WHEREAS, staff has worked with the Rancho Cordova Police Department (RCPD) to analyze the project site within a ½ mile radius to determine the level of alcohol license concentration in the surrounding area as well as the number of calls for service for crime analysis; and

WHEREAS, staff and RCPD have determined that the Application is unable to meet all required approval findings for the CUP and that the requested alcohol licenses would not be beneficial to the area and would not serve any public necessity that is not already met by the existing concentration of alcohol licenses within a ½ mile radius and therefore, is recommended for denial; and

WHEREAS, the project is not subject to the California Environmental Quality Act (CEQA) per section 21080(b)(5) of the CEQA Guidelines as the project is recommended for denial; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA recommends that the City Council adopt a Resolution denying the request for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) subject to the Application's inability to meet all required findings, specifically Findings (B) and (D), for a CUP as listed in Section 23.134.070 of the City's Municipal Code as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations

Evidence: The requested entitlements are for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sales of beer and wine. The Application does not propose any modifications to the structure of the building or the existing buildings aesthetics. The existing convenience store portion of the service station would be able to accommodate the addition of alcohol sales if permitted.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The negative impacts of the proposed use on adjacent properties and the public would not be able to be mitigated through code standards or conditions of approval. The surrounding area already receives a high number of calls for services at an average of approximately 379 calls a month or 12 calls per day within a ½ mile radius of the site. Also, there is already a larger number of both off-site and on-site alcohol licenses within the area with an existing convenience store selling both beer and wine as well as spirits, less than 300 feet away. Approval of the CUP allowing an additional off-site alcohol license within the area, would likely increase these numbers and create more negative impacts for adjacent properties and the public, in the form of additional calls for service and an even higher concentration of alcohol licenses. These potential negative impacts would not be able to be mitigated through any zoning code standards or land use regulations nor through any reasonable and/or enforceable conditions of approval. The Rancho Cordova Police Department has also reviewed the crime statistics and concentration of licenses within the area and is not supportive of this application.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The addition of beer and wine sales at this facility would not affect the utility capacity that already serves the existing structure. However, the approval of an additional alcohol license could potentially result in additional calls for service which may affect public facilities such as policing and emergency response within the surrounding area.

- D. **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The proposed project does not meet the requirements of the Zoning Code. The off-site sale of alcohol is permitted with the approval of a CUP within the Commercial Mixed Use (CMU) of the Folsom Boulevard Specific Plan (FBSP). There are no specific development standards or design guidelines that would be applicable to alcohol sales. However, given the high concentration and high crime within the surrounding area, per Section 4.60 of the Rancho Cordova Municipal Code the Applicant is required to process an application for a determination of public convenience for the sale of alcohol. Both Applications are recommended for denial

at this time and therefore this finding is unable to be met and the project is unable to meet the requirements of the zoning code.

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: Staff coordinated with the Building and Safety Department as well as the City's Code Enforcement to review any open violations with the property at 10299 Folsom Boulevard. Currently there are no open violations with either department.

AND IT BE FURTHER RESOLVED, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council deny the request for a Letter of Public Convenience and Necessity (PCN) based upon the number of existing off-site and on-site alcohol licenses within the surrounding area and the determination that there is no public convenience or necessity that is not already being met by these existing licenses.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: March 13, 2024

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: 2023 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 2023 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 Planning Commission 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 2023 annual report covers the calendar year (Planning Year) 2023 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments

of the City in 2023 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

The City has started the comprehensive General Plan update process and has engaged a consultant to assist with all aspects of the multi-year project. The update process has an expected completion date of September 2026.

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.

The update will also include an extensive community outreach and engagement program to ensure participation from a variety of citizens, stakeholders, community groups, and partner agencies throughout the community. The 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 2023 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 expects 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	2021 Housing Progress	2022 Housing Progress	2023 Housing Progress	TOTAL UNITS Housing Progress	Total Remaining RHNA
Very Low	2,115	0	0	18	18	2,097
Low	1,274	0	0	129	129	1,145
Moderate	1,684	125	15	222	362	1,322
Above Moderate	3,994	168	606	457	1,231	2,763
Total Units	9,067	293	621	826	1,740	7,327

Multi-Jurisdictional Hazard Mitigation Plan

The annual review of the Action Plan has been updated to show the 2023 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 2023 Projects

Completion of Mather Field Road





White Rock Road (from Sunrise to Fitzgerald)



ThermoGenesis- Opening of ReadyStart Clean Rooms and Lab Space



Bear Hollow Stormwater Basin



ATTACHMENTS

1. 2023 General Plan and Housing Element Annual Report
2. 2023 General Plan Implementation Action Table
3. 2023 Housing Element Status Action Table
4. 2023 Housing Element Annual Progress Report
5. City of Rancho Cordova (HMP) Action Plan 2023 Status

2023 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2023 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2024

PLANNING COMMISSION

Cynthia Stauss-Vlassopoulos, Chair
Lee Frechette, Vice-Chair
Surender Devarapalli, Commissioner
Robert McGarvey, Commissioner
Leroy Tripette, Commissioner

CITY COUNCIL

David Sander, Mayor
Sirisha Pulipati, Vice-Mayor
Linda Budge, Council Member
Donald Terry, Council Member
Garrett Gatewood, Council Member

2023 GENERAL PLAN ANNUAL REPORT

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2023 GENERAL PLAN ANNUAL REPORT

INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

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

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

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

State law requires that the General Plan Annual Report be 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 2023 planning period.

RECOMMENDATIONS

The City has started the comprehensive General Plan update process and has engaged a consultant to assist with all aspects of the multi-year project. The update process has an expected completion date of September 2026.

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.

2023 GENERAL PLAN ANNUAL REPORT

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

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

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

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
- Sacramento Area Sewer District
- Golden State Water
- Sacramento County Water
- Sacramento Municipal Utility District
- Folsom-Cordova Unified School District
- Elk Grove Unified School District
- Sacramento City Unified School District
- San Juan Unified School District
- Sacramento County
- Sacramento Area Council of Governments
- Sacramento Regional Transit
- CA Department of Transportation

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 2023. 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

	Land Use	Topics Required by State Law						Optional Topic
		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 monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2023 Implementation Program progress assessment. While some of the programs have been completed or remain incomplete, many 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 2023 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	18	129	256	459		240		81	747
Total of Moderate and Above Moderate				256	459	828				
Total Extremely Low-Income Units				0						

*Building permits issued from January 1, 2023 to December 31, 2023. New permits include 585 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	2,115	0	0	18							18	2,097
	Non-Deed Restricted		0	0	0							0	
Low	Deed Restricted	1,274	0	0	63							63	1,179
	Non-Deed Restricted		0	0	32							66	
Moderate	Deed Restricted	1,684	0	0	0							0	1,288
	Non-Deed Restricted		125	15	256							396	
Above Moderate		3,994	168	606	459							1,233	2,761
Total RHNA by COG		9,067											
Total Units			293	621	828								
			Remaining Need for RHNA Period										7,325

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 2023
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. The City will be starting the General Plan update in 2024.
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. The City will be starting the General Plan update in 2024.
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, in 2024 a new Economic Development Strategic Plan will be created addressing industry sectors and incentives.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. The City will be starting the General Plan Update in 2024, which may include future updates to the Zoning Code and Citywide Design Guidelines.
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 Ongoing.
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 2023
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. The 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. The City will be starting the General Plan Update in 2024, which may include future updates to the Zoning Code and Citywide Design Guidelines.
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. The City's General Plan, various Specific Plans, and Zoning Code implement land use designations and zoning districts consistent with goals for creating village centers adjacent to residential neighborhoods.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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	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	The Building & Safety Department 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	In 2024 a new Economic Development Strategic Plan will be created to address policies and programs.
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 2023.
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove	CM	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	to facilitate a coordinated approach to land use decisions that affect each jurisdiction.				
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	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	Ongoing.
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	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	Folsom Boulevard (Completed in 2020) and Mather Field Road (Completed in 2024) 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, Mather Field 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	The Redevelopment Agency for the City no longer exists. Studies are prepared as needed 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. Completed a full fiber map for commercial and residential. Asset management software for storm drainage has been acquired. Completed and on-going, Stormwater

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					Capital Improvement Program Masterplan is Complete (Assesses existing storm drainage system and prioritizes the needed improvements). Complete and on-going, City completed the 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 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	Specific Plans consistent with General Plan goals have been adopted with the proposals for new construction. The City is currently processing a recent submittal for the Westborough Specific Plan area.
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). The City will be starting the General Plan Update in 2024, which may include consideration of a future Downtown Planning area.
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. Adopted in 2013.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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	Ongoing.
III – URBAN DESIGN ELEMENT					
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. City received a grant to adopt an Active Transportation Program Master Plan in 2025.
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. The City will be starting the General Plan Update in 2024, which may include consideration of updated density ranges for mixed use designations.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	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	Ongoing implementation of the Citywide Design Guidelines. The City will be starting the General Plan Update in 2024, which may include consideration revisions and/or additions to design guidelines.
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 in the Zoning Code to encourage integrated developments (i.e. shopping centers,

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					mixed-use development, etc.) especially in mixed-use zoning districts.
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. The City's General Plan, various Specific Plans, and Zoning Code implement land use designations and zoning districts consistent with goals for creating village centers adjacent to residential neighborhoods.
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.
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 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.	PL / ED / PW	2007	GF / CIP	Ongoing as part of entitlement review process, building permit review, and improvement plans. In 2024, City will complete the Corridor Enhancement Plan for six key entry points into 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 review 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. The City will be starting the General Plan Update in 2024, which may include consideration of a Downtown planning area.
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 not specific to the Downtown Planning Area (DTPA) identified in the current GP. The City will be starting the General Plan Update in 2024, which may include

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					consideration of a Downtown planning area policies.
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	Completed Folsom Boulevard Streetscape Enhancements Phases I to V; Sunrise Boulevard Improvements Phase 1; and Mather Field Road Improvements.
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. The City continues to utilize the Citywide Design Guidelines to support distinct architectural styles and themes for future development.
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. The City continues to utilize the Citywide Design Guidelines to recommend features and attributes that positively support the City image.
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. The City continues to utilize the Citywide Design Guidelines to require proposed projects to use quality materials.
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. The Citywide Design Guidelines and Zoning Code outlines requirements and preferred examples for these types of features.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. The City will be starting the General Plan Update in 2024, which may include review of existing street design standards and guidelines.
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 and the Citywide Design Guidelines.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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	Completed and Ongoing. These types of guidelines and requirements are included within Specific Plans and the Zoning Code, with examples in the Citywide Design Guidelines. The City will be starting the General Plan Update in 2024, which may include consideration of policies and guidelines to encourage design and integration of public spaces.
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. The Zoning Code includes specific landscape requirements.
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	Completed and ongoing as part of entitlement review process. Specific guidelines are included in the Citywide Design Guidelines.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 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 • In 2024, the City will develop an Art Master Plan for the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 areas 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.
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	Ongoing. Projects may take advantage of the City's Multifamily Streamlined Design Review process, which provides a streamlined review of multifamily developments that are determined to substantially comply with the City's multifamily design guidelines. To date, two proposed projects have taken advantage of this streamlined permit review.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Ongoing. The City will begin the General Plan update in 2024 and may include consideration of smart growth principles and how to implement these policies in the City.
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. The review of how proposed development transitions and interfaces with existing development if part of the entitlement review process. The City applies requirements in the Zoning Code, the Citywide Design Guidelines, and any applicable Specific Plan requirements.
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. The City will begin the General Plan Update in 2024 and may include consideration for future implementation actions to support the City's urban design goals.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. Potential applicants are able to schedule pre-development meetings with the City's Development Services Team to discuss future projects.
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. Complete the Chase Drive American River Parkway Connection project along Chase Drive from Coloma Road to the American River Parkway Trail in 2025.
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	Completed. References to viewsheds and vistas are included in the Citywide Design Guidelines. Future updates may be considered as part of the General Plan update that will begin in 2024.
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 2024. Design work is being done for the Mather Mills Project, located across the street from the Mather Light Rail Station.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 2024.
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 2024. Recent Class A office tenants include UC Davis Health, SK Hynix, and Solidigm. An office park study is set to commence in late 2024.
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 2024.
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 2024.
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. Created 2 incentive programs, the Business Incentive Program and Jobs and Talent Program. New strategic planning process will commence in 2024.
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 2024.
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.
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. This work is being done by the Visit Rancho Cordova TBID.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 2024.
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 2024.
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	Ongoing with all opportunities being explored. Partner with Visit Rancho Cordova and CRPD; City staff have explored 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 2023
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	- 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 2024.
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 2024.
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 2024.
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 2024.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 and other interested parties 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. Hyatt House received full entitlements in 2023.
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

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					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 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.	PL / ED	Ongoing	AF	Ongoing, work to be completed as project proposals submitted.
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. Affordable housing by St. Anton started construction in 2023.
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 2024.
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 2024. 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. Sign and Façade incentive Program has been approved.
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and	ED	Ongoing	Grants / GF / (BID) / CDBG	Included in 2016 Strategic Plan Update. New strategic planning process will commence in 2024.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	densities at key locations along the corridor to create the desired pulse points of activity and intensity.				
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.
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 2024.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					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. City has the Development Services Team, comprised of internal and external departments which provides information on individual projects to streamline their submittal process.
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.
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. The City implements the Summer at City Hall program to support and encourage student internships.
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 2024.

	Action	Responsible Party	Time Frame	Funding Source	Status 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. Started work on the Talent Pipeline Management Program from the National Chamber of Commerce.
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, the 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.					
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	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee is established, and projects are monitored for additional fair share cost requirements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.				
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 transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.	PW	Annual	CIP	The Roadway Circulation Plan is in place and Transit, Bicycle and Pedestrian Master Plans are 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	Ongoing. 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 to be constructed in 2024. 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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. The City will implement an Active Transportation Program Master Plan in 2025.
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.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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 \$20M 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

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 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.	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options. Zinfandel Drive Bicycle Crossing is in the design phase and scheduled to start construction in 2025.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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. The City will implement an Active Transportation Program Master Plan in 2025.
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

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. The City will implement an Active Transportation Program Master Plan in 2025.
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 crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	These standards are included in the NTMP and the BMP and PMP.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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.
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. All new projects are annexed to the district as needed.
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	Ongoing as the City continues to work with the Cordova Recreation and Parks District (CRPD) to implement open space and park requirements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
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	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 as the City continues to work with CRPD to implement open space and park requirements.
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 as the City continues to work with CRPD to implement open space and park requirements.
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.
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	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
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	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. The City continues to work with CRPD to implement open space and park requirements.
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	Ongoing. CRPD regulates the Quimby Act parkland requirement while the City regulates the open space requirement per the open space standards.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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	Ongoing and 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	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
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 as the City continues to work with CRPD to implement open space and park requirements.
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 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 a 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. The City continues to participate in the South Sacramento Habitat Conservation Plan program to preserve key habitat areas.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 as part of the entitlement review process. The City utilizes the Zoning Code and the Citywide Design Guidelines to recommend specific design features adjacent to preserve areas.
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 \$20M 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 as part of the entitlement review process. The City will begin the General Plan update in 2024, which will include updates to the Circulation Element.
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	Ongoing.
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	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
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 as the City continues to work with CRPD to implement open space and park requirements.
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 as the City continues to work with CRPD to implement open space and park requirements.
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 as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					Improvement Program that identifies available funding for future public infrastructure.
OSPT 4.1.5	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure. Recently, the City welcomed the opening of the Rancho Cordova Youth Center, which provides year round youth programs implemented by the Boys and Girls Club of Greater Sacramento and the RCPD Police Activities League.
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 Adopt a Creek 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	Ongoing. The City of Rancho Cordova Website was updated in 2021 to help promote the American River Parkway.
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	Ongoing. The City's Communications and Public Affairs Department actively promotes and supports community events via the City's website, social media, and other public information campaigns.
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 2024.

	Action	Responsible Party	Time Frame	Funding Source	Status 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 as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
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 as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
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 as infrastructure needs are considered during the entitlement process and development review.
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 as the City continues to work with all utility providers to coordinate the installation of utilities. During the entitlement process and development review, utility providers are provided the opportunity to review and comment on proposed projects.
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. 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.	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	- Installation of landscaped medians, sidewalks, and streetscaping where appropriate.				
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: - 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	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 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	PW / PL	Ongoing	AF	Ongoing per the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	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 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.	PW / PL	Ongoing	AF	Ongoing per the entitlement review process, Conditions of Approval, Water Agency Review, and Improvement Plans.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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.
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.
ISF.3.1 .2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. Created a workforce program to provide training to residents 2021 – 2023. Piloting 2 childcare programs, one to help current providers market available slots and one to create new home child care providers.
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.
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.	PL / School Districts	Ongoing	AF / GF	Ongoing as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	- 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.				
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	Ongoing as part of the development review process and discussions on future capital improvements in the City.
ISF.4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Ongoing discussions and meetings between the City and the school districts.
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. The City will begin the General Plan update in 2024, which may consider goals and policies to support educational institutions in the community.
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.
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.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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), such that mitigation lands shall be provided no later than prior to ground disturbance.	PL	2006 / 2007	GF	Completed.
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	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	Ongoing. The City of Rancho Cordova website provides links to the CAL-IPC list of California invasive plants. It also supports Soil Born Farm's educational gardening classes on native plants through CEIF grant funding.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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.
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:	PL/PW	2006 / 2007 / Ongoing	GF / CF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. Review

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	- 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.				for water quality requirement is part of the entitlement review process. Weed abatement is part of stormwater program routine maintenance activities.
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.
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	2006/2008 / Ongoing	GF	Ongoing. A City arborist is on staff, additionally, 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.4.2.1	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	PL	2007 / 2008	GF	Ongoing. Currently working on standards. Tree List has been updated and adopted.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	Tree List should be used as a guideline for all tree plantings within the City.				
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	Completed and ongoing. The City of Rancho Cordova website offers water conservation tips for yard care, irrigation, and water-wise landscaping. It also provides a link to UC Davis's California Center for Urban Horticulture for residents to find drought-tolerant native plants.
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 plant 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.
NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	Ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	Ongoing.
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	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 is updated regularly.
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Completed and Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 is regularly updated.
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 and comply with the City's NPDES Permit.
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 and comply with the City's NPDES Permit.
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 via entitlement review. Some projects are required to incorporate these features based on size and land use.
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 2023
	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 also approved the Climate Action Plan in 2023, which includes specific measures for energy conservation at City-operated facilities.
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 2023
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 provided 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 and 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.

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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 2023
					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	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. A local theater company is in the

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
					process of establishing a permanent location within the City in 2024.
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	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 2023
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	Ongoing updates to local Emergency Management Plan.
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. Revised floodplain management ordinance was adopted in 2023.
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.

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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.

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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 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	Ongoing. The Building & Safety Department 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	Ongoing. 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 2023
					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 per the entitlement and development permit review process.
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	Ongoing per the entitlement and development permit 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	Ongoing per the entitlement and development permit 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	Ongoing. The Ranch Cordova Police Department reviews and comments on all new proposed developments as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
	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 developments 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 2023
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 per the entitlement and development permit review process. Sac Metro Fire reviews and comments on all new proposed developments.
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	The City will begin the General Plan update in 2024 and may incorporate policy updates per revisions to the Attainment Plan.
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. SMAQMD reviews and comments on all new proposed developments.
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. SMAQMD reviews and comments on all new proposed developments

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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. SMAQMD reviews and comments on all new proposed developments.
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

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.	PW	Ongoing	Transit tax	Ongoing.
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.
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.
AQ.4.1.4	Encourage the use of "EPA Energy Star"-certified appliances.	B / COMMS	Ongoing	GF	Ongoing per the building permit process review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2023
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 2023
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 2023
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.

ITEM 6.1.

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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. No residential development projects of 100 gross acres or more were submitted in 2023.
	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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ATTACHMENT 3

	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 transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.				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 began construction in 2023 adjacent to the Sunrise light rail station. The Vivo Apartments converted a hotel into low and moderate income apartments 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.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	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 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.
	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).				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- Rehabilitation of existing residential structures located within existing City neighborhoods. - Payment of in-lieu fees. 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 are 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 processed in 2023 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. More than 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 10 home repairs during 2023. 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.	In 2023 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 15 homes during the last planning cycle. The City's Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Proactive Engagement Program, and other clean-up and beautification projects. These projects engaged volunteers from local businesses,

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					residents, and church organizations. Over 4,347 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.				
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

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ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- 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				landscape improvements along the boulevard. Additionally, one multifamily affordable housing project began construction on Folsom Blvd in 2023. Another builder has an approved project, but did not receive grant funding, and will apply in 2024. 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 least five sites. • Working on the Mills Crossing project on an approximately 10-acre site that will include over \$100 million in investment

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					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 two Homeless Outreach Navigators and created a Homeless Outreach Team within the Police Department to specifically address homeless issues on Folsom Blvd. • Working with other government agency partners, such as the Los Rios Community College and Sacramento Metro Fire to

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					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 annual fee collected on business licenses for multi-family properties.	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 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 five years to ensure health and safety standards are met. Rental properties must repair any

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

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- 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. - 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.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					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 has adopted a Mobile Home Space Rent Stabilization Memorandum of Understanding with Mobile Home Park Owners and Residents. These contacts will be maintained to assess 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.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
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. The land use process has not been identified as a significant barrier. The City did not receive interest in these sites in 2023.
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.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.4	To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions and lot line adjustments, resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. The City will offer the following incentives for the development of affordable housing which may include but is not limited to: • Streamlining and expediting the approval process for land division for projects that include affordable housing units, • Ministerial review of lot line adjustments, • Deferral of fees related to the subdivision for projects affordable to lower income households, • Providing technical assistance to acquire funding, and • Modification of development requirements.	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 2023 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.
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 were 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 first three phases of the Mather Veterans Village 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

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					development projects. The fourth phase will be 70 units for homeless and disabled senior veteran households. The City has committed 2 million dollars to this project and anticipates this phase will be under construction in 2025.

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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 but the developer has not started construction on the project.
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 and Next Move Homeless Services 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. In 2023 the City worked with an architect to conceptualize a housing development on one of these sites and confirm that market constraints remain the largest obstacles.
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.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.4.1	The City will continue implementation of its Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a fair housing effort that the City began in fiscal year 2012–2013 and that was continued by the City's participation in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI). In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:	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, 211 Connect (following the closure of Sacramento Self Help Housing), Legal Services of Northern California, and the 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
	- 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				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement. - As funding is available, annually apply for funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit. - Meet with the Folsom-Cordova Unified School District by June 2022 to develop strategies to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas. Additionally, the City will provide materials to affordable housing developers on standard teacher, and other lower-income workers, salaries to encourage development of housing affordable to teachers. - By June 2022, develop a targeted program to connect lower-income residents to homeownership opportunities in their community. - By December 2022, develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied. - Provide annual training on fair housing laws and discrimination at public meetings. - 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.				identified in 2021 and 2022. The City produced and distributed fair housing materials by December 2022, that action is complete. Fair housing complaints continue to be forwarded to Project Sentinel or Legal Services of Northern California as appropriate and tracked on a quarterly basis. The Mills Crossing Project is located in a neighborhood of concentrated poverty. This 100 million dollar investment secured 16 million dollars of grant funding in 2023. In 2023 the City coordinated with FCUSD to pilot a community school within Rancho Cordova. This project will continue over the next several years. The City continues to implement the Rental Housing Inspection program to ensure that units failing to meet life and safety

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					requirements are repaired. The City Attorney provided an update on new housing laws in 2023 to the City Council and the public at a public meeting. In 2023 the City coordinated with Sacramento Steps Forward and SHRA on their landlord engagement programs to encourage landlords to accept Section 8 Housing Vouchers and participate in permanent supportive housing programs for homeless residents.
GOAL H.4	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.				
Policy H.4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
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 was 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 market rate housing unit, land dedication, and land purchase options. The first residential fees under adopted AHPs were collected in 2021.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					Nonresidential fees have continuously been collected and the City is currently working on four affordable housing projects that may receive an allocation of these funds as necessary to compete for Low-Income Housing Tax Credits.
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 • Infrastructure Infill grant • Affordable Housing Sustainable Communities • Tax Credits • ProHousing Incentive Pilot Program • Permanent Local Housing Allocation In 2023 City subsidized projects applied for or were

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					awarded funding from the Sacramento County HOME Consortium. This 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, provide very low-cost down payment programs, and mortgages to low- and moderate income households.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
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:	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 2023 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.
	☐ 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.				
Action H.5.3.2	The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	General Fund, SB 2 funding	Housing Division and Planning Department	December 2021	The Zoning Ordinance was amended in 2021 to incorporate the new 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.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
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:	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.
	☐ 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.				

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Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	63
	Non-Deed Restricted	32
Moderate	Deed Restricted	0
	Non-Deed Restricted	256
Above Moderate		459
Total Units		828

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	586	451
2 to 4 units per structure	0	0	0
5+ units per structure	158	240	158
Accessory Dwelling Unit	0	2	0
Mobile/Manufactured Home	0	0	0
Total	158	828	609

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	240
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	1,851
Total Housing Units Approved:	672
Total Housing Units Disapproved:	441

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	7	1851

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	5
Sites Rezoned to Accommodate the RHNA	0

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Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5							6		7	8	9	10		11	12	13
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	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	252	66	0	92	1441	1851	672	441							
	6700300780000	11650 Douglas Blvd	Rancho Cordova Apartments DR	PLND-0821-0002	5+	R	08/24/2021							120	120	120	0	NONE	No	No	Approved	Discretionary	Project applicant is proposing to construct 11 3-story walk up apartment building totaling 120 units.	
	06704300430000 06704300370000	4321-4381 Anatolia Dr.	Brighton Village	PLND-0922-0051	5+	R	09/14/2022			10				160	170	170	0	NONE	No	No	Approved	Discretionary	The applicant is requesting a Major Design Review Permit. The applicant proposes to develop the vacant site with 140 two family dwelling units and 30-unit multifamily apartment complex.	
	067-2420-020-0000	Chrysanthy Blvd (approx. 2900 feet west of Americanos Blvd.	The Ranch - Winter Product	PLND-0623-0074	SFD	O	05/15/2023							145	145	145	0	NONE	No	No	Approved	Discretionary	The applicant is requesting a Major Design Review permit for their Winter product in the Active Adult community within The Ranch Special Planning Area. The 'Winter' product line would be for two separate villages for a total of 145 lots. Village 20 would have 55 lots and Village 22 would have 90 lots. The 'Winter' is a 4-pack, auto-court design. The community is intended to be pre-plotted. 067-2420-028-0000 067-2420-027-0000 067-2420-025-0000 067-2420-021-0000 067-2420-033-0000 067-2420-024-0000 067-2420-031-0000 067-2420-030-0000 067-2420-032-0000 067-2420-026-0000 067-2420-019-0000 067-2420-018-0000 067-2420-022-0000 067-2420-034-0000 067-2420-029-0000 067-2420-023-0000	
	072-0300-012-0000, 072-0300-011-0000, 073-0010-028-0000, 073-0010-029-0000	Wheat Ridge Dr., east of Big Meadow Wy	The Rancho Village 1 DR	PLND-0523-0072	SFD	O	06/16/2023							86	86	86		NONE	No	No	Approved	Discretionary	The Ranch Village 1 "Reserve" - The applicant is requesting approval for a Major Design Review permit for house plans in Village 1 of the market rate portion of at the Ranch. 'Reserve' product line for a total of 86 lots. 4 house plans with 3 elevation styles each. The applicant is not requesting any deviations to design standards.	
	6725500270000	4443 Green shawk Wy	Pradera Ranch Design Review Amendment	PLND-0923-0079	SFD	O	09/12/2023							573	573	0	0	NONE	No	No	Approved	Discretionary	The Applicant is requesting an Amendment to the Pradera Ranch Design Review to add an additional product line. See application and project description for details.	
	072-0300-012-0000 072-0300-011-0000 073-0010-028-0000 073-0010-029-0000	N. of Raymer Wy, West of Grant Line Rd	The Preserve DR	PLND-0923-0080	SFD	O	09/15/2023							440	440	0	0	NONE	No	No	Pending	Discretionary	The Applicant is requesting a Design Review for The Preserve which will include 12 Plans and 36 elevation styles.	
	5802700620000	11260 Point East Drive	Vivo Living Apartment	PLNA-0523-0028	5+	R	05/15/2023				66		92		158	0	0	NONE	No	No	Approved	Discretionary	The Applicant is requesting an Adjustment for a parking reduction for the conversion of the Double Tree Hotel to Vivo Living Apartments.	
	7504500090000 7504500070000	9851 Folsom Blvd	Truemark at Kassis TSM,DR	PLND-0623-0073	SFD	O	06/12/2023			252				189	441	441	441	NONE	No	No	Approved	Discretionary	Truemark at Kassis - The applicant is requesting approval of a tentative subdivision map and residential design review permit for a proposed development that would consist of 441 new homes, which include 189 single-family detached market rate homes on 31.4 acres and a 252-unit for rent affordable housing development to be built on 10-acres along Folsom Boulevard with a net density of 24 d.u./a.c. The proposed project would include a public park and public trail connection.	

	067-0090-039-0000	Northwest corner of Kiefer Boulevard and Rancho Cordova Parkway	Anatolia III Village 27 TSM	PLND-1023-0087	SFD	O	10/23/2023								8	8			NONE	No	No	Approved	Discretionary	The applicant is requesting approval of Tentative Subdivision Map in order to subdivide 2 existing parcels into 8 single family residential lots and 1 detention basin lot.
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Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4							5	6	
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	
Summary Row: Start Data Entry Below							0	0	0	32	0	126	0		158	
	05802700640000	11295 Folsom Blvd	Sunrise Crossing	CBLD-0622-578370, CBLD-0622-578371, CBLD-0622-578373, CBLD-0622-578372	5+	R									0	
	06726000010000	11661 VENITA LN	Signature Homes	581962	SFD	R						1		8/15/2022	1	
	06726000040000	11678 VENITIA LN	Signature Homes	581932	SFD	R						1		8/15/2022	1	
	06726000060000	11670 VENITA LN	Signature Homes	581936	SFD	R						1		8/15/2022	1	
	06726000080000	11662 VENITIA LN	Signature Homes	581940	SFD	R						1		8/15/2022	1	
	06726000050000	11674 VENITIA LN	Signature Homes	581963	SFD	R						1		8/15/2022	1	
	06726000070000	11666 VENITIA LN	Signature Homes	581964	SFD	R						1		8/15/2022	1	
	06725900230000	11645 VENITIA LN	Signature Homes	581965	SFD	R						1		8/15/2022	1	
	06725900260000	11658 VENITIA LN	Signature Homes	581966	SFD	R						1		8/15/2022	1	
	06725900240000	11653 VENITIA LN	Signature Homes	581968	SFD	R						1		8/15/2022	1	
	06725900250000	11657 VENITIA LN	Signature Homes	581969	SFD	R						1		8/15/2022	1	
	06725900290000	11644 VENITA LN	Signature Homes	581972	SFD	R						1		8/15/2022	1	
	06726000020000	11665 VENITA LN	Signature Homes	581928	SFD	R						1		8/15/2022	1	
	06725900400000	11608 FIORENZA LN	Signature Homes	583423	SFD	R						1		8/15/2022	1	
	06725900270000	11654 VENITIA LN	Signature Homes	583421	SFD	R						1		8/15/2022	1	
	06725900280000	11604 FIORENZA LN	Signature Homes	583422	SFD	R						1		8/15/2022	1	
	06726000030000	11669 VENITIA LN	Signature Homes	583509	SFD	R						1		8/15/2022	1	
	06725900390000	11612 FIORENZA LN	Signature Homes	583512	SFD	R						1		8/15/2022	1	
	06725900200000	11633 VENITIA LN	Signature Homes	581975	SFD	R						1		8/15/2022	1	
	06725900300000	11640 VENITIA LN	Signature Homes	581976	SFD	R						1		8/15/2022	1	
	06725900310000	11636 VENITIA LN	Signature Homes	581977	SFD	R						1		8/15/2022	1	
	06725900330000	11599 ANDRIA LN	Signature Homes	581979	SFD	R						1		8/15/2022	1	
	06725900120000	11594 ANDRIA LN	Signature Homes	582011	SFD	R						1		8/15/2022	1	
	06725900220000	11641 VENITA LN	Signature Homes	582013	SFD	R						1		8/15/2022	1	
	06725900190000	11629 VENITIA LN	Signature Homes	581974	SFD	R						1		8/15/2022	1	

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	06725900070000	11608 VENITIA LN	Signature Homes	581982	SFD	R						1		8/15/2022	1
	06725900080000	11612 VENITIA LN	Signature Homes	581983	SFD	R						1		8/15/2022	1
	06725900090000	11616 VENITIA LN	Signature Homes	581985	SFD	R						1		8/15/2022	1
	06725900100000	11620 VENITIA LN	Signature Homes	581986	SFD	R						1		8/15/2022	1
	06725900110000	11624 VENITIA LN	Signature Homes	581987	SFD	R						1		8/15/2022	1
	06725900160000	11613 VENITIA LN	Signature Homes	581989	SFD	R						1		8/15/2022	1
	06725900170000	11617 VENITIA LN	Signature Homes	581990	SFD	R						1		8/15/2022	1
	06725900180000	11623 VENITIA LN	Signature Homes	581991	SFD	R						1		8/15/2022	1
	06725900340000	11603 ANDRIA LN	Signature Homes	583479	SFD	R						1		8/15/2022	1
	06725900150000	11609 VENITIA LN	Signature Homes	583488	SFD	R						1		8/15/2022	1
	06725900210000	11637 VENITIA LN	Signature Homes	584320	SFD	R						1		8/15/2022	1
	06725900010000	11645 ROCCO PL	Signature Homes	581993	SFD	R						1		8/15/2022	1
	06725900020000	11641 ROCCO PL	Signature Homes	582017	SFD	R						1		8/15/2022	1
	06725900040000	11633 ROCCO PL	Signature Homes	582018	SFD	R						1		8/15/2022	1
	06725900140000	11605 VENITA LN	Signature Homes	582020	SFD	R						1		8/15/2022	1
	06725900050000	11600 VENITIA LN	Signature Homes	584817	SFD	R						1		8/15/2022	1
	06725900060000	11604 VENITIA LN	Signature Homes	584822	SFD	R						1		8/15/2022	1
	06725900130000	11601 VENITIA LN	Signature Homes	584823	SFD	R						1		8/15/2022	1
	06725900350000	11607 ANDRIA LN	Signature Homes	584839	SFD	R						1		8/15/2022	1
	06725900030000	11637 ROCCO PL	Signature Homes	581994	SFD	R						1		8/15/2022	1
	06725900470000	11620 FIORENZA LN	Signature Homes	582001	SFD	R						1		8/15/2022	1
	06726000630000	11652 FIORENZA LN	Signature Homes	584896	SFD	R						1		8/15/2022	1
	06725900460000	11624 FIORENZA LN	Signature Homes	584897	SFD	R						1		8/15/2022	1
	06725900450000	11628 FIORENZA LN	Signature Homes	581999	SFD	R						1		8/15/2022	1
	06726000660000	11640 FIORENZA LN	Signature Homes	582008	SFD	R						1		8/15/2022	1
	06726000670000	11636 FIORENZA LN	Signature Homes	582009	SFD	R						1		8/15/2022	1
	06725900360000	11611 ANDRIA LN	Signature Homes	581996	SFD	R						1		8/15/2022	1
	06725900380000	11619 ANDRIA LN	Signature Homes	581997	SFD	R						1		8/15/2022	1
	06725900440000	11632 FIORENZA LN	Signature Homes	581998	SFD	R						1		8/15/2022	1
	06725900320000	11595 ANDRIA LN	Signature Homes	583478	SFD	R						1		8/15/2022	1
	06726000180000	11641 FIORENZA LN	Signature Homes	582002	SFD	R						1		8/15/2022	1
	06726000200000	11649 FIORENZA LN	Signature Homes	582003	SFD	R						1		8/15/2022	1
	06726000640000	11648 FIORENZA LN	Signature Homes	582006	SFD	R						1		8/15/2022	1
	06726000650000	11644 FIORENZA LN	Signature Homes	582007	SFD	R						1		8/15/2022	1
	06726000190000	11645 FIORENZA LN	Signature Homes	582024	SFD	R						1		8/15/2022	1
	06726000210000	11653 FIORENZA LN	Signature Homes	582004	SFD	R						1		8/15/2022	1
	06725900370000	11615 ANDRIA LN	Signature Homes	584840	SFD	R						1		8/15/2022	1

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	06726000170000	11637 FIORENZA LN	Signature Homes	582023	SFD	R						1		8/15/2022	1
	06725000490000	4176 WIGGINS CT	K HOVNANIAN AT JAEGER RANCH LLC 700788	585169	SFD	R						1		8/15/2022	1
	06725000480000	4180 WIGGINS CT	K HOVNANIAN AT JAEGER RANCH LLC 700788	585170	SFD	R						1		8/15/2022	1
	06725000470000	4184 WIGGINS CT	K HOVNANIAN AT JAEGER RANCH LLC 700788	585171	SFD	R						1		8/15/2022	1
	06725000460000	4185 WIGGINS CT	K HOVNANIAN AT JAEGER RANCH LLC 700788	585172	SFD	R						1		8/15/2022	1
	06713600600000	12688 MONTEREY PINE AVE	WOODSIDE 05N L P 979364	585155	SFD	R						1		8/15/2022	1
	06713600590000	12684 MONTEREY PINE AVE	WOODSIDE 05N L P 979364	585156	SFD	R						1		8/15/2022	1
	06713600580000	12680 MONTEREY PINE AVE	WOODSIDE 05N L P 979364	585157	SFD	R						1		8/15/2022	1
	06713600570000	12676 MONTEREY PINE AVE	WOODSIDE 05N L P 979364	585236	SFD	R						1		8/15/2022	1
	06725400490000	4360 ARCTIC TERN CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584726	SFD	R						1		8/15/2022	1
	06725400480000	4364 ARCTIC TERN CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584727	SFD	R						1		8/15/2022	1
	06725400470000	4368 ARCTIC TERN CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584728	SFD	R						1		8/15/2022	1
	06725400740000	4371 ARCTIC TERN CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584729	SFD	R						1		8/15/2022	1
	06725200780000	4120 PEAK CT	CRESLEIGH HOMES CORPORATION CBL#625484	585325	SFD	R						1		8/15/2022	1
	06725200770000	4124 PEAK CT	CRESLEIGH HOMES CORPORATION CBL#625484	585326	SFD	R						1		8/15/2022	1
	06725200760000	4128 PEAK CT	CRESLEIGH HOMES CORPORATION CBL#625484	585327	SFD	R						1		8/15/2022	1
	06725200600000	12143 BRILLIANT WAY	CRESLEIGH HOMES CORPORATION CBL#625484	585329	SFD	R						1		8/15/2022	1
	06725800670000	4549 DUCKHAWK CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584926	SFD	R						1		8/15/2022	1
	06725800660000	4545 DUCKHAWK CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584927	SFD	R						1		8/15/2022	1
	06725800220000	4542 DUCKHAWK CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584928	SFD	R						1		8/15/2022	1
	06725800210000	4546 DUCKHAWK CIR	LENNAR HOMES OF CALIFORNIA CSLB 728102	584930	SFD	R						1		8/15/2022	1
	06725200610000	12147 BRILLIANT WAY	CRESLEIGH HOMES CORPORATION CBL#625484	585328	SFD	R						1		8/15/2022	1
	06723900760000	4013 BOULOGNE WAY	MONTELENA VILLAGE 3	582118	SFD	O									0
	06723900650000	4004 BOULOGNE WAY	MONTELENA VILLAGE 3	582230	SFD	O									0
	06723900780000	4005 BOULOGNE WAY	MONTELENA VILLAGE 3	582411	SFD	O									0
	06723900660000	4008 BOULOGNE WAY	MONTELENA VILLAGE 3	582655	SFD	O									0
	06723900770000	4009 BOULOGNE WAY	MONTELENA VILLAGE 3	582656	SFD	O									0
	06723900790000	4001 BOULOGNE WAY	MONTELENA VILLAGE 3	582638	SFD	O									0
	06723900870000	11959 GRANZELLA WAY	MONTELENA VILLAGE 3	582648	SFD	O									0
	06723900880000	11927 HERODIAN DR	MONTELENA VILLAGE 3	582649	SFD	O									0
	06723900390000	3964 VALANCE WAY	MONTELENA VILLAGE 3	582651	SFD	O									0
	06723900400000	3968 VALANCE WAY	MONTELENA VILLAGE 3	582652	SFD	O									0
	06723900410000	3972 VALANCE WAY	MONTELENA VILLAGE 3	582969	SFD	O									0
	06723900750000	4017 BOULOGNE WAY	MONTELENA VILLAGE 3	579910	SFD	O									0
	06723900840000	11971 GRANZELLA WAY	MONTELENA VILLAGE 3	583356	SFD	O									0
	06723900850000	11967 GRANZELLA WAY	MONTELENA VILLAGE 3	583357	SFD	O									0
	06723900860000	11963 GRANZELLA WAY	MONTELENA VILLAGE 3	583358	SFD	O									0

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	06723900890000	11954 GRANZELLA WAY	MONTELENA VILLAGE 3	582964	SFD	O									0
	06723900900000	11956 GRANZELLA WAY	MONTELENA VILLAGE 3	582965	SFD	O									0
	06723900910000	11958 GRANZELLA WAY	MONTELENA VILLAGE 3	582966	SFD	O									0
	06723900920000	11960 GRANZELLA WAY	MONTELENA VILLAGE 3	582963	SFD	O									0
	06723900930000	11962 GRANZELLA WAY	MONTELENA VILLAGE 3	582967	SFD	O									0
	06723900940000	11966 GRANZELLA WAY	MONTELENA VILLAGE 3	583359	SFD	O									0
	06723900950000	11970 GRANZELLA WAY	MONTELENA VILLAGE 3	583360	SFD	O									0
	06723900810000	11983 GRANZELLA WAY	MONTELENA VILLAGE 3	583695	SFD	O									0
	06723900830000	11975 GRANZELLA WAY	MONTELENA VILLAGE 3	583696	SFD	O									0
	06723900960000	11974 GRANZELLA WAY	MONTELENA VILLAGE 3	583697	SFD	O									0
	06723900970000	11978 GRANZELLA WAY	MONTELENA VILLAGE 3	583699	SFD	O									0
	06723900820000	11979 GRANZELLA WAY	MONTELENA VILLAGE 3	583705	SFD	O									0
	06723900010000	11999 COBBLE BROOK DR	MONTELENA VILLAGE 3	583848	SFD	O									0
	06723900020000	11995 COBBLE BROOK DR	MONTELENA VILLAGE 3	583849	SFD	O									0
	06723900030000	11991 COBBLE BROOK DR	MONTELENA VILLAGE 3	583850	SFD	O									0
	06723900380000	3960 VALANCE WAY	MONTELENA VILLAGE 3	583851	SFD	O									0
	06723900800000	11987 GRANZELLA WAY	MONTELENA VILLAGE 3	583852	SFD	O									0
	06723900980000	11982 GRANZELLA WAY	MONTELENA VILLAGE 3	583853	SFD	O									0
	06723900990000	11986 GRANZELLA WAY	MONTELENA VILLAGE 3	583854	SFD	O									0
	06723900060000	11990 ROQUEFORT WAY	MONTELENA VILLAGE 3	584184	SFD	O									0
	06723900070000	11994 ROQUEFORT WAY	MONTELENA VILLAGE 3	584185	SFD	O									0
	06723900080000	11998 ROQUEFORT WAY	MONTELENA VILLAGE 3	584186	SFD	O									0
	06723900090000	11999 ROQUEFORT WAY	MONTELENA VILLAGE 3	584187	SFD	O									0
	06723900100000	11995 ROQUEFORT WAY	MONTELENA VILLAGE 3	584189	SFD	O									0
	06723900110000	11991 ROQUEFORT WAY	MONTELENA VILLAGE 3	584190	SFD	O									0
	06723900050000	11986 ROQUEFORT WAY	MONTELENA VILLAGE 3	584734	SFD	O									0
	06723900120000	11987 ROQUEFORT WAY	MONTELENA VILLAGE 3	584735	SFD	O									0
	06723900130000	11983 ROQUEFORT WAY	MONTELENA VILLAGE 3	584736	SFD	O									0
	06723900040000	11980 ROQUEFORT WAY	MONTELENA VILLAGE 3	584750	SFD	O									0
	06723900140000	11981 ROQUEFORT WAY	MONTELENA VILLAGE 3	584751	SFD	O									0
	06723900150000	11970 ARMANDI WAY	MONTELENA VILLAGE 3	584752	SFD	O									0
	06724300130000	11958 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	581545	SFD	O									0
	06724300340000	11914 ARMANDI WAY	MONTELENA VILLAGE 1 AND 2	581546	SFD	O									0
	06724600270000	4005 MIRECOURT CIR	MONTELENA VILLAGE 4	580280	SFD	O									0
	06724500230000	12099 ALERIA CIR	MONTELENA VILLAGE 6	580663	SFD	O									0
	06724500220000	12057 EVERTON WAY	MONTELENA VILLAGE 6	580662	SFD	O									0
	06724300260000	11939 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	580709	SFD	O									0

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	06724301190000	11933 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	580713	SFD	O									0
	06724500360000	4091 CAMBERY DR	MONTELENA VILLAGE 6	581961	SFD	O									0
	06724600330000	3996 MIRECOURT CIR	MONTELENA VILLAGE 4	581943	SFD	O									0
	06724600340000	3992 MIRECOURT CIR	MONTELENA VILLAGE 4	581945	SFD	O									0
	06724500110000	12065 ALERIA CIR	MONTELENA VILLAGE 6	581869	SFD	O									0
	06724301120000	11930 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	580653	SFD	O									0
	06724500370000	4095 CAMBERY DR	MONTELENA VILLAGE 6	580664	SFD	O									0
	06724500380000	12094 ALERIA CIR	MONTELENA VILLAGE 6	580665	SFD	O									0
	06724301180000	11937 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	580712	SFD	O									0
	06724600240000	3993 MIRECOURT CIR	MONTELENA VILLAGE 4	581939	SFD	O									0
	06724600350000	3988 MIRECOURT CIR	MONTELENA VILLAGE 4	581946	SFD	O									0
	06724500240000	12095 ALERIA CIR	MONTELENA VILLAGE 6	581956	SFD	O									0
	06724301200000	11929 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	582667	SFD	O									0
	06724500250000	12091 ALERIA CIR	MONTELENA VILLAGE 6	581957	SFD	O									0
	06724500260000	12087 ALERIA CIR	MONTELENA VILLAGE 6	581958	SFD	O									0
	06724600220000	3985 MIRECOURT CIR	MONTELENA VILLAGE 4	581935	SFD	O									0
	06724600230000	3989 MIRECOURT CIR	MONTELENA VILLAGE 4	581937	SFD	O									0
	06724600360000	3984 MIRECOURT CIR	MONTELENA VILLAGE 4	581947	SFD	O									0
	06724500150000	12079 ALERIA CIR	MONTELENA VILLAGE 6	581955	SFD	O									0
	06724300290000	11927 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583084	SFD	O									0
	06724301110000	11926 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583085	SFD	O									0
	06724300280000	11931 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	580711	SFD	O									0
	06724500120000	12069 ALERIA CIR	MONTELENA VILLAGE 6	581952	SFD	O									0
	06724500130000	12073 ALERIA CIR	MONTELENA VILLAGE 6	581953	SFD	O									0
	06724500140000	12075 ALERIA CIR	MONTELENA VILLAGE 6	581954	SFD	O									0
	06724300270000	11935 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	582526	SFD	O									0
	06724600200000	3977 MIRECOURT CIR	MONTELENA VILLAGE 4	581929	SFD	O									0
	06724600210000	3981 MIRECOURT CIR	MONTELENA VILLAGE 4	581931	SFD	O									0
	06724300300000	11923 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583436	SFD	O									0
	06724301090000	11918 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583437	SFD	O									0
	06724301100000	11922 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583438	SFD	O									0
	06724500290000	12066 ALERIA CIR	MONTELENA VILLAGE 6	583443	SFD	O									0
	06724500300000	12062 ALERIA CIR	MONTELENA VILLAGE 6	583444	SFD	O									0
	06724600370000	3980 MIRECOURT CIR	MONTELENA VILLAGE 4	581948	SFD	O									0
	06724500280000	12090 ALERIA CIR	MONTELENA VILLAGE 6	581959	SFD	O									0
	06724600180000	3969 MIRECOURT CIR	MONTELENA VILLAGE 4	581925	SFD	O									0
	06724600190000	3973 MIRECOURT CIR	MONTELENA VILLAGE 4	581927	SFD	O									0

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	06724500100000	12061 ALERIA CIR	MONTELENA VILLAGE 6	581951	SFD	O									0
	06724300310000	11915 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	584018	SFD	O									0
	06724301070000	11910 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	584019	SFD	O									0
	06724301080000	11914 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	584020	SFD	O									0
	06724301210000	11925 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584021	SFD	O									0
	06724301220000	11921 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584022	SFD	O									0
	06724500090000	12057 ALERIA CIR	MONTELENA VILLAGE 6	584027	SFD	O									0
	06724300320000	11911 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	584323	SFD	O									0
	06724301230000	11917 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584325	SFD	O									0
	06724301240000	11913 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584326	SFD	O									0
	06724300330000	11910 ARMANDI WAY	MONTELENA VILLAGE 1 AND 2	584324	SFD	O									0
	06724301250000	11909 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584327	SFD	O									0
	06724500320000	12054 ALERIA CIR	MONTELENA VILLAGE 6	584806	SFD	O									0
	06724500340000	4083 CAMBERY DR	MONTELENA VILLAGE 6	584807	SFD	O									0
	06724500380000	12094 ALERIA CIR	MONTELENA VILLAGE 6	584808	SFD	O									0
	06724301260000	11905 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584810	SFD	O									0
	06724301270000	11901 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	584811	SFD	O									0
	06724300990000	4100 VALANCE WAY	MONTELENA VILLAGE 1 AND 2	585182	SFD	O									0
	06724301000000	4104 VALANCE WAY	MONTELENA VILLAGE 1 AND 2	585183	SFD	O									0
	06724301010000	4108 VALANCE CT	MONTELENA VILLAGE 1 AND 2	585184	SFD	O									0
	06724301020000	4112 VALANCE CT	MONTELENA VILLAGE 1 AND 2	585185	SFD	O									0
	06724600170000	3965 MIRECOURT CIR	MONTELENA VILLAGE 4	585222	SFD	O									0
	06724500330000	12032 ALERIA CIR	MONTELENA VILLAGE 6	585226	SFD	O									0
	06724600160000	3961 MIRECOURT CIR	MONTELENA VILLAGE 4	585228	SFD	O									0
	06725400270000	4452 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583572	SFD	O									0
	06725400280000	4448 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583573	SFD	O									0
	06725400290000	4444 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583574	SFD	O									0
	06725400300000	4440 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583575	SFD	O									0
	06725800720000	4577 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582543	SFD	O									0
	06725800740000	4587 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582547	SFD	O									0
	06725800730000	4583 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582548	SFD	O									0
	06725800760000	4599 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582551	SFD	O									0
	06725800770000	4603 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582552	SFD	O									0
	06725800780000	4607 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582553	SFD	O									0
	06725800790000	4611 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582554	SFD	O									0
	06725800040000	4618 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582556	SFD	O									0
	06725800050000	4614 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582557	SFD	O									0

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	06725800060000	4610 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582558	SFD	O									0
	06725800110000	4586 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582559	SFD	O									0
	06725800120000	4582 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582560	SFD	O									0
	06725800130000	4578 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582561	SFD	O									0
	06725800070000	4606 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582562	SFD	O									0
	06725800080000	4602 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582563	SFD	O									0
	06725800090000	4598 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	582564	SFD	O									0
	06725700210000	4344 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583576	SFD	O									0
	06725700220000	4348 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583577	SFD	O									0
	06725700230000	4352 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583578	SFD	O									0
	06725700240000	4356 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583579	SFD	O									0
	06725800400000	4462 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583580	SFD	O									0
	06725800410000	4456 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583581	SFD	O									0
	06725800530000	4461 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583582	SFD	O									0
	06725800540000	4465 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583583	SFD	O									0
	06725700330000	4412 WAX MYRTLE WAY	GRANTLINE 220 UNIT 1	583585	SFD	O									0
	06725700340000	4408 WAX MYRTLE WAY	GRANTLINE 220 UNIT 1	583586	SFD	O									0
	06725700350000	4404 WAX MYRTLE WAY	GRANTLINE 220 UNIT 1	583587	SFD	O									0
	06725700360000	4400 WAX MYRTLE WAY	GRANTLINE 220 UNIT 1	583588	SFD	O									0
	06725700010000	4365 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583796	SFD	O									0
	06725700020000	4369 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583797	SFD	O									0
	06725700030000	4373 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583799	SFD	O									0
	06725700040000	4377 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583800	SFD	O									0
	06725400010000	12542 SURFBIRD WAY	GRANTLINE 220 UNIT 2	583801	SFD	O									0
	06725400020000	12538 SURFBIRD WAY	GRANTLINE 220 UNIT 2	583802	SFD	O									0
	06725400030000	12534 SURFBIRD WAY	GRANTLINE 220 UNIT 2	583803	SFD	O									0
	06725400040000	12530 SURFBIRD WAY	GRANTLINE 220 UNIT 2	583804	SFD	O									0
	06725400160000	4461 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583807	SFD	O									0
	06725400260000	4456 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583808	SFD	O									0
	06725400240000	4464 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583809	SFD	O									0
	06725400250000	4460 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583810	SFD	O									0
	06725800380000	4478 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583839	SFD	O									0
	06725800390000	4470 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583841	SFD	O									0
	06725800550000	4469 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583843	SFD	O									0
	06725800560000	4473 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583844	SFD	O									0
	06725700050000	4381 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583958	SFD	O									0
	06725700060000	4385 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583959	SFD	O									0

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	06725700070000	4389 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583960	SFD	O									0
	06725700250000	4398 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	583961	SFD	O									0
	06725400640000	4300 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	583962	SFD	O									0
	06725400650000	4296 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	583963	SFD	O									0
	06725400660000	4297 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	583964	SFD	O									0
	06725400670000	4301 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	583965	SFD	O									0
	06725800370000	4482 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583966	SFD	O									0
	06725800570000	4477 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583967	SFD	O									0
	06725800580000	4481 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583968	SFD	O									0
	06725800590000	4485 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	583969	SFD	O									0
	06725400170000	4467 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583970	SFD	O									0
	06725400180000	4473 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583971	SFD	O									0
	06725400220000	4472 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583972	SFD	O									0
	06725400230000	4468 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	583973	SFD	O									0
	06725400620000	4308 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584292	SFD	O									0
	06725400630000	4304 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584293	SFD	O									0
	06725400680000	4305 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584294	SFD	O									0
	06725400690000	4309 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584296	SFD	O									0
	06725700080000	4393 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584288	SFD	O									0
	06725700090000	4397 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584289	SFD	O									0
	06725700100000	4401 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584290	SFD	O									0
	06725700260000	4402 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584291	SFD	O									0
	06725400190000	4484 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	584333	SFD	O									0
	06725400200000	4480 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	584334	SFD	O									0
	06725400210000	4476 ARCTIC TERN WAY	GRANTLINE 220 UNIT 2	584335	SFD	O									0
	06725800890000	4488 ARCTIC TERN WAY	GRANTLINE 220 UNIT 1	584337	SFD	O									0
	06725800610000	4493 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584342	SFD	O									0
	06725800600000	4489 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584344	SFD	O									0
	06725800360000	4486 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584345	SFD	O									0
	06725800350000	4490 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584346	SFD	O									0
	06725700110000	4405 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584363	SFD	O									0
	06725700120000	4409 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584364	SFD	O									0
	06725700270000	4406 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584365	SFD	O									0
	06725700280000	4410 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584366	SFD	O									0
	06725400700000	4313 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584367	SFD	O									0
	06725400610000	4312 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584368	SFD	O									0
	06725400710000	4317 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584370	SFD	O									0

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	06725400580000	4324 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584372	SFD	O									0
	06725400720000	4321 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584374	SFD	O									0
	06725800900000	12546 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584338	SFD	O									0
	06725800910000	12542 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584339	SFD	O									0
	06725800920000	12538 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584340	SFD	O									0
	06725700320000	12539 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584341	SFD	O									0
	06725800320000	4502 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584347	SFD	O									0
	06725800330000	4498 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584348	SFD	O									0
	06725800340000	4494 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584349	SFD	O									0
	06725800620000	4497 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584350	SFD	O									0
	06725400600000	4316 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584369	SFD	O									0
	06725400570000	4328 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584371	SFD	O									0
	06725400590000	4320 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584373	SFD	O									0
	06725800820000	12586 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584739	SFD	O									0
	06725800830000	12582 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584738	SFD	O									0
	06725800840000	12578 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584741	SFD	O									0
	06725800850000	12574 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584740	SFD	O									0
	06725800860000	12566 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584699	SFD	O									0
	06725800870000	12560 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584700	SFD	O									0
	06725800880000	12554 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584701	SFD	O									0
	06725800930000	12534 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584702	SFD	O									0
	06725800940000	12530 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584703	SFD	O									0
	06725400500000	4356 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584686	SFD	O									0
	06725400510000	4352 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584678	SFD	O									0
	06725400520000	4348 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584679	SFD	O									0
	06725400530000	4344 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584681	SFD	O									0
	06725700300000	12531 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584704	SFD	O									0
	06725700310000	12535 ROSEFINCH CT	GRANTLINE 220 UNIT 1	584705	SFD	O									0
	06725700130000	4413 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584753	SFD	O									0
	06725700140000	4417 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584754	SFD	O									0
	06725700150000	4421 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584755	SFD	O									0
	06725700160000	4425 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584756	SFD	O									0
	06725700170000	12587 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584761	SFD	O									0
	06725400540000	4340 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584682	SFD	O									0
	06725400550000	4336 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584683	SFD	O									0
	06725400560000	4332 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584684	SFD	O									0
	06725400730000	4367 ARCTIC TERN CIR	GRANTLINE 220 UNIT 2	584680	SFD	O									0

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	06725700180000	12583 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584760	SFD	O									0
	06725700190000	12579 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584759	SFD	O									0
	06725700200000	12575 ROSEFINCH WAY	GRANTLINE 220 UNIT 1	584758	SFD	O									0
	06725700290000	4414 HAWKFINCH CIR	GRANTLINE 220 UNIT 1	584757	SFD	O									0
	06725800230000	4538 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584712	SFD	O									0
	06725800240000	4534 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584711	SFD	O									0
	06725800250000	4530 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584707	SFD	O									0
	06725800260000	4526 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584706	SFD	O									0
	06725800270000	4522 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584708	SFD	O									0
	06725800280000	4518 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584354	SFD	O									0
	06725800290000	4514 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584353	SFD	O									0
	06725800300000	4510 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584352	SFD	O									0
	06725800310000	4506 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584351	SFD	O									0
	06725800630000	4533 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584709	SFD	O									0
	06725800640000	4537 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584724	SFD	O									0
	06725800650000	4541 DUCKHAWK CIR	GRANTLINE 220 UNIT 1	584710	SFD	O									0
	06724900180000	4165 ARJUNA WAY	THE RANCH VILLAGE 8	580429	SFD	O									0
	06724900310000	4190 OLD MAPLE WAY	THE RANCH VILLAGE 8	580433	SFD	O									0
	06724400830000	12265 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	581614	SFD	O									0
	06724400930000	12260 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	581616	SFD	O									0
	06724400810000	12257 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	581635	SFD	O									0
	06724900200000	4161 ARJUNA WAY	THE RANCH VILLAGE 8	580413	SFD	O									0
	06724900290000	4186 OLD MAPLE WAY	THE RANCH VILLAGE 8	580419	SFD	O									0
	06724900190000	4163 ARJUNA WAY	THE RANCH VILLAGE 8	580430	SFD	O									0
	06724900300000	4188 OLD MAPLE WAY	THE RANCH VILLAGE 8	580431	SFD	O									0
	06724900210000	4159 ARJUNA WAY	THE RANCH VILLAGE 8	580415	SFD	O									0
	06724900280000	4184 OLD MAPLE WAY	THE RANCH VILLAGE 8	580418	SFD	O									0
	06724900220000	4157 ARJUNA WAY	THE RANCH VILLAGE 8	580439	SFD	O									0
	06724900230000	4155 ARJUNA WAY	THE RANCH VILLAGE 8	580440	SFD	O									0
	06724900260000	4180 OLD MAPLE WAY	THE RANCH VILLAGE 8	580441	SFD	O									0
	06724900270000	4182 OLD MAPLE WAY	THE RANCH VILLAGE 8	580442	SFD	O									0
	06724400610000	12207 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	PBLD-0622-578652	SFD	O									0
	06724400620000	12211 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	PBLD-0622-578653	SFD	O									0
	06724400850000	12273 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579525	SFD	O									0
	06724400900000	12272 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579526	SFD	O									0
	06724400920000	12264 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579660	SFD	O									0
	06724400840000	12269 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579658	SFD	O									0

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	06724400640000	12219 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579802	SFD	O									0
	06724400630000	12215 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579801	SFD	O									0
	06724900240000	4176 OLD MAPLE WAY	THE RANCH VILLAGE 8	580744	SFD	O									0
	06724900250000	4178 OLD MAPLE WAY	THE RANCH VILLAGE 8	580746	SFD	O									0
	06724400650000	4220 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	PBLD-0622-578655	SFD	O									0
	06724400660000	4216 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	PBLD-0622-578657	SFD	O									0
	06724400890000	12276 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579523	SFD	O									0
	06724400870000	12281 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579671	SFD	O									0
	06724400880000	12280 ROCKY FORD WAY	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579672	SFD	O									0
	06724900120000	12191 COAL CREEK WAY	THE RANCH VILLAGE 8	580739	SFD	O									0
	06724900130000	12193 COAL CREEK WAY	THE RANCH VILLAGE 8	580743	SFD	O									0
	06724900110000	12189 COAL CREEK WAY	THE RANCH VILLAGE 8	581453	SFD	O									0
	06724400380000	12348 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579666	SFD	O									0
	06724400390000	12344 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579667	SFD	O									0
	06724400400000	12340 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579670	SFD	O									0
	06724400370000	12352 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579683	SFD	O									0
	06725000010000	12201 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	581446	SFD	O									0
	06725000600000	12200 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	581447	SFD	O									0
	06725000610000	4164 ARJUNA WAY	THE RANCH VILLAGE 4 UNIT 2	581448	SFD	O									0
	06725000620000	4170 ARJUNA WAY	THE RANCH VILLAGE 4 UNIT 2	581449	SFD	O									0
	06724400330000	12368 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579678	SFD	O									0
	06724400340000	12364 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579679	SFD	O									0
	06724400360000	12356 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579682	SFD	O									0
	06724900080000	12183 COAL CREEK WAY	THE RANCH VILLAGE 8	581450	SFD	O									0
	06724900090000	12185 COAL CREEK WAY	THE RANCH VILLAGE 8	581451	SFD	O									0
	06724900100000	12187 COAL CREEK WAY	THE RANCH VILLAGE 8	581452	SFD	O									0
	06724400200000	12306 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579913	SFD	O									0
	06725000580000	12208 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582150	SFD	O									0
	06725000020000	12205 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582146	SFD	O									0
	06725000030000	12209 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582147	SFD	O									0
	06725000590000	12204 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582149	SFD	O									0
	06724900040000	12175 COAL CREEK WAY	THE RANCH VILLAGE 8	582390	SFD	O									0
	06724900550000	12169 COAL CREEK WAY	THE RANCH VILLAGE 8	582465	SFD	O									0
	06724800110000	12159 COAL CREEK WAY	THE RANCH VILLAGE 8	582633	SFD	O									0
	06724800070000	12149 COAL CREEK WAY	THE RANCH VILLAGE 8	582777	SFD	O									0
	06724400170000	12318 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579751	SFD	O									0
	06724400180000	12314 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579752	SFD	O									0

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	06724400310000	12315 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579754	SFD	O									0
	06724400320000	12319 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579755	SFD	O									0
	06724400190000	12310 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579911	SFD	O									0
	06724400290000	12307 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579914	SFD	O									0
	06724400300000	12311 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579915	SFD	O									0
	06724400210000	12302 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579918	SFD	O									0
	06724400220000	12298 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579919	SFD	O									0
	06724400270000	12299 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	579922	SFD	O									0
	06724400280000	12303 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	580003	SFD	O									0
	06724900050000	12177 COAL CREEK WAY	THE RANCH VILLAGE 8	582391	SFD	O									0
	06724900060000	12179 COAL CREEK WAY	THE RANCH VILLAGE 8	582392	SFD	O									0
	06724900070000	12181 COAL CREEK WAY	THE RANCH VILLAGE 8	582393	SFD	O									0
	06724900560000	12171 COAL CREEK WAY	THE RANCH VILLAGE 8	582466	SFD	O									0
	06724900030000	12173 COAL CREEK WAY	THE RANCH VILLAGE 8	582467	SFD	O									0
	06724800150000	12167 COAL CREEK WAY	THE RANCH VILLAGE 8	582485	SFD	O									0
	06724800120000	12161 COAL CREEK WAY	THE RANCH VILLAGE 8	582635	SFD	O									0
	06724800130000	12163 COAL CREEK WAY	THE RANCH VILLAGE 8	582636	SFD	O									0
	06724800140000	12165 COAL CREEK WAY	THE RANCH VILLAGE 8	582637	SFD	O									0
	06724800100000	12155 COAL CREEK WAY	THE RANCH VILLAGE 8	582774	SFD	O									0
	06724800090000	12153 COAL CREEK WAY	THE RANCH VILLAGE 8	582775	SFD	O									0
	06724800080000	12151 COAL CREEK WAY	THE RANCH VILLAGE 8	582776	SFD	O									0
	06725000900000	4221 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	580786	SFD	O									0
	06725000910000	4217 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	580789	SFD	O									0
	06724400350000	12360 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	583051	SFD	O									0
	06724100030000	4201 CRESTED BUTTE WAY	THE RANCH	580851	SFD	O									0
	06724100030000	4197 CRESTED BUTTE WAY	THE RANCH	580852	SFD	O									0
	06724100030000	4198 CRESTED BUTTE WAY	THE RANCH	580853	SFD	O									0
	06724100030000	4193 CRESTED BUTTE WAY	THE RANCH	580916	SFD	O									0
	06724100030000	4188 CRESTED BUTTE WAY	THE RANCH	580917	SFD	O									0
	06724100030000	4192 CRESTED BUTTE WAY	THE RANCH	580918	SFD	O									0
	06724100030000	4189 CRESTED BUTTE WAY	THE RANCH	580922	SFD	O									0
	06725000990000	4185 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	581456	SFD	O									0
	06725001000000	4181 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	581457	SFD	O									0
	06725001010000	4177 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	581458	SFD	O									0
	06725001020000	4176 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	581459	SFD	O									0
	06725001030000	4182 CRESTED BUTTE WAY	THE RANCH VILLAGE 3	581460	SFD	O									0
	06725000040000	12213 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582249	SFD	O									0

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	06725000050000	12217 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582251	SFD	O									0
	06725000560000	12216 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582252	SFD	O									0
	06725000570000	12212 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582253	SFD	O									0
	06725000060000	12221 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582385	SFD	O									0
	06725000070000	12225 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582386	SFD	O									0
	06725000550000	12220 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582388	SFD	O									0
	06725000640000	12301 COAL CREEK WAY	THE RANCH VILLAGE 3	582884	SFD	O									0
	06725000650000	12305 COAL CREEK WAY	THE RANCH VILLAGE 3	582885	SFD	O									0
	06725000660000	12309 COAL CREEK WAY	THE RANCH VILLAGE 3	582886	SFD	O									0
	06725000670000	12313 COAL CREEK WAY	THE RANCH VILLAGE 3	582887	SFD	O									0
	06725000540000	12224 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582387	SFD	O									0
	06724100030000	4202 CRESTED BUTTE WAY	THE RANCH	580854	SFD	O									0
	06725000080000	12229 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583058	SFD	O									0
	06725000090000	12233 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583059	SFD	O									0
	06725000520000	12232 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583060	SFD	O									0
	06725000530000	12228 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583062	SFD	O									0
	06725000680000	12317 COAL CREEK WAY	THE RANCH VILLAGE 3	582888	SFD	O									0
	06725000720000	12320 COAL CREEK WAY	THE RANCH VILLAGE 3	582889	SFD	O									0
	06725000690000	12321 COAL CREEK WAY	THE RANCH VILLAGE 3	582898	SFD	O									0
	06725000730000	12324 COAL CREEK WAY	THE RANCH VILLAGE 3	582901	SFD	O									0
	06725000100000	12237 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583191	SFD	O									0
	06725000110000	12241 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583192	SFD	O									0
	06725000500000	12240 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583193	SFD	O									0
	06725000510000	12236 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583194	SFD	O									0
	06724800030000	12141 COAL CREEK WAY	THE RANCH VILLAGE 8	583345	SFD	O									0
	06724800040000	12143 COAL CREEK WAY	THE RANCH VILLAGE 8	583346	SFD	O									0
	06724800050000	12145 COAL CREEK WAY	THE RANCH VILLAGE 8	583347	SFD	O									0
	06724800060000	12147 COAL CREEK WAY	THE RANCH VILLAGE 8	583348	SFD	O									0
	06724800020000	12139 COAL CREEK WAY	THE RANCH VILLAGE 8	584238	SFD	O									0
	06724400260000	12295 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	582702	SFD	O									0
	06724400250000	12291 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	582703	SFD	O									0
	06724400240000	12290 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	582704	SFD	O									0
	06724400230000	12294 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	582705	SFD	O									0
	06725000710000	12329 COAL CREEK WAY	THE RANCH VILLAGE 3	583209	SFD	O									0
	06725000120000	12245 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583204	SFD	O									0
	06725000130000	12249 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583205	SFD	O									0
	06725000150000	12257 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583206	SFD	O									0

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	06725000140000	12253 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	583207	SFD	O									0
	06725000700000	12325 COAL CREEK WAY	THE RANCH VILLAGE 3	583208	SFD	O									0
	06725000740000	12328 COAL CREEK WAY	THE RANCH VILLAGE 3	583210	SFD	O									0
	06725100140000	12332 COAL CREEK WAY	THE RANCH VILLAGE 3	583220	SFD	O									0
	06725100020000	12337 COAL CREEK WAY	THE RANCH VILLAGE 3	583213	SFD	O									0
	06725100010000	12333 COAL CREEK WAY	THE RANCH VILLAGE 3	583214	SFD	O									0
	06725100030000	12371 WHEAT RIDGE DR	THE RANCH VILLAGE 3	583215	SFD	O									0
	06725100150000	12340 COAL CREEK WAY	THE RANCH VILLAGE 3	583218	SFD	O									0
	06724800010000	12137 COAL CREEK WAY	THE RANCH VILLAGE 8	584239	SFD	O									0
	06724400160000	12334 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	584957	SFD	O									0
	06724400020000	12339 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	584958	SFD	O									0
	06724400010000	12335 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	584959	SFD	O									0
	06724400150000	12338 ROCKY FORD CT	THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6	584960	SFD	O									0
	06724800540000	4192 AURA WAY	THE RANCH VILLAGE 8	584962	SFD	O									0
	06724800520000	4196 AURA WAY	THE RANCH VILLAGE 8	584963	SFD	O									0
	06724800500000	4200 AURA WAY	THE RANCH VILLAGE 8	584965	SFD	O									0
	06724800530000	4194 AURA WAY	THE RANCH VILLAGE 8	584966	SFD	O									0
	06724800490000	4202 AURA WAY	THE RANCH VILLAGE 8	584967	SFD	O									0
	06724800510000	4198 AURA WAY	THE RANCH VILLAGE 8	585027	SFD	O									0
	06713600610000	4328 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580641	SFD	O									0
	06713600620000	4324 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580642	SFD	O									0
	06713600630000	4320 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580645	SFD	O									0
	06713600640000	4316 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580646	SFD	O									0
	06713600650000	4312 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580648	SFD	O									0
	06713600660000	4308 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580650	SFD	O									0
	06713600670000	4304 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580651	SFD	O									0
	06713600680000	4300 CYPRESS GROVE DR	ARISTA DEL SOL - PHASE 1	580652	SFD	O									0
	06713700870000	4322 SILVER MOSS ST	ARISTA DEL SOL - PHASE 1	580811	SFD	O									0
	06713701130000	4313 SILVER MOSS ST	ARISTA DEL SOL - PHASE 1	580812	SFD	O									0
	06713701140000	4317 SILVER MOSS ST	ARISTA DEL SOL - PHASE 1	580813	SFD	O									0
	06713701150000	4321 SILVER MOSS ST	ARISTA DEL SOL - PHASE 1	580814	SFD	O									0
	06713701100000	12802 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580815	SFD	O									0
	06713701110000	12798 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580816	SFD	O									0
	06713701120000	12794 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580817	SFD	O									0
	06713600920000	12689 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581142	SFD	O									0
	06713600910000	12685 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581143	SFD	O									0
	06713600900000	12681 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581144	SFD	O									0

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	06713600890000	12677 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581171	SFD	O									0
	06713600880000	12673 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581172	SFD	O									0
	06713600870000	12669 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	581173	SFD	O									0
	06713701500000	12765 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580864	SFD	O									0
	06713701510000	12769 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580865	SFD	O									0
	06713701520000	12773 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580866	SFD	O									0
	06713701490000	12761 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	580887	SFD	O									0
	06713601270000	4308 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580872	SFD	O									0
	06713601280000	4304 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580873	SFD	O									0
	06713601290000	4300 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580874	SFD	O									0
	06713601260000	4312 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580877	SFD	O									0
	06713701070000	4322 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	580818	SFD	O									0
	06713701080000	4318 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	580819	SFD	O									0
	06713701090000	4314 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	580820	SFD	O									0
	06713700410000	4301 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580888	SFD	O									0
	06713700420000	4305 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580867	SFD	O									0
	06713700430000	4309 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580868	SFD	O									0
	06713700440000	4313 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580869	SFD	O									0
	06713700450000	4317 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580870	SFD	O									0
	06713700460000	4321 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	580871	SFD	O									0
	06713601240000	4320 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580875	SFD	O									0
	06713601250000	4316 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	580876	SFD	O									0
	06713600850000	12661 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	584224	SFD	O									0
	06713600860000	12665 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	584228	SFD	O									0
	06713600690000	4301 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584245	SFD	O									0
	06713600700000	4305 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584247	SFD	O									0
	06713600710000	4309 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584250	SFD	O									0
	06713600840000	4300 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584252	SFD	O									0
	06713701330000	4313 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	584255	SFD	O									0
	06713701340000	4317 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	584259	SFD	O									0
	06713701350000	4321 TAHOE SEDGE ST	ARISTA DEL SOL - PHASE 1	584260	SFD	O									0
	06713701300000	12818 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	584261	SFD	O									0
	06713701310000	12814 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	584263	SFD	O									0
	06713701320000	12810 MISSION PEAK WAY	ARISTA DEL SOL - PHASE 1	584270	SFD	O									0
	06713701290000	4314 MORO CANYON ST	ARISTA DEL SOL - PHASE 1	584392	SFD	O									0
	06713600800000	4316 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584304	SFD	O									0
	06713600810000	4312 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584306	SFD	O									0

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	06713600820000	4308 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584308	SFD	O									0
	06713600830000	4304 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584309	SFD	O									0
	06713701270000	4322 MORO CANYON ST	ARISTA DEL SOL - PHASE 1	584394	SFD	O									0
	06713701280000	4318 MORO CANYON ST	ARISTA DEL SOL - PHASE 1	584395	SFD	O									0
	06713600720000	4313 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584657	SFD	O									0
	06713600730000	4317 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584658	SFD	O									0
	06713600740000	4321 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584661	SFD	O									0
	06713600750000	4325 LACE FERN ST	ARISTA DEL SOL - PHASE 1	584662	SFD	O									0
	06713700290000	4304 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584939	SFD	O									0
	06713601230000	4324 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584732	SFD	O									0
	06713601220000	4328 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584733	SFD	O									0
	06713601370000	4329 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584762	SFD	O									0
	06713601360000	4325 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584763	SFD	O									0
	06713601350000	4321 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584764	SFD	O									0
	06713601340000	4317 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584765	SFD	O									0
	06713601320000	4309 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584816	SFD	O									0
	06713601300000	4301 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584826	SFD	O									0
	06713601310000	4305 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584827	SFD	O									0
	06713601330000	4313 CASTLE CRAG ST	ARISTA DEL SOL - PHASE 1	584829	SFD	O									0
	06713600760000	4329 LACE FERN ST	ARISTA DEL SOL - PHASE 1	585020	SFD	O									0
	06713600770000	4328 LACE FERN ST	ARISTA DEL SOL - PHASE 1	585021	SFD	O									0
	06713600780000	4324 LACE FERN ST	ARISTA DEL SOL - PHASE 1	585022	SFD	O									0
	06713600790000	4320 LACE FERN ST	ARISTA DEL SOL - PHASE 1	585023	SFD	O									0
	06713700470000	4325 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584923	SFD	O									0
	06713700480000	4329 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584925	SFD	O									0
	06713700230000	4328 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584932	SFD	O									0
	06713700240000	4324 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584933	SFD	O									0
	06713700250000	4320 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584934	SFD	O									0
	06713700260000	4316 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584936	SFD	O									0
	06713700270000	4312 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584937	SFD	O									0
	06713700280000	4308 NOBELTON WAY	ARISTA DEL SOL - PHASE 1	584938	SFD	O									0
	07239200070000	11625 TORTUGUERO WAY	RIO DEL ORO LOT 67B	584439	SFD	O									0
	07239200060000	11621 TORTUGUERO WAY	RIO DEL ORO LOT 67B	584440	SFD	O									0
	07239200620000	3000 ATIRRO WAY	RIO DEL ORO LOT 67B	584441	SFD	O									0
	07239200610000	3004 ATIRRO WAY	RIO DEL ORO LOT 67B	584442	SFD	O									0
	07239200600000	3008 ATIRRO WAY	RIO DEL ORO LOT 67B	584443	SFD	O									0
	07239200590000	3012 ATIRRO WAY	RIO DEL ORO LOT 67B	584444	SFD	O									0

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	07239200580000	3016 ATIRRO WAY	RIO DEL ORO LOT 67B	584445	SFD	O									0
	07239200570000	3020 ATIRRO WAY	RIO DEL ORO LOT 67B	584447	SFD	O									0
	07239200560000	3024 ATIRRO WAY	RIO DEL ORO LOT 67B	584448	SFD	O									0
	07239200550000	3028 ATIRRO WAY	RIO DEL ORO LOT 67B	584449	SFD	O									0
	07239200540000	3032 ATIRRO WAY	RIO DEL ORO LOT 67B	584450	SFD	O									0
	07239200530000	3036 ATIRRO WAY	RIO DEL ORO LOT 67B	584451	SFD	O									0
	07239200050000	11617 TORTUGUERO WAY	RIO DEL ORO LOT 67B	584452	SFD	O									0
	7601430050000	2547 LAS CASAS WAY		RBLDG-0622-578343	ADU	O									0
	5801920130000	10696 BISCAY WAY			ADU	O									0
	5802700620000	11230 Point East Dr.	Vivo Apartments - small building		5+	R				32				5/15/2023	32
	5802700620000	11260 point east dr	Vivo Apartments	580530	5+	R						126		5/15/2023	126
	072-3910-047-0000	3048 POAS WAY	RIO DEL ORO LOT 67A	578513	SFD	O									0
	072-3910-005-0000	11596 TARCOLES WAY	RIO DEL ORO LOT 67A	578252	SFD	O									0
	072-3910-008-0000	11608 TARCOLES WAY	RIO DEL ORO LOT 67A	578255	SFD	O									0
	072-3910-048-0000	3044 POAS WAY	RIO DEL ORO LOT 67A	578514	SFD	O									0
	072-3910-006-0000	11600 TARCOLES WAY	RIO DEL ORO LOT 67A	578253	SFD	O									0
	072-3910-041-0000	3072 POAS WAY	RIO DEL ORO LOT 67A	578507	SFD	O									0
	072-3910-040-0000	3071 POAS WAY	RIO DEL ORO LOT 67A	578506	SFD	O									0
	072-3910-039-0000	3067 POAS WAY	RIO DEL ORO LOT 67A	578505	SFD	O									0
	072-3910-004-0000	11592 TARCOLES WAY	RIO DEL ORO LOT 67A	57851	SFD	O									0
	072-3910-007-0000	11604 TARCOLES WAY	RIO DEL ORO LOT 67A	578554	SFD	O									0
	072-3910-010-0000	11616 TARCOLES WAY	RIO DEL ORO LOT 67A	578257	SFD	O									0
	7239100020000	11584 TARCOLES WAY	RIO DEL ORO LOT 67A	578261	SFD	O									0
	07239100010000	11580 TARCOLES WAY	RIO DEL ORO LOT 67A	578261	SFD	O									0
	7239100460000	3052 POAS WAY	RIO DEL ORO LOT 67A	578512	SFD	O									0
	07239100430000	3064 POAS WAY	RIO DEL ORO LOT 67A	578509	SFD	O									0
	072-3920-020-0000	11681 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578626	SFD	O									0
	072-3920-048-0000	3029 ATIRRO WAY	RIO DEL ORO LOT 67B	578623	SFD	O									0
	072-3920-037-0000	11664 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578277	SFD	O									0
	072-3920-008-0000	11629 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578616	SFD	O									0
	072-3920-049-0000	3033 ATIRRO WAY	RIO DEL ORO LOT 67B	578624	SFD	O									0
	072-3920-017-0000	11669 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578268	SFD	O									0
	072-3920-012-0000	11649 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578273	SFD	O									0
	072-3920-034-0000	11676 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578274	SFD	O									0
	072-3920-036-0000	11668 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578276	SFD	O									0
	072-3920-041-0000	11648 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578281	SFD	O									0
	7239200420000	3001 ATIRRO WAY	RIO DEL ORO LOT 67B	578617	SFD	O									0

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	07239200440000	3009 ATIRRO WAY	RIO DEL ORO LOT 67B	578619	SFD	O									0
	7239200400000	11652 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578280	SFD	O									0
	07239200380000	11660 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578278	SFD	O									0
	7239200110000	11641 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578613	SFD	O									0
	07239200100000	11637 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578614	SFD	O									0
	07239200350000	11672 TORTUGUERO WAY	RIO DEL ORO LOT 67B	578275	SFD	O									0
	067-1170-001-0000	12112 COBBLE BROOK DR	SUNRIDGE VILLAGE 1	581054	SFD	O									0
	067-1190-055-0000	12113 WISTAR WAY	SUNRIDGE VILLAGE 2	581066	SFD	O									0
	067-1200-035-0000	12182 HETCH HECHY DR	SUNRIDGE VILLAGE 2	PBLD-0122-578211	SFD	O									0
	06711900530000	4084 AURA WAY	SUNRIDGE VILLAGE 2	PBLD-0222-578248	SFD	O									0
	06711900590000	12129 WISTAR WAY	SUNRIDGE VILLAGE 2	PBLD-0222-578246	SFD	O									0
	067-2520-025-0000	4138 ARJUNA WAY	SUNRIDGE VILLAGE 3	581047	SFD	O									0
	067-2520-023-0000	12164 SOLIS WAY	SUNRIDGE VILLAGE 3	581046	SFD	O									0
	067-2520-027-0000	4130 ARJUNA WAY	SUNRIDGE VILLAGE 3	581057	SFD	O									0
	067-2520-026-0000	4134 ARJUNA WAY	SUNRIDGE VILLAGE 3	581056	SFD	O									0
	067-2520-072-0000	4120 TANE WAY	SUNRIDGE VILLAGE 3	581062	SFD	O									0
	067-2520-028-0000	4126 ARJUNA WAY	SUNRIDGE VILLAGE 3	581058	SFD	O									0
	067-2520-029-0000	4122 ARJUNA WAY	SUNRIDGE VILLAGE 3	581059	SFD	O									0
	067-2520-070-0000	4128 TANE WAY	SUNRIDGE VILLAGE 3	581060	SFD	O									0
	067-2520-016-0000	12136 SOLIS WAY	SUNRIDGE VILLAGE 3	583044	SFD	O									0
	067-2520-071-0000	4124 TANE WAY	SUNRIDGE VILLAGE 3	581061	SFD	O									0
	067-2520-015-0000	12132 SOLIS WAY	SUNRIDGE VILLAGE 3	583041	SFD	O									0
	067-2520-030-0000	4118 ARJUNA WAY	SUNRIDGE VILLAGE 3	583118	SFD	O									0
	067-2520-075-0000	4129 PEAK CT	SUNRIDGE VILLAGE 3	583046	SFD	O									0
	067-2520-018-0000	12144 SOLIS WAY	SUNRIDGE VILLAGE 3	582451	SFD	O									0
	067-2520-022-0000	12160 SOLIS WAY	SUNRIDGE VILLAGE 3	582455	SFD	O									0
	067-2520-014-0000	12128 SOLIS WAY	SUNRIDGE VILLAGE 3	583048	SFD	O									0
	067-2520-017-0000	12140 SOLIS WAY	SUNRIDGE VILLAGE 3	582450	SFD	O									0
	067-2520-019-0000	12148 SOLIS WAY	SUNRIDGE VILLAGE 3	582452	SFD	O									0
	067-2520-073-0000	4121 PEAK CT	SUNRIDGE VILLAGE 3	583043	SFD	O									0
	067-2440-066-0000	4216 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	578657	SFD	O									0
	067-2440-065-0000	4220 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	578655	SFD	O									0
	067-2440-062-0000	12211 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578653	SFD	O									0
	067-2440-061-0000	12207 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578652	SFD	O									0
	067-2440-050-0000	12292 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578642	SFD	O									0
	067-2440-052-0000	12282 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578492	SFD	O									0
	067-2440-054-0000	12270 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578500	SFD	O									0

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	067-2440-060-0000	12201 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578651	SFD	O									0
	067-2440-068-0000	4209 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	578648	SFD	O									0
	067-2440-069-0000	4213 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	578649	SFD	O									0
	067-2440-075-0000	4244CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579438	SFD	O									0
	067-2440-118-0000	12232 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578318	SFD	O									0
	067-2440-125-0000	12204 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578444	SFD	O									0
	067-2440-129-0000	12259 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578450	SFD	O									0
	067-2440-130-0000	12263 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578451	SFD	O									0
	067-2440-132-0000	12271 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578534	SFD	O									0
	067-2440-133-0000	12275ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578496	SFD	O									0
	067-2440-135-0000	12283 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578493	SFD	O									0
	067-2440-138-0000	12295 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578641	SFD	O									0
	6724400780000	4232 CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579442	SFD	O									0
	6724401370000	12291 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578640	SFD	O									0
	06724401360000	12287 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578494	SFD	O									0
	06724401230000	12212 CHATUM CT	THE RANCH VILLAGE 4 UNIT 1	578442	SFD	O									0
	6724400740000	4248 CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579644	SFD	O									0
	06724400760000	4240 CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579440	SFD	O									0
	6724400670000	4205 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	578647	SFD	O									0
	06724400530000	12278 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578495	SFD	O									0
	6724400770000	4236 CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579441	SFD	O									0
	6724400730000	4252 CROSSROADS WAY	THE RANCH VILLAGE 4 UNIT 1	579642	SFD	O									0
	6724400710000	4221 CREEDE WAY	THE RANCH VILLAGE 4 UNIT 1	579639	SFD	O									0
	6724400510000	12286 ALAMOSA DR	THE RANCH VILLAGE 4 UNIT 1	578491	SFD	O									0
	067-2500-056-0000	12216 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582252	SFD	O									0
	067-2500-001-0000	12201 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	581446	SFD	O									0
	067-2500-058-0000	12208 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582150	SFD	O									0
	067-2500-059-0000	12204 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582149	SFD	O									0
	067-2500-006-0000	12221 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582385	SFD	O									0
	067-2500-054-0000	12224 COAL CREEK WAY	THE RANCH VILLAGE 4 UNIT 2	582387	SFD	O									0
	067-2440-085-0000	12273 ROCKY FORD WAY	THE RANCH VILLAGE 5	579525	SFD	O									0
	067-2440-092-0000	12264 ROCKY FORD WAY	THE RANCH VILLAGE 5	579660	SFD	O									0
	067-2440-084-0000	12269 ROCKY FORD WAY	THE RANCH VILLAGE 5	579658	SFD	O									0
	067-2440-093-0000	12260 ROCKY FORD WAY	THE RANCH VILLAGE 5	579447	SFD	O									0
	067-2440-088-0000	12280 ROCKY FORD WAY	THE RANCH VILLAGE 5	579672	SFD	O									0
	067-2440-081-0000	12257 ROCKY FORD WAY	THE RANCH VILLAGE 5	579530	SFD	O									0
	067-2440-087-0000	12281 ROCKY FORD WAY	THE RANCH VILLAGE 5	579671	SFD	O									0

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	067-2440-041-0000	12332 ALAMOSA DR	THE RANCH VILLAGE 5	578523	SFD	O										0
	067-2440-042-0000	12328 ALAMOSA DR	THE RANCH VILLAGE 5	578546	SFD	O										0
	067-2440-043-0000	12324 ALAMOSA DR	THE RANCH VILLAGE 5	578545	SFD	O										0
	067-2440-045-0000	12316 ALAMOSA DR	THE RANCH VILLAGE 5	578524	SFD	O										0
	067-2440-047-0000	12308 ALAMOSA DR	THE RANCH VILLAGE 5	578468	SFD	O										0
	067-2440-086-0000	12277 ROCKY FORD WAY	THE RANCH VILLAGE 5	579599	SFD	O										0
	067-2440-094-0000	12256 ROCKY FORD WAY	THE RANCH VILLAGE 5	579449	SFD	O										0
	067-2440-096-0000	12248 ROCKY FORD WAY	THE RANCH VILLAGE 5	579597	SFD	O										0
	067-2440-097-0000	12249 CHATUM CT	THE RANCH VILLAGE 5	579552	SFD	O										0
	067-2440-098-0000	12253 CHATUM CT	THE RANCH VILLAGE 5	579527	SFD	O										0
	067-2440-100-0000	12261 CHATUM CT	THE RANCH VILLAGE 5	579528	SFD	O										0
	067-2440-101-0000	12265 CHATUM CT	THE RANCH VILLAGE 5	579529	SFD	O										0
	067-2440-102-0000	12269 CHATUM CT	THE RANCH VILLAGE 5	578658	SFD	O										0
	067-2440-104-0000	12277 CHATUM CT	THE RANCH VILLAGE 5	578660	SFD	O										0
	067-2440-105-0000	12281 CHATUM CT	THE RANCH VILLAGE 5	578661	SFD	O										0
	067-2440-110-0000	12264 CHATUM CT	THE RANCH VILLAGE 5	578350	SFD	O										0
	06724401030000	12273 CHATUM CT	THE RANCH VILLAGE 5	578659	SFD	O										0
	06724400910000	12268 ROCKY FORD WAY	THE RANCH VILLAGE 5	579659	SFD	O										0
	06724400830000	12265 ROCKY FORD WAY	THE RANCH VILLAGE 5	581614	SFD	O										0
	06724400800000	12253 ROCKY FORD WAY	THE RANCH VILLAGE 5	579595	SFD	O										0
	06724400990000	12257 CHATUM CT	THE RANCH VILLAGE 5	579530	SFD	O										0
	6724400460000	12312 ALAMOSA DR	THE RANCH VILLAGE 5	578471	SFD	O										0
	6724400440000	12320 ALAMOSA DR	THE RANCH VILLAGE 5	578544	SFD	O										0
	067-2440-038-0000	12348 ALAMOSA DR	THE RANCH VILLAGE 6	579666	SFD	O										0
	067-2440-040-0000	12340 ALAMOSA DR	THE RANCH VILLAGE 6	579670	SFD	O										0
	067-2440-037-0000	12352 ALAMOSA DR	THE RANCH VILLAGE 6	579683	SFD	O										0
	067-2440-029-0000	12307 ROCKY FORD CT	THE RANCH VILLAGE 6	579914	SFD	O										0
	067-2440-027-0000	12299 ROCKY FORD CT	THE RANCH VILLAGE 6	579922	SFD	O										0
	067-2440-017-0000	12318 ROCKY FORD CT	THE RANCH VILLAGE 6	579751	SFD	O										0
	067-2440-039-0000	12344 ALAMOSA DR	THE RANCH VILLAGE 6	579667	SFD	O										0
	067-2440-035-0000	12360 ALAMOSA DR	THE RANCH VILLAGE 6	583051	SFD	O										0
	067-2490-013-0000	12193 COAL CREEK WAY	THE RANCH VILLAGE 8	580743	SFD	O										0
	067-2490-056-0000	12171 COAL CREEK WAY	THE RANCH VILLAGE 8	582466	SFD	O										0
	067-2490-022-0000	4157 ARJUNA WAY	THE RANCH VILLAGE 8	580439	SFD	O										0
	067-2490-008-0000	12183 COAL CREEK WAY	THE RANCH VILLAGE 8	581450	SFD	O										0
	067-2490-021-0000	4159 ARJUNA WAY	THE RANCH VILLAGE 8	580415	SFD	O										0
	067-2490-007-0000	12181 COAL CREEK WAY	THE RANCH VILLAGE 8	582393	SFD	O										0

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	067-2490-006-0000	12179 COAL CREEK WAY	THE RANCH VILLAGE 8	582392	SFD	O									0
	067-2490-023-0000	4155 ARJUNA WAY	THE RANCH VILLAGE 8	580440	SFD	O									0
	067-2490-027-0000	4182 OLD MAPLE WAY	THE RANCH VILLAGE 8	580442	SFD	O									0
	067-2490-011-0000	12189 COAL CREEK WAY	THE RANCH VILLAGE 8	581453	SFD	O									0
	067-2490-004-0000	12175 COAL CREEK WAY	THE RANCH VILLAGE 8	582390	SFD	O									0
	067-2480-014-0000	12165 COAL CREEK WAY	THE RANCH VILLAGE 8	582637	SFD	O									0
	067-2480-011-0000	12159 COAL CREEK WAY	THE RANCH VILLAGE 8	582633	SFD	O									0
	067-2490-055-0000	12169 COAL CREEK WAY	THE RANCH VILLAGE 8	582465	SFD	O									0
	067-2480-015-0000	12167 COAL CREEK WAY	THE RANCH VILLAGE 8	582485	SFD	O									0
	067-2490-024-0000	4176 OLD MAPLE WAY	THE RANCH VILLAGE 8	580744	SFD	O									0
	067-2490-014-0000	4173 ARJUNA WAY	THE RANCH VILLAGE 8	580078	SFD	O									0
	067-2490-015-0000	4171 ARJUNA WAY	THE RANCH VILLAGE 8	580079	SFD	O									0
	067-2490-016-0000	4169 ARJUNA WAY	THE RANCH VILLAGE 8	580082	SFD	O									0
	067-2490-017-0000	4167 ARJUNA WAY	THE RANCH VILLAGE 8	580084	SFD	O									0
	067-2490-032-0000	4301 AURA WAY	THE RANCH VILLAGE 8	580085	SFD	O									0
	067-2490-033-0000	4303 AURA WAY	THE RANCH VILLAGE 8	580086	SFD	O									0
	067-2490-034-0000	4305 AURA WAY	THE RANCH VILLAGE 8	580080	SFD	O									0
	067-2490-035-0000	4307 AURA WAY	THE RANCH VILLAGE 8	580334	SFD	O									0
	6724900190000	4163 ARJUNA WAY	THE RANCH VILLAGE 8	580430	SFD	O									0
	6724900290000	4186 OLD MAPLE WAY	THE RANCH VILLAGE 8	580419	SFD	O									0
	6724900310000	4190 OLD MAPLE WAY	THE RANCH VILLAGE 8	580433	SFD	O									0
	6724700150000	12183 PAINT HORSE CT	THE RANCH VILLAGE 9	578401	SFD	O									0
	067-2470-066-0000	12147 ALAMOSA DR	THE RANCH VILLAGE 9	578375	SFD	O									0
	067-2470-063-0000	12155 ALAMOSA DR	THE RANCH VILLAGE 9	578370	SFD	O									0
	067-2470-054-0000	12200 PAINT HORSE CT	THE RANCH VILLAGE 9	578420	SFD	O									0
	067-2470-034-0000	12184 PAINT HORSE CT	THE RANCH VILLAGE 9	578403	SFD	O									0
	067-2470-027-0000	12185 ENCANTO WAY	THE RANCH VILLAGE 9	578631	SFD	O									0
	067-2470-024-0000	12176 ENCANTO WAY	THE RANCH VILLAGE 9	578632	SFD	O									0
	067-2470-042-0000	12195 PAINT HORSE CT	THE RANCH VILLAGE 9	578406	SFD	O									0
	067-2470-028-0000	12189 ENCANTO WAY	THE RANCH VILLAGE 9	578563	SFD	O									0
	067-2470-021-0000	12184 ENCANTO WAY	THE RANCH VILLAGE 9	578628	SFD	O									0
	067-2470-026-0000	12181 ENCANTO WAY	THE RANCH VILLAGE 9	578630	SFD	O									0
	067-2470-025-0000	12177 ENCANTO WAY	THE RANCH VILLAGE 9	578629	SFD	O									0
	067-2470-031-0000	12201 ENCANTO WAY	THE RANCH VILLAGE 9	578413	SFD	O									0
	067-2470-047-0000	12205 PAINT HORSE CT	THE RANCH VILLAGE 9	578418	SFD	O									0
	067-2470-057-0000	12194ENCANTO WAY	THE RANCH VILLAGE 9	578429	SFD	O									0
	067-2470-062-0000	12159 ALAMOSA DR	THE RANCH VILLAGE 9	578399	SFD	O									0

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	067-2470-067-0000	12145 ALAMOSA DR	THE RANCH VILLAGE 9	578536	SFD	O										0
	067-2470-069-0000	12139 ALAMOSA DR	THE RANCH VILLAGE 9	578490	SFD	O										0
	6724700710000	12135 ALAMOSA DR	THE RANCH VILLAGE 9	578342	SFD	O										0
	6724700580000	12175 ALAMOSA DR	THE RANCH VILLAGE 9	578525	SFD	O										0
	6724700520000	12208 PAINT HORSE CT	THE RANCH VILLAGE 9	578425	SFD	O										0
	6724700680000	12143 ALAMOSA DR	THE RANCH VILLAGE 9	578340	SFD	O										0
	6724700600000	12167 ALAMOSA DR	THE RANCH VILLAGE 9	578527	SFD	O										0
	6724700530000	12204 PAINT HORSE CT	THE RANCH VILLAGE 9	578532	SFD	O										0
	6724700450000	12201 PAINT HORSE CT	THE RANCH VILLAGE 9	578415	SFD	O										0
	6724700400000	12191 PAINT HORSE CT	THE RANCH VILLAGE 9	578404	SFD	O										0
	6724700550000	12198 ENCANTO WAY	THE RANCH VILLAGE 9	578416	SFD	O										0
	6724700410000	12193 PAINT HORSE CT	THE RANCH VILLAGE 9	578405	SFD	O										0
	6724700290000	12193 ENCANTO WAY	THE RANCH VILLAGE 9	578424	SFD	O										0
	6724700610000	12163 ALAMOSA DR	THE RANCH VILLAGE 9	578396	SFD	O										0
	06724700440000	12199 PAINT HORSE CT	THE RANCH VILLAGE 9	578414	SFD	O										0
	6724700430000	12197 PAINT HORSE CT	THE RANCH VILLAGE 9	578407	SFD	O										0
	06724700300000	12197 ENCANTO WAY	THE RANCH VILLAGE 9	578426	SFD	O										0
	06724700510000	12213 PAINT HORSE CT	THE RANCH VILLAGE 9	578423	SFD	O										0
	6724700370000	12185 PAINT HORSE CT	THE RANCH VILLAGE 9	578400	SFD	O										0
	6724700150000	4263 MANCOS CT	THE RANCH VILLAGE 9	PBLD-0522-578590	SFD	O										0
	067-1160-003-0000	12666 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579553	SFD	O										0
	067-1160-004-0000	12670 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	568517	SFD	O										0
	067-1160-006-0000	12678 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	568515	SFD	O										0
	6711600070000	12682 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	586516	SFD	O										0
	067-1290-022-0000	12850 ORRICK CT	GRANTLINE 208 VILLAGE 4	578589	SFD	O										0
	06712900190000	12862 ORRICK CT	GRANTLINE 208 VILLAGE 4	578586	SFD	O										0
	6712900200000	12858 ORRICK CT	GRANTLINE 208 VILLAGE 4	578587	SFD	O										0
	067-1340-007-0000	12824 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578588	SFD	O										0
	067-1340-009-0000	12832 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578472	SFD	O										0
	067-1340-010-0000	12836SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578476	SFD	O										0
	067-1340-011-0000	12840 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578473	SFD	O										0
	067-1340-012-0000	12844 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578474	SFD	O										0
	067-1340-013-0000	12848 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578475	SFD	O										0
	067-1340-015-0000	12845 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578382	SFD	O										0
	067-1340-017-0000	12837 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578384	SFD	O										0
	067-1340-019-0000	12829 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578290	SFD	O										0
	067-1340-020-0000	12825 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578291	SFD	O										0

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	067-1340-022-0000	12817 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578287	SFD	O										0
	6713400140000	12849 SCHOLARLY WAY	GRANTLINE 208 VILLAGE 5	578381	SFD	O										0
	067-1260-030-0000	4165 CYPRESS GROVE DR	GRANTLINE 208 VILLAGE 6	578575	SFD	O										0
	067-1260-031-0000	4161 CYPRESS GROVE DR	GRANTLINE 208 VILLAGE 6	84726	SFD	O										0
	6712600280000	4173 CYPRESS GROVE DR	GRANTLINE 208 VILLAGE 6	84683	SFD	O										0
	6712600290000	4169 CYPRESS GROVE DR	GRANTLINE 208 VILLAGE 6	84729	SFD	O										0
	067-1280-001-0000	12745 THORNTONHALL DR	GRANTLINE 208 VILLAGE 4	578060	SFD	O										0
	067-1290-018-0000	12866 ORRICK CT	GRANTLINE 208 VILLAGE 4	580212	SFD	O										0
	067-1160-016-0000	12661 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	580444	SFD	O										0
	6711600090000	12690 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579563	SFD	O										0
	6711600110000	12698 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579567	SFD	O										0
	6711600100000	12694 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579565	SFD	O										0
	6711600170000	12657 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	580445	SFD	O										0
	6711600130000	12673 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579996	SFD	O										0
	6711600150000	12665 QUANTUM WAY	GRANTLINE 208 VILLAGE 1	579999	SFD	O										0
	067-1270-003-0000	4188 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578292	SFD	O										0
	067-1270-004-0000	4184 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578293	SFD	O										0
	067-1270-005-0000	4180 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578359	SFD	O										0
	067-1270-006-0000	4176 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578360	SFD	O										0
	067-1270-007-0000	4172 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578361	SFD	O										0
	067-1270-009-0000	4164 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578479	SFD	O										0
	067-1270-010-0000	4160 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578483	SFD	O										0
	067-1270-011-0000	4156 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578485	SFD	O										0
	067-1270-012-0000	4152 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578486	SFD	O										0
	067-1270-013-0000	4148 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578643	SFD	O										0
	067-1270-015-0000	4141 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578645	SFD	O										0
	067-1270-024-0000	12818 KNIGHTSBROOK AVE	GRANTLINE 208 VILLAGE 3	578153	SFD	O										0
	067-1270-028-0000	12834 KNIGHTSBROOK AVE	GRANTLINE 208 VILLAGE 3	578295	SFD	O										0
	6712700270000	12830 KNIGHTSBROOK AVE	GRANTLINE 208 VILLAGE 3	578294	SFD	O										0
	6712700160000	4145 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578646	SFD	O										0
	6712700080000	4168 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578362	SFD	O										0
	06712700140000	4137 SALT POINT WAY	GRANTLINE 208 VILLAGE 3	578644	SFD	O										0
	067-1280-069-0000	12763 HERRINGBONE WAY	GRANTLINE 208 VILLAGE 4	578296	SFD	O										0
	067-1280-070-0000	4169 TOPAZOLITE CT	GRANTLINE 208 VILLAGE 4	578297	SFD	O										0
	067-1280-071-0000	4165 TOPAZOLITE CT	GRANTLINE 208 VILLAGE 4	578555	SFD	O										0
	067-1280-072-0000	4162 TOPAZOLITE CT	GRANTLINE 208 VILLAGE 4	578554	SFD	O										0
	067-1280-074-0000	4170 TOPAZOLITE CT	GRANTLINE 208 VILLAGE 4	578298	SFD	O										0

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	067-1280-076-0000	4177 NOBELTON WAY	GRANTLINE 208 VILLAGE 4	578570	SFD	O									0
	067-1280-078-0000	4169 NOBELTON WAY	GRANTLINE 208 VILLAGE 4	578574	SFD	O									0
	067-1280-079-0000	4165 NOBELTON WAY	GRANTLINE 208 VILLAGE 4	578575	SFD	O									0
	067-1280-080-0000	4161 NOBELTON WAY	GRANTLINE 208 VILLAGE 4	578576	SFD	O									0
	06712800770000	4173 NOBELTON WAY	GRANTLINE 208 VILLAGE 4	578573	SFD	O									0
	06712800730000	4166 TOPAZOLITE CT	GRANTLINE 208 VILLAGE 4	578556	SFD	O									0
	6712800650000	4166 QUARTZITE CT	GRANTLINE 208 VILLAGE 4	578225	SFD	O									0
	067-1320-054-0000	12033 COBBLE BROOK DR	MONTELENA VILLAGE 5	578461	SFD	O									0
	067-1320-042-0000	12016 ROQUEFORT WAY	MONTELENA VILLAGE 5	580376	SFD	O									0
	067-1320-026-0000	12021 ROQUEFORT WAY	MONTELENA VILLAGE 5	578363	SFD	O									0
	067-1320-055-0000	12037 COBBLE BROOK DR	MONTELENA VILLAGE 5	578178	SFD	O									0
	067-1320-044-0000	12004 ROQUEFORT WAY	MONTELENA VILLAGE 5	580379	SFD	O									0
	067-1320-043-0000	12008 ROQUEFORT WAY	MONTELENA VILLAGE 5	580378	SFD	O									0
	067-1320-039-0000	12030 ROQUEFORT WAY	MONTELENA VILLAGE 5	578240	SFD	O									0
	067-1320-036-0000	12042 ROQUEFORT WAY	MONTELENA VILLAGE 5	578207	SFD	O									0
	067-1320-040-0000	12026 ROQUEFORT WAY	MONTELENA VILLAGE 5	578365	SFD	O									0
	067-1320-029-0000	12033 ROQUEFORT WAY	MONTELENA VILLAGE 5	578237	SFD	O									0
	067-1320-050-0000	12017 COBBLE BROOK DR	MONTELENA VILLAGE 5	579705	SFD	O									0
	067-1320-016-0000	12016 ARMANDI WAY	MONTELENA VILLAGE 5	578000	SFD	O									0
	067-1320-038-0000	12034 ROQUEFORT WAY	MONTELENA VILLAGE 5	578238	SFD	O									0
	067-1320-049-0000	12013 COBBLE BROOK DR	MONTELENA VILLAGE 5	579510	SFD	O									0
	067-1320-052-0000	12025 COBBLE BROOK DR	MONTELENA VILLAGE 5	578463	SFD	O									0
	067-1320-053-0000	12029 COBBLE BROOK DR	MONTELENA VILLAGE 5	578464	SFD	O									0
	06713200510000	12021 COBBLE BROOK DR	MONTELENA VILLAGE 5	578462	SFD	O									0
	06713200470000	12005 COBBLE BROOK DR	MONTELENA VILLAGE 5	579507	SFD	O									0
	6713200410000	12020 ROQUEFORT WAY	MONTELENA VILLAGE 5	578366	SFD	O									0
	6713200480000	12009 COBBLE BROOK DR	MONTELENA VILLAGE 5	579509	SFD	O									0
	6713200460000	12001 COBBLE BROOK DR	MONTELENA VILLAGE 5	580318	SFD	O									0
	6713200450000	12000 ROQUEFORT WAY	MONTELENA VILLAGE 5	580380	SFD	O									0
	067-1350-088-0000	12069 AGEN CIR	MONTELENA VILLAGE 7	578236	SFD	O									0
	067-1350-143-0000	12089 LE BLANC WAY	MONTELENA VILLAGE 7	578330	SFD	O									0
	067-1350-118-0000	12072 AGEN CIR	MONTELENA VILLAGE 7	578168	SFD	O									0
	067-1350-114-0000	12080 AGEN CIR	MONTELENA VILLAGE 7	578154	SFD	O									0
	067-1350-120-0000	12088 LE BLANC WAY	MONTELENA VILLAGE 7	5788331	SFD	O									0
	067-1350-140-0000	12077 LE BLANC WAY	MONTELENA VILLAGE 7	578455	SFD	O									0
	067-1350-137-0000	12065 LE BLANC WAY	MONTELENA VILLAGE 7	578561	SFD	O									0
	067-1350-124-0000	12072 LE BLANC WAY	MONTELENA VILLAGE 7	578459	SFD	O									0

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	067-1350-008-0000	12060 EVERTON WAY	MONTELENA VILLAGE 7	578638	SFD	O									0
	067-1350-142-0000	12085 LE BLANC WAY	MONTELENA VILLAGE 7	578332	SFD	O									0
	067-1350-084-0000	12061 AGEN CIR	MONTELENA VILLAGE 7	578232	SFD	O									0
	06713500920000	12077 AGEN CIR	MONTELENA VILLAGE 7	578180	SFD	O									0
	6713500850000	12063 AGEN CIR	MONTELENA VILLAGE 7	578233	SFD	O									0
	6713500910000	12075 AGEN CIR	MONTELENA VILLAGE 7	578167	SFD	O									0
	06713501170000	12074 AGEN CIR	MONTELENA VILLAGE 7	578166	SFD	O									0
	6713500900000	12073 AGEN CIR	MONTELENA VILLAGE 7	578169	SFD	O									0
	06713500860000	12065 AGEN CIR	MONTELENA VILLAGE 7	578234	SFD	O									0
	6713500830000	12059 AGEN CIR	MONTELENA VILLAGE 7	578231	SFD	O									0
	06713500940000	12081 AGEN CIR	MONTELENA VILLAGE 7	578155	SFD	O									0
	067-2380-002-0000	4222 PRIVAS WAY	MONTELENA VILLAGE 8	578519	SFD	O									0
	067-2380-024-0000	4225 PRIVAS WAY	MONTELENA VILLAGE 8	578521	SFD	O									0
	067-2380-026-0000	4221 PRIVAS WAY	MONTELENA VILLAGE 8	578636	SFD	O									0
	067-2380-003-0000	4224 PRIVAS WAY	MONTELENA VILLAGE 8	578518	SFD	O									0
	067-2380-004-0000	4226 PRIVAS WAY	MONTELENA VILLAGE 8	578517	SFD	O									0
	067-2380-005-0000	4228 PRIVAS WAY	MONTELENA VILLAGE 8	578441	SFD	O									0
	067-2380-020-0000	4233 PRIVAS WAY	MONTELENA VILLAGE 8	578438	SFD	O									0
	067-2380-021-0000	4231 PRIVAS WAY	MONTELENA VILLAGE 8	578437	SFD	O									0
	067-2380-022-0000	4229 PRIVAS WAY	MONTELENA VILLAGE 8	578436	SFD	O									0
	067-2380-023-0000	4227 PRIVAS WAY	MONTELENA VILLAGE 8	578520	SFD	O									0
	6723800250000	4223 PRIVAS WAY	MONTELENA VILLAGE 8	578522	SFD	O									0
	6723800180000	4237 PRIVAS WAY	MONTELENA VILLAGE 8	578454	SFD	O									0
	067-1230-003-0000	11902 MIRCADO WAY	MONTELENA VILLAGES 9 & 10	578638	SFD	O									0
	067-2430-116-0000	11945 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	578606	SFD	O									0
	067-2430-115-0000	11949 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	578605	SFD	O									0
	067-2430-034-0000	11914 ARMANDI WAY	MONTELENA VILLAGE 1 AND 2	581546	SFD	O									0
	067-2430-013-0000	11958 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	581545	SFD	O									0
	067-2430-113-0000	11934 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578238	SFD	O									0
	067-2430-112-0000	11930 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578240	SFD	O									0
	067-2430-111-0000	11926 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578365	SFD	O									0
	067-2430-027-0000	11935 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	582526	SFD	O									0
	067-2430-120-0000	11929 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	582667	SFD	O									0
	067-2430-117-0000	11941 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	PBLD-0522-578607	SFD	O									0
	067-2430-029-0000	11927 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	583084	SFD	O									0
	067-2430-119-0000	11933 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	580713	SFD	O									0
	067-2430-118-0000	11937 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	580712	SFD	O									0

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	067-2430-114-0000	11938 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578604	SFD	O									0
	067-2430-007-0000	11965 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	PBLD-0522-578564	SFD	O									0
	067-2430-008-0000	11961 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	PBLD-0522-578565	SFD	O									0
	067-2430-009-0000	11957 COBBLE BROOK DR	MONTELENA VILLAGE 1 AND 2	578566	SFD	O									0
	06724300120000	11954 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	579373	SFD	O									0
	06724300100000	11946 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578567	SFD	O									0
	06724300110000	11950 ROQUEFORT WAY	MONTELENA VILLAGE 1 AND 2	578568	SFD	O									0
	067-2460-029-0000	4013 MIRECOURT CIR	MONTELENA VILLAGE 4	579462	SFD	O									0
	067-2460-027-0000	4005 MIRECOURT CIR	MONTELENA VILLAGE 4	580280	SFD	O									0
	067-2460-035-0000	3988 MIRECOURT CIR	MONTELENA VILLAGE 4	581946	SFD	O									0
	067-2460-034-0000	3992 MIRECOURT CIR	MONTELENA VILLAGE 4	581945	SFD	O									0
	067-2460-033-0000	3996 MIRECOURT CIR	MONTELENA VILLAGE 4	581943	SFD	O									0
	067-2460-032-0000	4000 MIRECOURT CIR	MONTELENA VILLAGE 4	580285	SFD	O									0
	06724600310000	4004 MIRECOURT CIR	MONTELENA VILLAGE 4	579465	SFD	O									0
	6724600280000	4009 MIRECOURT CIR	MONTELENA VILLAGE 4	579460	SFD	O									0
	06724600260000	4001 MIRECOURT CIR	MONTELENA VILLAGE 4	580287	SFD	O									0
	06724600250000	3997 MIRECOURT CIR	MONTELENA VILLAGE 4	580279	SFD	O									0
	06724600300000	4010 MIRECOURT CIR	MONTELENA VILLAGE 4	579463	SFD	O									0
	067-2450-022-0000	12057 EVERTON WAY	MONTELENA VILLAGE 6	580662	SFD	O									0
	067-2450-013-0000	12073 ALERIA CIR	MONTELENA VILLAGE 6	578572	SFD	O									0
	067-2450-036-0000	4091 CAMBERY DR	MONTELENA VILLAGE 6	581961	SFD	O									0
	067-2450-026-0000	12087 ALERIA CIR	MONTELENA VILLAGE 6	581958	SFD	O									0
	067-2450-011-0000	12065 ALERIA CIR	MONTELENA VILLAGE 6	581869	SFD	O									0
	067-2450-037-0000	4095 CAMBERY DR	MONTELENA VILLAGE 6	580664	SFD	O									0
	067-2450-016-0000	12097 EVERTON WAY	MONTELENA VILLAGE 6	579459	SFD	O									0
	067-2450-015-0000	12079 ALERIA CIR	MONTELENA VILLAGE 6	581955	SFD	O									0
	067-2450-023-0000	12099 ALERIA CIR	MONTELENA VILLAGE 6	580663	SFD	O									0
	06724500210000	12061 EVERTON WAY	MONTELENA VILLAGE 6	579873	SFD	O									0
	6724500270000	12083 ALERIA CIR	MONTELENA VILLAGE 6	580810	SFD	O									0
	6724500180000	12085 EVERTON WAY	MONTELENA VILLAGE 6	579635	SFD	O									0
	06724500200000	12069 EVERTON WAY	MONTELENA VILLAGE 6	579872	SFD	O									0
	067-2390-067-0000	4012 BOULOGNE WAY	MONTELENA VILLAGE 3	579741	SFD	O									0
	067-2390-066-0000	4008 BOULOGNE WAY	MONTELENA VILLAGE 3	582655	SFD	O									0
	067-2390-076-0000	4013 BOULOGNE WAY	MONTELENA VILLAGE 3	582118	SFD	O									0
	067-2390-075-0000	4017 BOULOGNE WAY	MONTELENA VILLAGE 3	579910	SFD	O									0
	067-2390-074-0000	4021 BOULOGNE WAY	MONTELENA VILLAGE 3	579711	SFD	O									0
	067-2390-071-0000	4028 BOULOGNE WAY	MONTELENA VILLAGE 3	579536	SFD	O									0

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	067-2390-063-0000	4001 VALANCE WAY	MONTELENA VILLAGE 3	578584	SFD	O										0
	067-2390-068-0000	4016 BOULOGNE WAY	MONTELENA VILLAGE 3	579740	SFD	O										0
	067-2390-048-0000	4000 VALANCE WAY	MONTELENA VILLAGE 3	578433	SFD	O										0
	067-2390-089-0000	11954 GRANZELLA WAY	MONTELENA VILLAGE 3	582964	SFD	O										0
	067-2390-088-0000	11927 HERODIAN DR	MONTELENA VILLAGE 3	582649	SFD	O										0
	067-2390-078-0000	4005 BOULOGNE WAY	MONTELENA VILLAGE 3	578553	SFD	O										0
	067-2390-077-0000	4009 BOULOGNE WAY	MONTELENA VILLAGE 3	582656	SFD	O										0
	067-2390-043-0000	3980 VALANCE WAY	MONTELENA VILLAGE 3	578581	SFD	O										0
	067-2390-090-0000	11956 GRANZELLA WAY	MONTELENA VILLAGE 3	582965	SFD	O										0
	067-2390-065-0000	4004 BOULOGNE WAY	MONTELENA VILLAGE 3	582230	SFD	O										0
	067-2390-064-0000	4000 BOULOGNE WAY	MONTELENA VILLAGE 3	578585	SFD	O										0
	067-2390-042-0000	3976 VALANCE WAY	MONTELENA VILLAGE 3	578580	SFD	O										0
	067-2390-040-0000	3968 VALANCE WAY	MONTELENA VILLAGE 3	582652	SFD	O										0
	067-2390-041-0000	3972 VALANCE WAY	MONTELENA VILLAGE 3	582969	SFD	O										0
	067-2390-045-0000	3988 VALANCE WAY	MONTELENA VILLAGE 3	578430	SFD	O										0
	067-2390-047-0000	3996 VALANCE WAY	MONTELENA VILLAGE 3	578487	SFD	O										0
	067-2390-050-0000	4008 VALANCE WAY	MONTELENA VILLAGE 3	578377	SFD	O										0
	067-2390-059-0000	4017 VALANCE WAY	MONTELENA VILLAGE 3	578337	SFD	O										0
	067-2390-061-0000	4009 VALANCE WAY	MONTELENA VILLAGE 3	578379	SFD	O										0
	067-2390-062-0000	4005 VALANCE WAY	MONTELENA VILLAGE 3	578380	SFD	O										0
	067-2390-069-0000	4020 BOULOGNE WAY	MONTELENA VILLAGE 3	579739	SFD	O										0
	067-2390-072-0000	11923 HERODIAN DR	MONTELENA VILLAGE 3	579665	SFD	O										0
	067-2390-073-0000	4025 BOULOGNE WAY	MONTELENA VILLAGE 3	579717	SFD	O										0
	6723900700000	4024 BOULOGNE WAY	MONTELENA VILLAGE 3	579629	SFD	O										0
	6723900460000	3992 VALANCE WAY	MONTELENA VILLAGE 3	578583	SFD	O										0
	067-1370-089-0000	4314 SILVER MOSS ST	ARISTA DEL SOL PHASE 1	580727	SFD	O										0
	067-1370-062-0000	4316 DEERGRASS ST	ARISTA DEL SOL PHASE 1	580679	SFD	O										0
	067-1360-110-0000	4325 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580683	SFD	O										0
	067-1360-062-0000	4324 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580677	SFD	O										0
	067-1370-041-0000	4301 NOBELTON WAY	ARISTA DEL SOL PHASE 1	580888	SFD	O										0
	067-1360-065-0000	4312 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580680	SFD	O										0
	067-1360-104-0000	4301 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580690	SFD	O										0
	067-1360-089-0000	12677 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	581171	SFD	O										0
	067-1370-064-0000	4308 DEERGRASS ST	ARISTA DEL SOL PHASE 1	580717	SFD	O										0
	067-1370-066-0000	4300 DEERGRASS ST	ARISTA DEL SOL PHASE 1	580720	SFD	O										0
	067-1360-106-0000	4309 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580686	SFD	O										0
	067-1360-091-0000	12685 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	581143	SFD	O										0

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	067-1360-090-0000	12681 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	581144	SFD	O										0
	067-1370-094-0000	4317 DEERGRASS ST	ARISTA DEL SOL PHASE 1	580723	SFD	O										0
	067-1360-109-0000	4321 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580682	SFD	O										0
	067-1360-066-0000	4308 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580650	SFD	O										0
	067-1370-088-0000	4318 SILVER MOSS ST	ARISTA DEL SOL PHASE 1	580726	SFD	O										0
	067-1360-061-0000	4328 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580641	SFD	O										0
	067-1370-090-0000	12786 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580728	SFD	O										0
	067-1360-063-0000	4320 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580645	SFD	O										0
	067-1360-064-0000	4316 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580646	SFD	O										0
	067-1360-067-0000	4304 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580651	SFD	O										0
	067-1360-068-0000	4300 CYPRESS GROVE DR	ARISTA DEL SOL PHASE 1	580652	SFD	O										0
	067-1360-092-0000	12689 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	581142	SFD	O										0
	067-1360-086-0000	12665 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	584228	SFD	O										0
	067-1370-091-0000	12782 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580729	SFD	O										0
	067-1370-153-0000	12777 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580724	SFD	O										0
	067-1370-112-0000	12794 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580817	SFD	O										0
	067-1370-092-0000	12778 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580719	SFD	O										0
	067-1360-128-0000	4304 CASTLE CRAG ST	ARISTA DEL SOL PHASE 1	580873	SFD	O										0
	067-1360-129-0000	4300 CASTLE CRAG ST	ARISTA DEL SOL PHASE 1	580874	SFD	O										0
	067-1370-110-0000	12802 MISSION PEAK WAY	ARISTA DEL SOL PHASE 1	580815	SFD	O										0
	067-1120-010-0000	4008 OCEANVIEW DR	DOUGLAS 98 PHASE 1	578550	SFD	O										0
	067-1120-009-0000	4004 OCEANVIEW DR	DOUGLAS 98 PHASE 1	578551	SFD	O										0
	067-1120-008-0000	4000 OCEANVIEW DR	DOUGLAS 98 PHASE 1	578596	SFD	O										0
	067-1120-007-0000	4001 OCEANVIEW DR	DOUGLAS 98 PHASE 1	569031	SFD	O										0
	067-1120-005-0000	4009 OCEANVIEW DR	DOUGLAS 98 PHASE 1	569029	SFD	O										0
	067-1120-006-0000	4005 OCEANVIEW DR	DOUGLAS 98 PHASE 1	569030	SFD	O										0
	067-1120-011-0000	4012 OCEANVIEW DR	DOUGLAS 98 PHASE 1	578549	SFD	O										0
	067-1120-002-0000	4021 OCEANVIEW DR	DOUGLAS 98 PHASE 1	576250	SFD	O										0
	067-1120-004-0000	4013 OCEANVIEW DR	DOUGLAS 98 PHASE 1	569028	SFD	O										0
	067-1120-012-0000	4016 OCEANVIEW DR	DOUGLAS 98 PHASE 1	578548	SFD	O										0
	067-1250-102-0000	4043 RED BLUSH WAY	DOUGLAS 98 PHASE 2A	578609	SFD	O										0
	6712501000000	4035 RED BLUSH WAY	DOUGLAS 98 PHASE 2A	575266	SFD	O										0
	067-1300-004-0000	4025 SALT POINT WAY	DOUGLAS 98 PHASE 2B	578540	SFD	O										0
	067-1300-012-0000	4057 SALT POINT WAY	DOUGLAS 98 PHASE 2B	PBLD-0222-578301	SFD	O										0
	067-1300-021-0000	4068 SALT POINT WAY	DOUGLAS 98 PHASE 2B	PBLD-0522-578610	SFD	O										0
	067-1300-022-0000	4064 SALT POINT WAY	DOUGLAS 98 PHASE 2B	PBLD-0522-578611	SFD	O										0
	067-1300-023-0000	4060 SALT POINT WAY	DOUGLAS 98 PHASE 2B	PBLD-0422-578541	SFD	O										0

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	6713000100000	4049 SALT POINT WAY	DOUGLAS 98 PHASE 2B	578484	SFD	O									0
	6713000050000	4029 SALT POINT WAY	DOUGLAS 98 PHASE 2B	PBLD-0422-578538	SFD	O									0
	067-2400-016-0000	4177 MACKERRICHER WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578501	SFD	O									0
	067-2400-017-0000	4181 MACKERRICHER WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578498	SFD	O									0
	067-2400-020-0000	4193 MACKERRICHER WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578530	SFD	O									0
	067-2400-021-0000	4197 MACKERRICHER WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578531	SFD	O									0
	067-2400-022-0000	3969 SALT POINT WAY	DOUGLAS 98 PHASE 3	PBLD-1121-578132	SFD	O									0
	067-2400-041-0000	12842 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0322-578354	SFD	O									0
	6724000590000	12845 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0322-578311	SFD	O									0
	6724000580000	12841 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0322-578310	SFD	O									0
	6724000630000	12861 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578465	SFD	O									0
	6724000610000	12853 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0322-578314	SFD	O									0
	6724000560000	12833 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0122-578203	SFD	O									0
	6724000680000	12881 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578499	SFD	O									0
	6724000670000	12877 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578161	SFD	O									0
	6724000640000	12865 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578467	SFD	O									0
	6724000390000	12850 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0322-578352	SFD	O									0
	6724000370000	12858 TOWER BEACH WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578448	SFD	O									0
	6724000180000	4185 MACKERRICHER WAY	DOUGLAS 98 PHASE 3	PBLD-0422-578528	SFD	O									0
															0

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

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					1		10/31/2023	1									0		NONE
					1		11/07/2023	1									0		NONE

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

					1		11/08/2023		1									0		NONE
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

						1	03/24/2023		1									0		NONE
						1	03/15/2023		1									0		NONE
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

						1	08/25/2023											0		NONE
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						1	09/15/2023											0		NONE

ITEM 6.1.

ATTACHMENT 4

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

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

						1	10/19/2023		1									0		NONE
					1		10/19/2023		1									0		NONE
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

						1	11/21/2023		1									0		NONE
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

						1	03/15/2023		1									0		NONE
						1	03/16/2023		1									0		NONE
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

						1	05/22/2023											0		NONE
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

						1	08/11/2023		1									0		NONE
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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						1	10/26/2023		1									0		NONE
						1	11/13/2023		1									0		NONE
						1	11/13/2023		1									0		NONE
						1	11/13/2023		1									0		NONE
						1	11/13/2023		1									0		NONE
						1	11/16/2023		1									0		NONE
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						1	11/16/2023		1									0		NONE
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						1	11/16/2023		1									0		NONE
						1	01/04/2023		1									0		NONE
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					1		01/04/2023		1									0		NONE
						1	03/08/2023		1									0		NONE
						1	03/08/2023		1									0		NONE
						1	03/08/2023		1									0		NONE
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						1	03/08/2023		1									0		NONE
						1	03/08/2023		1									0		NONE

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

					1		03/08/2023	1									0		NONE
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						1	03/13/2023	1									0		NONE
						1	03/13/2023	1									0		NONE
						1	03/13/2023	1									0		NONE
						1	03/13/2023	1									0		NONE
						1	03/13/2023	1									0		NONE
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						1	09/06/2023	1									0		NONE
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						1	09/06/2023	1									0		NONE
						1	09/08/2023	1									0		NONE
						1	09/08/2023	1									0		NONE
						1	09/08/2023	1									0		NONE
						1	09/08/2023	1									0		NONE
						1	09/20/2023	1									0		NONE
					1		09/20/2023	1									0		NONE

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

						1	09/20/2023											0		NONE
						1	09/20/2023											0		NONE
						1	09/25/2023											0		NONE
						1	09/25/2023											0		NONE
					1		10/03/2023											0		NONE
						1	10/03/2023											0		NONE
					1		10/03/2023											0		NONE
						1	10/03/2023											0		NONE
						1	10/17/2023											0		NONE
						1	10/18/2023											0		NONE
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						1	11/03/2023											0		NONE
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						1	11/03/2023											0		NONE
						1	11/03/2023											0		NONE
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						1	11/03/2023											0		NONE
						1	11/03/2023											0		NONE
					1		09/26/2023											0		NONE
						1	09/26/2023											0		NONE
						1	09/26/2023											0		NONE
						1	09/26/2023											0		NONE
						1	09/26/2023											0		NONE
						1	09/26/2023											0		NONE

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

						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	09/26/2023	1									0		NONE
						1	9/25/2023	1									0		NONE
						1	12/11/2023	1									0		NONE
			32				7/6/2023	32			32					9/30/2023	32	0	NONE
					126		7/14/2023	126					126			8/17/2023	126	0	NONE
								0					1			8/16/2023	1		NONE
								0						1		9/8/2023	1		NONE
								0						1		10/27/2023	1		NONE
								0						1		11/20/2023	1		NONE
								0						1		10/19/2023	1		NONE
								0						1		11/3/2023	1		NONE
								0						1		11/20/2023	1		NONE
								0						1		2/24/2023	1		NONE
								0						1		2/2/2023	1		NONE
								0						1		1/31/2023	1		NONE
								0						1		6/5/2023	1		NONE
								0						1		5/1/2023	1		NONE
								0						1		5/26/2023	1		NONE
								0						1		4/27/2023	1		NONE
								0						1		8/31/2023	1		NONE
								0						1		7/14/2023	1		NONE
								0						1		7/24/2023	1		NONE
								0						1		9/11/2023	1		NONE
								0						1		11/17/2023	1		NONE
								0						1		12/13/2023	1		NONE
								0						1		1/11/2023	1		NONE
								0						1		3/16/2023	1		NONE
								0						1		2/10/2023	1		NONE
								0						1		3/21/2023	1		NONE
								0						1		6/1/2023	1		NONE
								0						1		5/26/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

6/1/2023	1		NONE
6/30/2023	1		NONE
5/16/2023	1		NONE
4/20/2023	1		NONE
5/19/2023	1		NONE
11/13/2023	1		NONE
11/9/2023	1		NONE
3/3/2023	1		NONE
5/26/2023	1		NONE
5/31/2023	1		NONE
8/1/2023	1		NONE
8/29/2023	1		NONE
7/27/2023	1		NONE
7/28/2023	1		NONE
9/12/2023	1		NONE
8/10/2023	1		NONE
8/4/2023	1		NONE
9/6/2023	1		NONE
12/8/2023	1		NONE
10/16/2023	1		NONE
11/30/2023	1		NONE
12/29/2023	1		NONE
1/23/2023	1		NONE
12/19/2023	1		NONE
1/23/2023	1		NONE
11/27/2023	1		NONE
10/23/2023	1		NONE
12/15/2023	1		NONE
11/27/2023	1		NONE
11/14/2023	1		NONE
12/19/2023	1		NONE
8/28/2023	1		NONE
8/28/2023	1		NONE
8/28/2023	1		NONE
7/26/2023	1		NONE
7/28/2023	1		NONE
3/17/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

2/27/2023	1		NONE
2/15/2023	1		NONE
3/24/2023	1		NONE
3/15/2023	1		NONE
3/30/2023	1		NONE
1/23/2023	1		NONE
1/20/2023	1		NONE
3/28/2023	1		NONE
2/2/2023	1		NONE
3/30/2023	1		NONE
2/28/2023	1		NONE
3/30/2023	1		NONE
1/30/2023	1		NONE
4/28/2023	1		NONE
4/25/2023	1		NONE
4/28/2023	1		NONE
4/27/2023	1		NONE
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4/27/2023	1		NONE
4/11/2023	1		NONE
4/28/2023	1		NONE
4/3/2023	1		NONE
4/18/2023	1		NONE
5/25/2023	1		NONE
4/20/2023	1		NONE
12/20/2023	1		NONE
12/4/2023	1		NONE
10/24/2023	1		NONE
10/12/2023	1		NONE
12/29/2023	1		NONE
12/29/2023	1		NONE
7/31/2023	1		NONE
7/2/2023	1		NONE
7/31/2023	1		NONE
9/22/2023	1		NONE
8/30/2023	1		NONE
7/26/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

10/25/2023	1	NONE
3/20/2023	1	NONE
1/20/2023	1	NONE
1/18/2023	1	NONE
3/30/2023	1	NONE
3/30/2023	1	NONE
3/30/2023	1	NONE
3/15/2023	1	NONE
3/14/2023	1	NONE
2/28/2023	1	NONE
2/27/2023	1	NONE
2/21/2023	1	NONE
2/17/2023	1	NONE
2/16/2023	1	NONE
2/1/2023	1	NONE
1/26/2023	1	NONE
4/3/2023	1	NONE
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6/29/2023	1	NONE
5/19/2023	1	NONE
4/28/2023	1	NONE
4/25/2023	1	NONE
5/19/2023	1	NONE
9/27/2023	1	NONE
9/20/2023	1	NONE
10/19/2023	1	NONE
10/30/2023	1	NONE
11/29/2023	1	NONE
10/19/2023	1	NONE
10/13/2023	1	NONE
10/11/2023	1	NONE
8/25/2023	1	NONE
9/27/2023	1	NONE
7/20/2023	1	NONE
8/31/2023	1	NONE
7/19/2023	1	NONE
9/21/2023	1	NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

9/25/2023	1	NONE
7/28/2023	1	NONE
7/25/2023	1	NONE
10/27/2023	1	NONE
10/31/2023	1	NONE
10/13/2023	1	NONE
10/26/2023	1	NONE
10/13/2023	1	NONE
10/20/2023	1	NONE
11/17/2023	1	NONE
2/21/2023	1	NONE
2/23/2023	1	NONE
2/28/2023	1	NONE
2/28/2023	1	NONE
3/14/2023	1	NONE
3/29/2023	1	NONE
2/28/2023	1	NONE
2/28/2023	1	NONE
6/15/2023	1	NONE
6/29/2023	1	NONE
6/23/2023	1	NONE
7/28/2023	1	NONE
8/18/2023	1	NONE
8/25/2023	1	NONE
8/24/2023	1	NONE
9/7/2023	1	NONE
7/12/2023	1	NONE
9/27/2023	1	NONE
10/17/2023	1	NONE
10/24/2023	1	NONE
11/1/2023	1	NONE
11/28/2023	1	NONE
11/1/2023	1	NONE
3/24/2023	1	NONE
3/23/2023	1	NONE
3/30/2023	1	NONE
3/17/2023	1	NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

3/17/2023	1	NONE
3/24/2023	1	NONE
5/17/2023	1	NONE
5/17/2023	1	NONE
5/22/2023	1	NONE
4/27/2023	1	NONE
5/19/2023	1	NONE
4/26/2023	1	NONE
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5/2/2023	1	NONE
4/27/2023	1	NONE
5/26/2023	1	NONE
5/24/2023	1	NONE
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3/1/2023	1	NONE
3/17/2023	1	NONE
4/7/2023	1	NONE
3/24/2023	1	NONE
4/19/2023	1	NONE
4/18/2023	1	NONE
1/26/2023	1	NONE
3/30/2023	1	NONE
3/15/2023	1	NONE
3/8/2023	1	NONE
3/16/2023	1	NONE
3/22/2023	1	NONE
2/15/2023	1	NONE
1/31/2023	1	NONE
11/1/2023	1	NONE
1/4/2023	1	NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

10/5/2023	1		NONE
5/4/2023	1		NONE
2/5/2023	1		NONE
3/24/2023	1		NONE
4/26/2023	1		NONE
4/10/2023	1		NONE
1/12/2023	1		NONE
3/30/2023	1		NONE
7/7/2023	1		NONE
4/20/2023	1		NONE
4/14/2023	1		NONE
4/13/2023	1		NONE
5/18/2023	1		NONE
4/27/2023	1		NONE
5/11/2023	1		NONE
1/11/2023	1		NONE
2/22/2023	1		NONE
3/10/2023	1		NONE
1/26/2023	1		NONE
2/6/2023	1		NONE
2/9/2023	1		NONE
2/16/2023	1		NONE
2/28/2023	1		NONE
3/2/2023	1		NONE
3/8/2023	1		NONE
3/22/2023	1		NONE
1/3/2023	1		NONE
1/13/2023	1		NONE
1/23/2023	1		NONE
5/23/2023	1		NONE
6/30/2023	1		NONE
4/14/2023	1		NONE
4/7/2023	1		NONE
1/13/2023	1		NONE
1/13/2023	1		NONE
2/3/2023	1		NONE
3/14/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

1/27/2023	1		NONE
2/24/2023	1		NONE
3/13/2023	1		NONE
3/24/2023	1		NONE
3/24/2023	1		NONE
4/5/2023	1		NONE
4/20/2023	1		NONE
4/21/2023	1		NONE
7/25/2023	1		NONE
7/27/2023	1		NONE
8/31/2023	1		NONE
8/25/2023	1		NONE
7/28/2023	1		NONE
7/17/2023	1		NONE
7/7/2023	1		NONE
8/22/2023	1		NONE
12/27/2023	1		NONE
11/22/2023	1		NONE
12/28/2023	1		NONE
10/30/2023	1		NONE
1/30/2023	1		NONE
3/16/2023	1		NONE
3/21/2023	1		NONE
3/16/2023	1		NONE
5/16/2023	1		NONE
4/4/2023	1		NONE
6/20/2023	1		NONE
4/3/2023	1		NONE
6/22/2023	1		NONE
6/21/2023	1		NONE
7/17/2023	1		NONE
9/25/2023	1		NONE
7/7/2023	1		NONE
7/5/2023	1		NONE
9/6/2023	1		NONE
11/20/2023	1		NONE
12/21/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

12/15/2023	1		NONE
10/27/2023	1		NONE
2/28/2023	1		NONE
6/8/2023	1		NONE
5/26/2023	1		NONE
5/23/2023	1		NONE
6/16/2023	1		NONE
5/8/2023	1		NONE
6/2/2023	1		NONE
5/18/2023	1		NONE
4/27/2023	1		NONE
7/12/2023	1		NONE
7/20/2023	1		NONE
12/2/2023	1		NONE
2/28/2023	1		NONE
3/9/2023	1		NONE
3/14/2023	1		NONE
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3/30/2023	1		NONE
2/10/2023	1		NONE
3/24/2023	1		NONE
5/5/2023	1		NONE
5/4/2023	1		NONE
12/1/2023	1		NONE
9/21/2023	1		NONE
9/20/2023	1		NONE
8/28/2023	1		NONE
8/24/2023	1		NONE
11/21/2023	1		NONE
12/26/2023	1		NONE
12/12/2023	1		NONE
11/20/2023	1		NONE
10/23/2023	1		NONE
12/26/2023	1		NONE
11/9/2023	1		NONE
10/24/2023	1		NONE
11/14/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

3/15/2023	1		NONE
3/3/2023	1		NONE
3/17/2023	1		NONE
6/22/2023	1		NONE
5/26/2023	1		NONE
5/26/2023	1		NONE
4/26/2023	1		NONE
11/13/2023	1		NONE
12/20/2023	1		NONE
12/4/2023	1		NONE
11/7/2023	1		NONE
10/25/2023	1		NONE
4/24/2023	1		NONE
6/6/2023	1		NONE
6/23/2023	1		NONE
6/2/2023	1		NONE
4/21/2023	1		NONE
8/1/2023	1		NONE
12/26/2023	1		NONE
11/22/2023	1		NONE
12/5/2023	1		NONE
10/25/2025	1		NONE
11/6/2023	1		NONE
10/11/2023	1		NONE
12/26/2023	1		NONE
10/12/2023	1		NONE
5/11/2023	1		NONE
6/7/2023	1		NONE
6/9/2023	1		NONE
5/9/2023	1		NONE
9/8/2023	1		NONE
9/29/2023	1		NONE
9/28/2023	1		NONE
9/20/2023	1		NONE
7/26/2023	1		NONE
8/30/2023	1		NONE
9/12/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

7/24/2023	1		NONE
7/5/2023	1		NONE
11/28/2023	1		NONE
12/12/2023	1		NONE
10/30/2023	1		NONE
10/25/2023	1		NONE
10/27/2023	1		NONE
12/5/2023	1		NONE
10/11/2023	1		NONE
10/13/2023	1		NONE
11/30/2023	1		NONE
12/14/2023	1		NONE
12/29/2023	1		NONE
1/27/2023	1		NONE
1/18/2023	1		NONE
3/15/2023	1		NONE
2/3/2023	1		NONE
1/11/2023	1		NONE
3/10/2023	1		NONE
3/3/2023	1		NONE
3/16/2023	1		NONE
4/21/2023	1		NONE
5/12/2023	1		NONE
8/15/2023	1		NONE
9/19/2023	1		NONE
7/31/2023	1		NONE
7/27/2023	1		NONE
9/22/2023	1		NONE
8/25/2023	1		NONE
9/5/2023	1		NONE
9/22/2023	1		NONE
9/6/2023	1		NONE
8/25/2023	1		NONE
9/1/2023	1		NONE
9/22/2023	1		NONE
9/6/2023	1		NONE
8/25/2023	1		NONE

ITEM 6.1.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ATTACHMENT 4

[illegible]

9/1/2023	1	NONE
9/20/2023	1	NONE
9/28/2023	1	NONE
7/20/2023	1	NONE
9/15/2023	1	NONE
8/28/2023	1	NONE
8/16/2023	1	NONE
8/8/2023	1	NONE
8/9/2023	1	NONE
7/31/2023	1	NONE
7/31/2023	1	NONE
8/29/2023	1	NONE
9/1/2023	1	NONE
10/10/2023	1	NONE
12/19/2023	1	NONE
10/12/2023	1	NONE
11/28/2023	1	NONE
11/30/2023	1	NONE
10/2/2023	1	NONE
11/17/2023	1	NONE
11/21/2023	1	NONE
10/18/2023	1	NONE
9/14/2023	1	NONE
9/26/2023	1	NONE
7/21/2023	1	NONE
9/1/2023	1	NONE
10/16/2023	1	NONE
10/6/2023	1	NONE
11/30/2023	1	NONE
12/26/2023	1	NONE
11/21/2023	1	NONE
3/3/2023	1	NONE
1/27/2023	1	NONE
4/11/2023	1	NONE
1/6/2023	1	NONE
2/10/2023	1	NONE
1/19/2023	1	NONE

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

								0							1	2/22/2023	1		NONE
								0							1	2/2/2023	1		NONE
								0							1	5/3/2023	1		NONE
								0							1	4/12/2023	1		NONE
								0							1	3/16/2023	1		NONE
								0							1	2/10/2023	1		NONE
								0							1	3/21/2023	1		NONE
								0							1	2/16/2023	1		NONE
								0							1	1/31/2023	1		NONE
								0							1	1/27/2023	1		NONE
								0							1	4/21/2023	1		NONE
								0							1	6/14/2023	1		NONE
								0							1	5/5/2023	1		NONE
								0							1	5/17/2023	1		NONE
								0							1	5/26/2023	1		NONE
								0							1	4/28/2023	1		NONE
								0							1	5/4/2023	1		NONE
								0							1	5/18/2023	1		NONE
								0							1	4/5/2023	1		NONE
								0									0		

[illegible]

[illegible]

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Jurisdiction	Rancho Cordova	
Reporting Year	2023	(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
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	-	-	-	18	-	-	-	-	-	-	18
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	2,097
Low	Deed Restricted	1,274	-	-	-	63	-	-	-	-	-	-	95
	Non-Deed Restricted		-	-	-	32	-	-	-	-	-	-	1,179
Moderate	Deed Restricted	1,684	-	-	-	-	-	-	-	-	-	-	396
	Non-Deed Restricted		-	125	15	256	-	-	-	-	-	-	1,288
Above Moderate		3,994	-	168	606	459	-	-	-	-	-	-	1,233
Total RHNA		9,067											
Total Units			-	293	621	828	-	-	-	-	-	-	1,742
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		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		-	-	18	-	-	-	-	-	-	18
													1,040

*Extremely low-income housng 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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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		2023	(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 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 were 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 first three phases of the Mather Veterans Village 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. The fourth phase will be 70 units for homeless and disabled senior veteran households. The City has committed 2 million dollars to this project and anticipates this phase will be under construction in 2025.

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.	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 City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America and Next Move Homeless Services 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.	By January 2022	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.
Action H.5.3.2	The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	By December 2021	The Zoning Ordinance was amended in 2021 to incorporate the new by-right multifamily design guidelines and SB 25 approval process. This Action is complete.

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[illegible]

Jurisdiction	Rancho Cordova	
Reporting Period	2023	(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 at apr@hcd.ca.gov and we will unlock the form which 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 chcklist 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									

1 65400.2

;-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this

on		Units credited toward Moderate Income RHNA		Notes
		5		6
Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	<u>Date Converted</u>	<u>Notes</u>
0	0	0		

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Jurisdiction	Rancho Cordova	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

[illegible]

Jurisdiction	Rancho Cordova	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Sacramento County jurisdictions, please format the APN's as follows:999-9999-999-9999

[illegible]

Jurisdiction	Rancho Cordova	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Rancho Cordova	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Rancho Cordova	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 272,568.87		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Climate Action Plan	\$140,000	\$140,000	Completed	REAP	Project completed in September 2023.
Artist affordable housing feasibility and market study	\$65,000	\$65,000	Completed	None	Project completed in September 2023.
Integrated Development Planning	\$1	\$0	Other (Please Specify in Notes)	None	We did not move forward with this project.
Planning Equipment Upgrade	\$67,567.87	\$67,567.87	Completed	None	Project completed in September 2023.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	32
Moderate	Deed Restricted	0
	Non-Deed Restricted	126
Above Moderate		0
Total Units		158

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	63
	Non-Deed Restricted	32
Moderate	Deed Restricted	0
	Non-Deed Restricted	256
Above Moderate		459
Total Units		828

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	32
Moderate	Deed Restricted	0
	Non-Deed Restricted	132
Above Moderate		445
Total Units		609

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

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).
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)	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 yards. Public Works staff collects MELO Certificates from projects

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
							when complete and submits Annual Reports to CA DWR.
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 late 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

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 continues to implement 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)	Design for detention basin is 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

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 in early 2024.