

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, February 17, 2026

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81630466928>
- Webinar ID: 816 3046 6928
- By phone: +1 669 900 6833 or +1 253 215 8782
- Webinar ID: 816 3046 6928

Public Comment

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

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Tuesday, February 17, 2026. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

If you have questions related to the City Council Meeting, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, February 17, 2026, at 2:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett

Gatewood

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Chaplain Syliva with the Sacramento Law Enforcement Chaplaincy will give the invocation.

5. PRESENTATIONS

- 5.1. Presentation of Proclamation Recognizing March 21, 2026, as National Day of Play.
- 5.2. Presentation by the American River Bike Patrol Featuring the Cordova High School Velo Lancers.

6. PUBLIC COMMENT

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

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

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

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1. **Subject:** Meeting Minutes from the Special and Regular Meeting of February 2, 2026, and the Special Meeting of February 10, 2026.
Recommendation: Adopt the minutes.
- 9.2. **Subject:** An Ordinance Amending Title 4, Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code Modifying Definitions, and Administrative Fine Structure as it Pertains to Fireworks.
Recommendation: Waive the first reading and introduce the Ordinance.
- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-14 with Dokken Engineering in an Amount not to Exceed \$284,447 for Engineering Design and Environmental Services for the Channel Repair Project at Tributary 2 and Cordova Creek.
Recommendation: Adopt the Resolution.
- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No.

2024-94-2 with Ryland Strategic Business Consulting (SBC) to Increase the Contract Amount from \$47,500 to an Amount not to Exceed \$147,500 for the Preparation of the Educational Plan.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 44-2018-4 in an Amount not to Exceed \$4,455,955 with Tyler Technologies EnerGov through March 31, 2029.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Increasing the Annual Stormwater Utility II (SWUII) Fee for Fiscal Year 2026-2027.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** Treasurer's Report - December 31, 2025.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2025, Treasurer's Report.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Rancho Cordova College Promise Update.

Recommendation: Receive a presentation on the Rancho Cordova College Promise Program (RCCP) and provide direction on program resourcing for the next Community Enhancement & Investment Fund cycle, by selecting one of the following options: Maintain current funding levels, allocating 12% of total program budget for outreach (\$150,000/year); or Enhance program scope and increase funding, allocating 12% of total program budget for outreach (\$200,000/year)

- 12.2. **Subject:** A Resolution Authorizing the Issuance of Special Tax Refunding Bonds for and on Behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Such Preliminary Official Statement, Approving the Sale of Such Bonds and Approving Other Related Documents and Actions.

Recommendation: Adopt the Resolution.

- 12.3. **Subject:** Community Engagement Division Annual Update.

Recommendation: Receive the presentation and provide feedback.

- 12.4. **Subject:** Appointment of Real Property Negotiators: Property Address: 10744 Gold Center Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0610-090-0000. Negotiating Parties: ARA USH Chicago, LLC.

Recommendation: Approve appointment of Real Property Negotiators Micah Runner, City Manager and Adam U. Lindgren, City Attorney.

- 12.5. **Subject:** Appointment of Real Property Negotiators to Explore Potential Community Center Properties (For Example: Library, Events Hall, Performing Arts).

Recommendation: Approve appointment of Real Property Negotiators Micah Runner, City Manager, and Adam U. Lindgren, City Attorney.

A. Property Address: 10834 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0690-093-0000. Negotiating Parties: CEGM Rancho Cordova LLC.

B. Property Addresses: 10734 International Drive and 10730 International Drive, Rancho Cordova, Assessor's Parcel Numbers (APN) 072-0690-113-0000 and 072-0690-114-0000. Negotiating Parties: International Drive Property LLC.

C. Property Address: 3043 Gold Canal Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0470-029-0000. Negotiating Parties: SKEJUL LLC.

D. Property Addresses: 10845 International Drive and 10875 International Drive, Rancho Cordova, Assessor's Parcel Numbers (APN) 072-0690-099-0000 and 072-0690-098-0000. Negotiating Properties: VSP Holding Company Inc.

E. Property Address: 11125 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-062-0000. Negotiating Parties: Cherry Blossom Properties LLC.

F. Property Address: 11155 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-063-0000. Negotiating Parties: Dominic L Cortese Family Partnership L P.

G. Property Address: 11185 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-064-0000. Negotiating Parties: Corsair Management Limited Partnership.

H. Property Address: 2810 Zinfandel Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0330-002-0000. Negotiating Parties: AJ Heritage Properties.

I. Property Address: 2880 Sunrise Boulevard, Rancho Cordova, Assessor's Parcel Number (APN) 072-0490-018-0000. Negotiating Parties: HNJ Farms.

12.6. **Subject:** Council Discretionary Funds Discussion.

Recommendation: Receive presentation, provide feedback and direction.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett Gatewood

16. CLOSED SESSION

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

16.1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) DPML Bear Hollow, LLC, a Delaware limited liability company and DPML Stonecreek, LLC, a Delaware limited liability company v. City of Rancho Cordova, City Council of Rancho Cordova, and DOES 1 through 25, inclusive. Sacramento Superior Court Case No. 23WM000122.

- 16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10744 Gold Center Drive, Rancho Cordova. APN: 072-0610-090-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: ARA USH Chicago, LLC. Under Negotiation: Price and Terms of Payment.
- 16.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10834 International Drive, Rancho Cordova. APN: 072-0690-093-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: CEGM Rancho Cordova LLC. Under Negotiation: Price and Terms of Payment.
- 16.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10734 International Drive and 10730 International Drive, Rancho Cordova. APN: 072-0690-113-0000 and 072-0690-114-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: International Drive Property LLC. Under Negotiation: Price and Terms of Payment.
- 16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 3043 Gold Canal Drive, Rancho Cordova. APN: 072-0470-029-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: SKEJUL LLC. Under Negotiation: Price and Terms of Payment.
- 16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive and 10875 International Drive, Rancho Cordova. APN: 072-0690-099-0000 and 072-0690-098-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.
- 16.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11125 International Drive, Rancho Cordova. APN: 072-0680-062-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Cherry Blossom Properties LLC. Under Negotiation: Price and Terms of Payment.
- 16.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.
- 16.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.
- 16.10. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2810 Zinfandel Drive, Rancho Cordova. APN: APN 072-0330-002-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: AJ Heritage Properties. Under Negotiation: Price and Terms of Payment.
- 16.11. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code

Section 54956.8: Property: 2880 Sunrise Boulevard, Rancho Cordova. APN: 072-0490-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: HNJ Farms. Under Negotiation: Price and Terms of Payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

Unless the Council adopts a motion to extend the meeting, any item that is not initiated before 11:00 p.m. will be continued to the next day at 5:30 p.m. or scheduled on the next regular meeting agenda of the Council.

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

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

UPCOMING MEETINGS

March 2, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
March 16, 2026	5:30 PM Regular Meeting
March 24, 2026	5:30 PM Special Meeting/Work Session
April 6, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
April 28, 2026	5:30 PM Special Meeting/Work Session
May 4, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
May 18, 2026	5:30 PM Regular Meeting
May 26, 2026	5:30 PM Special Meeting/Work Session

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

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and Direct TV U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the February 17, 2026, Regular Meeting of the Rancho Cordova City Council was posted and available for review on February 12, 2026, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed February 12, 2026, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING
Monday, February 2, 2026

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Special meeting to order in the David B. Roberts Council Chambers at 4:10 p.m.

Council Members Present: Linda Budge, Joe Little, Siri Pulipati, David Sander (arrived at 4:20 p.m.), and Mayor Garrett Gatewood

Council Members Absent: None

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

2. PUBLIC COMMENT

Mayor Gatewood stated that public comment would be taken at the time the item on the agenda was heard.

3. SPECIAL MEETING ITEM

3.1. **Subject:** Rossmoor Bar Trail Enhancements Planning Project Update.

Recommendation: Receive a presentation on the Rossmoor Bar Trails Enhancement Project and provide input on the proposed improvements to existing trails in the Proposed Trail Plan.

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

1. Ross Johnson

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 2, 2026

ATTACHMENT 1

2. Ken Press
3. Tim Viall
4. Tom Biglione
5. Betsy Weiland
6. Warren Truitt

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Rossmoor Bar Trail Enhancements Planning Project Update.

- 3.2. Discussion and Direction on the Proposed Relocation of the Behavioral Health Continuum Infrastructure Program (BHCIP) Grant from Mills Crossing to the WellSpace Health Location at 10423 Old Placerville Road.

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

1. Jim Garcia

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Proposed Relocation of the Behavioral Health Continuum Infrastructure Program (BHCIP) Grant from Mills Crossing to the WellSpace Health Location at 10423 Old Placerville Road.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Gatewood adjourned the special meeting to the regular meeting at 4:52 p.m.

5. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:34 p.m.

Council Members Present: Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett Gatewood

Council Members Absent: None

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Mr. Tim Murphy led the pledge.

8. INVOCATION

Apostle Martin Mulgani gave the invocation.

9. PRESENTATIONS

- 9.1. California Capital Airshow Presentation.
- 9.2. Employee Milestone Anniversary Presentation.

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 2, 2026

ATTACHMENT 1

10. PUBLIC COMMENT

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

1. Larry Ladd
2. Scott Craig
3. Pieter Friedrich
4. Pleasant Grove High School Girls Soccer
5. Michael Harris
6. Helen Whelan-Bashaw

Mayor Gatewood closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 13.1 through 13.7 by Budge second by Little;
Motion passed with a 5:0 vote.

- 13.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of January 20, 2026, and the Special City Council Meeting of January 27, 2026.
Recommendation: Adopt the minutes.
- 13.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-41-1 with McGuire-Pacific Constructors to Increase the Contract Amount from \$543,815 to an Amount not to Exceed \$800,000 for Continued On-Call Overhead and Street Signage Services.
Recommendation: Adopt the Resolution.
- 13.3. **Subject:** A Resolution Authorizing the City Manager to Submit an Application for, and Execute an Agreement with, the California Department of Housing and Community Development for the Prohousing Incentive Pilot Program, and Allocating Program Funds to the Mather Veterans Village Phase 5 Affordable Housing Development Project.
Recommendation: Adopt the Resolution.
- 13.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2025-277 with Ghirardelli Associates, Inc. for Construction Management Services in an Amount not to Exceed \$3,192,716.28 for the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project.
Recommendation: Adopt the Resolution.
- 13.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-07 with Martin General Engineering, Inc. in an Amount not to Exceed \$1,070,167.10 for the Mather Field Road Enhancement Project Phase 1.
Recommendation: Adopt the Resolution.
- 13.6. **Subject:** A Resolution Authorizing the City Manager to Execute a Reimbursement

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 2, 2026

ATTACHMENT 1

Agreement, Contract No. 2025-270, Between the City of Rancho Cordova and the County of Sacramento Department of Transportation in the Amount of \$900,000.00 for the Grant Line Road Overlay Project 2025 Phase B.

Recommendation: Adopt the Resolution.

- 13.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2025-201, with Folsom Cordova Unified School District for an Amount not to Exceed \$200,000 for the Funding of the Cordova High School New Discus Cage and Improvements to the Existing Hammer Cage Area.

Recommendation: Adopt the Resolution.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

15. PUBLIC HEARING ITEMS

None.

16. REGULAR CALENDAR ITEMS

- 16.1. **Subject:** A Resolution Authorizing a Funding Commitment of \$5,000,000 to Rancho Cordova Owner LP for the Asteria Flats Affordable Housing Development Project.

Recommendation: Adopt the Resolution.

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

1. James Garcia
2. Chris Osanna
3. Marshall T
4. Carola Valdes
5. Pham Saechao
6. Ashna B
7. Keith and Carrie Peacock
8. Annie Luyen-Yu

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 16.1 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

Council Member Little left the meeting at 7:04 p.m.

- 16.2. **Subject:** The Zinfandel Drive Bicycle and Pedestrian Overcrossing and Artwalk Presentation and Resolutions Authorizing the City Manager to Approve Artist Contract Numbers 2026-8, 2026-9, 2026-10 and 2026-11.

Recommendation: Receive the Zinfandel Drive Bicycle and Pedestrian Overcrossing and Artwalk Presentation and adopt the Resolutions authorizing the City Manager to approve Contract No. 2026-8 with artist Sheila Wyne, Contract No. 2026-9 with artist Adrien Segal, Contract No. 2026-10 with artist Matthew Mazzotta, and Contract No. 2026-11 with artist Aaron Stephens.

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

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, February 2, 2026

ATTACHMENT 1

1. Cheryl Gleason
2. Larry Ladd
3. Chris Osanna

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 16.2 by Budge second by Sander;
Motion passed with a 3:1 vote.

AYES: Budge, Sander, and Gatewood

NOES: Pulipati

ABSENT: Little

ABSTAIN: None

- 16.3. **Subject:** Art in Public Places: FY 2024/25 Accomplishments and Upcoming Projects for FY 2025/26-2026/27.

Recommendation: Receive the presentation.

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

1. Larry Ladd

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Art in Public Places: FY 2024/25 Accomplishments and Upcoming Projects for FY 2025-/26-2026/27.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting in memory of Cetarra "Sissy" Kyomi Lewis at 8:07 p.m.

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING
Tuesday, February 10, 2026

9:00 AM - Special Meeting/Work Session
Canfield Room

Rancho Cordova Police Department
2897 Kilgore Road, Rancho Cordova, CA 95670

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Special Meeting to order in the Canfield Room at 9:03 a.m.

Council Members Present: Linda Budge, Joe Little (arrived at 9:11 a.m.), Siri Pulipati, David Sander, and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Stacy Leitner, Adam Lindgren, and Micah Runner

2. PUBLIC COMMENT

The following members of the public spoke during the City Council Visioning Session:

- 1. Diann Rogers
- 2. Larry Ladd
- 3. Cassie Reyes
- 4. Michele Elkins-Buettner

3. SPECIAL MEETING

- 3.1. **Subject:** City Council Workshop to Discuss Strategic Priorities, Evaluate Legacy Projects and Review Council Agenda Structure

BREAK: 10:47 a.m. - 11:00 a.m.

LUNCH BREAK: 12:10 p.m. - 12:32 p.m.

Council Member Pulipati left the meeting at 1:11 p.m.

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, February 10, 2026

ATTACHMENT 2

BREAK: 1:31 p.m. - 1:37 p.m.

ACTION: Input was received regarding Strategic Priorities and Legacy Projects.

4. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 1:57 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Erin Naderi, Management Analyst
Russell Ducharme, Neighborhood Services Director
SUBJECT: **AN ORDINANCE AMENDING TITLE 4, CHAPTER 4.54
REGULATIONS AND PROHIBITIONS OF THE RANCHO CORDOVA
MUNICIPAL CODE MODIFYING DEFINITIONS, AND
ADMINISTRATIVE FINE STRUCTURE AS IT PERTAINS TO
FIREWORKS**

RECOMMENDATION

Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4, Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code regarding the regulation of social host fireworks and the regulation of illegal fireworks enforcement and safe and sane firework stand licensing.

BACKGROUND

Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code regulates the possession, sale, and use of fireworks within the city, including the licensing and operation of temporary Safe and Sane Fireworks stands.

At the August 4, 2025, City Council meeting, staff presented an overview of both illegal fireworks enforcement and the Safe and Sane Fireworks licensing program. Council directed staff to engage stakeholders and return with targeted code amendments focused on clarification and administrative consistency rather than broad program restructuring.

Following a stakeholder meeting and survey conducted in September 2025, staff returned to City Council on November 3, 2025, with proposed amendments for consideration. Based on Council discussion and direction, staff refined the ordinance updates to focus on these specific changes:

1. Update the definition of "Principal and Permanent Meeting Place" to align with the State Fire Marshal's Model Ordinance and remove the "Planning Area" terminology.

- A. "Principal and permanent meeting place shall include, but not be limited to, a permanent structure, playing field, geographic area, or service population which resides in or is located within the City of Rancho Cordova."
2. Revise the application submittal window so that applications are accepted no earlier than March 1st and no later than the first Monday in May, replacing the outdated "second Tuesday in April" deadline.
 3. Modify section 4.54.305 to increase the administrative fine to \$1,000 per violation by a host who, through the preponderance of evidence, is associated with a private property. Each single illegal firework shall be considered a separate violation.
 4. Modify section 4.54.300 to increase the administrative fine to \$1,000 per illegal firework ignited by any person on public property who, through the preponderance of evidence, is responsible for the action. Each single illegal firework shall be considered a separate violation.

FISCAL IMPACT AND FUNDING SOURCE

The fiscal impact of this Ordinance would be revenue for the city's general fund due to increased fines.

ATTACHMENT(S)

1. Ordinance
2. Illegal Firework Redlines 2026
3. Illegal Firework Clean 2026

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 4 (BUSINESS REGULATION), CHAPTER 4.54 REGULATIONS AND PROHIBITIONS

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Declarations.

WHEREAS, the City Council finds that California Health and Safety Code Section 12500 et seq. accords local governments an important role in regulating the sale and use of fireworks in the state; and

WHEREAS, “Safe and Sane” fireworks, as defined by Health and Safety Code Section 12529, are currently allowed in nearly 300 communities across the state, including all communities in Sacramento County; and

WHEREAS, fireworks sales and usage in the City of Rancho Cordova is currently limited to June 28 through July 4; and

WHEREAS, Chapter 4.54 of the Rancho Cordova Municipal Code establishes regulations governing the licensing and operation of temporary “Safe and Sane Fireworks” stands operated by qualifying nonprofit organizations; and

WHEREAS, the City Council finds that the current application submittal deadline for safe and sane fireworks stand licenses is outdated and no longer aligns with current administrative practices or industry timelines, and updating the application window will improve clarity, efficiency, and consistency in the licensing process; and

WHEREAS, the City Council desires to ensure that the City’s fireworks licensing regulations remain clear, consistent with state guidance, and reflective of current nonprofit operating practices while continuing to ensure that fireworks sales provide a direct benefit to Rancho Cordova residents and programs; and

WHEREAS, certain terminology contained in Chapter 4.54, including references to “Planning Area,” is outdated and no longer reflective of how nonprofit eligibility is evaluated or how services are delivered within the City; and

WHEREAS, the State Fire Marshal’s Model Ordinance provides a definition of “Principal and Permanent Meeting Place” that more accurately reflects modern nonprofit operations and service models; and

WHEREAS, the City Council desires to incorporate the State Fire Marshal’s definition of “Principal and Permanent Meeting Place” into the Rancho Cordova Municipal Code to improve clarity, consistency, and alignment with state guidance; and

WHEREAS, in 2021 the City Council adopted Chapter 4.54, Section 305 of the Rancho Cordova Municipal Code, titled “Host Liability,” which established accountability for property

owners and occupants who host or harbor individuals engaging in illegal fireworks activity, and established an escalating fine structure; and

WHEREAS, the City Council has determined that the existing escalating fine structure does not adequately deter the launching of illegal fireworks and desires to amend the fining structure set forth in Chapter 4.54, Section 305, Subsection (G), to provide a clear, enforceable, per-violation penalty; and

WHEREAS, the City Council finds that establishing a fine of one thousand dollars (\$1,000) for each illegal firework launched will create a more effective deterrent and a clearer enforcement standard; and

WHEREAS, for purposes of enforcement, each illegal firework launched shall constitute a separate and distinct violation; and

WHEREAS, the City Council further desires to revise the Safe and Sane Fireworks application deadline to extend the submittal period through the first Monday in May in order to provide additional flexibility for nonprofit applicants and improve administrative consistency; and

Section 2. Findings. This Ordinance is adopted pursuant to the following findings:

- A. CEQA Compliance. CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies or delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the Ordinance will result in a significant effect on the environment. Thus, the proposed Ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the Ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.
- B. CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed Ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

Section 3. Amendments to Title 4 Business Regulations

Section 4.54.300 (“GENERAL PROHINITION AGAINST POSSESSION, SALE OR USE OF FIREWORKS”) of Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

Except as otherwise provided in this article, no person shall possess, sell, use, display or explode any rocket, firecracker, Roman candle, squib, torpedo, torpedo cane, fire balloon, wire core sparkler, wooden core sparkler, black cartridge or other combustible device or explosive substance or any kind of fireworks, by whatsoever name known, within the city. These items, as well as any “safe and sane fireworks” possessed, sold, used, or displayed outside of the authorized time period identified in RCMC [4.54.320](#), are prohibited. For the purposes of this article, “fireworks” has the same meaning as in California Health and Safety Code Section [12511](#). [Ord. 5-2024 § 3; Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

A. A violation of this section is subject to an administrative fine as follows:

1. One thousand dollars per violation; each single illegal firework shall be considered a separate violation.

Section 4.54.305 (“HOST LIABITIY”) of Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

G. A violation of this section shall be charged as a misdemeanor punishable by a fine or imprisonment in the county jail for not more than six months, or both. In addition to any other remedy allowed by law, any host who violates this section is subject to all remedies available pursuant to RCMC [1.01.190](#). Violations of this section are declared to be a public nuisance. Any host who violates this section is liable for all the response costs relating to the violation. Any fines pursuant to this section, if delinquent, may be recoverable by property lien or special assessment pursuant to RCMC [1.01.200](#).

A violation of this section is subject to an administrative fine as follows:

1. One thousand dollars per violation; each single illegal firework shall be considered a separate violation.
2. Ten thousand dollars for each violation which occurs on school property.

Section 4.54.350 (“LICENSE RESTRICTED”) of Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

A. No city business license authorizing the sale of “safe and sane fireworks” shall be issued to any person, firm, corporation, organization or group other than:

1. A nonprofit organization or group organized primarily for civic betterment and/or charitable purposes having status as a Section 501(c) organization under the Internal Revenue Code and as a Section 23701(d) organization under the Revenue and Taxation Code of the state of California; provided, that the organization or group satisfies the following criteria:

a. It has its principal and permanent meeting place in the city of Rancho Cordova. Principal and permanent meeting place shall include, but not be limited to, a permanent structure, playing

field, geographic area, or service population which resides in or is located within the City of Rancho Cordova.

b. It has been organized and established in the city of Rancho Cordova for a continuous period of at least one year immediately preceding the application for a permit; and

c. It has a bona fide membership of at least 20 members.

The city reserves the right to require the applicant to submit a roster based on complaints or allegations of noncompliance with city policy; or

2. An organization affiliated with and officially recognized by an elementary, junior high and/or high school and/or school district and/or school district that services in whole or in part the residents of Rancho Cordova or a religious nonprofit elementary, junior high and/or high school located.

3. No organization shall submit more than two applications for licenses to sell fireworks within the city. Submittal of more than two such applications shall be grounds for denial of all applications.

C. City business licenses authorizing the sale of “safe and sane fireworks” shall not be transferable to another organization.

D. Transfer of temporary stands from the location for which the license was initially issued may be made; provided, that the application is made to the city’s director of finance (“finance director”) on or before June 1st; and provided further, that any such location change has been approved in writing by the fire chief, the chief of police, and the city’s chief building official, and otherwise complies with all provisions of this article regulating the location of temporary fireworks stands.

Section 4.54.360 (“APPLICATION”) of Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

A. All applications for a city business license to sell fireworks shall be in writing to the finance director on forms supplied by the city. Applications shall be received and filed with the finance director no earlier than March 1st, nor later than the first Monday in May of each year. Applications shall:

1. Specify the proposed location of the fireworks stand, and be accompanied by a copy of a plot plan showing the location of the fireworks stand in relation to the public right-of-way, curb cuts and/or driveways and identifying the nearest available fire hydrants;

2. Specify the name, address and telephone number of one or more responsible adults who will be in charge of and responsible for the fireworks stand during the period fireworks are sold, displayed or stored;

3. Be accompanied by a declaration certifying the applicant’s status as a Section 501(c) organization under the Internal Revenue Code and as a Section 27301(d) organization under the Revenue and Taxation Code;

4. Be accompanied, in accordance with the provisions of RCMC 4.54.375, by an accounting of the funds derived from the sale of fireworks for the previous year if the organization operated a stand(s) in the city during the previous year. The permittee shall fully expend the net proceeds derived from its operations under such license or demonstrate the dedicated purpose of the funds. This requirement shall not go into effect until July 5, 2005;

5. Be accompanied by a written statement of the applicant's intended use for any funds realized from the sale by such organization;

6. Be accompanied by the name and address of the owner of the designated location of the fireworks stand. The applicant shall supply a copy of a recorded deed evidencing its ownership of the designated location, or an executed lease, rental or license agreement evidencing that the applicant has the legal authority to locate and operate a fireworks stand at the designated location. The information required by this subsection (A)(6) may be submitted separately from the other information required under this section, but in no case shall the information required by this subsection (A)(6) be submitted to the city later than May 15th of each year;

7. Be accompanied by such other information as may be required by the finance director;

8. Be accompanied by an application fee in the amount of \$40.00.

B. The application shall be made in triplicate. The original of the application shall be retained by the finance director, one copy shall be transmitted to the fire chief, and one copy shall be sent to the city building department. The fire chief shall review the location of the proposed fireworks stand for compliance with fire safety regulations and shall have authority to disapprove the location if, in the fire chief's opinion, the location would pose a fire hazard. Notice of the application and a description of the proposed location of the stand shall be forwarded to the chief of police, who has the authority to disapprove the location if, in the chief's opinion, a traffic hazard will be created thereby. For applications received on or before the first Monday of May of each year, determinations regarding the adequacy of the proposed location shall be made no later than May 15th of each year.

C. Applicants for a license shall be notified by the finance director of the tentative approval or denial of the application for a city business license by the first Monday in May of each calendar year. Within two weeks of the notification of the tentative approval of the city business license, the applicant shall furnish to the finance director evidence of insurance providing comprehensive general liability coverage written on an occurrence basis, including but not limited to premises/operations, personal injury, contractual liability, independent contractors, and products/completed operations, with \$1,000,000 combined single limits for bodily injury and property damage. The insurance policy shall designate the city, its officers, agents, employees and volunteers as additional insureds as to products, premises/operations of the named insured. The insurance policy shall further be endorsed to provide that any insurance and/or self-insurance maintained by the city of Rancho Cordova shall apply in excess of, and not contribute with, insurance provided by the applicant. The city risk manager shall be the certificate holder. In the event of nonrenewal or cancellation of the insurance policy, 30 days' advance notice shall be provided to the finance director. The insurance policy shall be limited to the specific location for which the city business license is issued. The finance director shall issue the license to the applicant upon the presentation of required proof of insurance.

D. A copy of the city business license shall be transmitted to the fire district.

E. The continued validity of any city business license issued pursuant to this article shall be subject to the requirement that at least one of the responsible adults listed in the licensee's application shall attend a fireworks stand operator seminar conducted by the fireworks industry and approved by the fire district. The failure of a licensee to have such a responsible individual attend such safety seminar shall subject the city business license to revocation.

Section 4.54.374 ("GENERAL PROVISIONS") of Title 4, Chapter 4.54 of the Rancho Cordova Municipal Code is hereby amended to read as follows:

A. The licensee shall use the net proceeds derived from its operations under such license only for nonprofit, charitable purposes.

B. Each organization granted a permit must submit a verified financial statement to the city showing the total gross receipts, all expenses incurred and paid in connection with the purchase of fireworks and the sale thereof, and to whom and for what purpose the net proceeds were distributed. The financial statements shall be made on forms furnished by the city or photocopied directly from the organization's financial report. Statements must be filed with the finance director no earlier than March 1st, nor later than the first Monday in May of the year after the year in which the permit was issued. Any organization which was granted a permit in the preceding year, and wishes to file an application for a new city business license to sell fireworks pursuant to this article, shall include the verified financial statement required by this section as part of the application. The filing of a verified financial statement is a condition precedent to the granting of any subsequent permit to any such organization.

C. Beginning in 2006, no organization shall receive a license for a fireworks stand if such organization received a permit for the previous year and has failed to file the report required in subsection (B) of this section or otherwise violated any provisions of the Rancho Cordova Municipal Code relating to such prior year's license or to the licensee's operations thereunder.

D. Licensees shall not place signs on retail fireworks stands or at locations on public property except as permitted or required by the city. Signs on private property shall be as permitted by the property owner and shall comply with all applicable city sign regulations.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date

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

ITEM 9.2.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

4.54.300 General prohibition against possession, sale or use of fireworks.

Except as otherwise provided in this article, no person shall possess, sell, use, display or explode any rocket, firecracker, Roman candle, squib, torpedo, torpedo cane, fire balloon, wire core sparkler, wooden core sparkler, black cartridge or other combustible device or explosive substance or any kind of fireworks, by whatsoever name known, within the city. These items, as well as any “safe and sane fireworks” possessed, sold, used, or displayed outside of the authorized time period identified in RCMC [4.54.320](#), are prohibited. For the purposes of this article, “fireworks” has the same meaning as in California Health and Safety Code Section [12511](#). [Ord. 5-2024 § 3; Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

A. A violation of this section is subject to an administrative fine as follows:

- 1. One thousand dollars per violation; each single illegal firework shall be considered a separate violation.**

4.54.305 Host Liability

G. A violation of this section shall be charged as a misdemeanor punishable by a fine or imprisonment in the county jail for not more than six months, or both. In addition to any other remedy allowed by law, any host who violates this section is subject to all remedies available pursuant to RCMC [1.01.190](#). Violations of this section are declared to be a public nuisance. Any host who violates this section is liable for all the response costs relating to the violation. Any fines pursuant to this section, if delinquent, may be recoverable by property lien or special assessment pursuant to RCMC [1.01.200](#).

A violation of this section is subject to an administrative fine as follows:

- 1. One thousand dollars ~~for first~~ per violation; each single illegal firework shall be considered a separate violation.**
- ~~2. Two thousand five hundred dollars for second violation within one year of the first violation;~~
- ~~3. Five thousand dollars for each additional violation within one year of the first violation;~~
4. Ten thousand dollars for each violation which occurs on school properties.

4.54.350 License restricted.

A. No city business license authorizing the sale of “safe and sane fireworks” shall be issued to any person, firm, corporation, organization or group other than:

1. A nonprofit organization or group organized primarily for civic betterment and/or charitable purposes having status as a Section 501(c) organization under the Internal

Revenue Code and as a Section 23701(d) organization under the Revenue and Taxation Code of the state of California; provided, that the organization or group satisfies the following criteria:

a. It has its principal and permanent meeting place in the city of Rancho Cordova ~~or its adopted planning area~~; ~~Principal and permanent meeting place shall include, but not be limited to, a permanent structure, playing field, geographic area, or service population which resides in or is located within the City of Rancho Cordova.~~

b. It has been organized and established in the city of Rancho Cordova ~~or its adopted planning area~~ for a continuous period of at least one year immediately preceding the application for a permit; and

c. It has a bona fide membership of at least 20 members.

The city reserves the right to require the applicant to submit a roster based on complaints or allegations of noncompliance with city policy; or

2. An organization affiliated with and officially recognized by an elementary, junior high and/or high school and/or school district and/or school district that services in whole or in part the residents of Rancho Cordova or a religious nonprofit elementary, junior high and/or high school ~~located within the planning area of Rancho Cordova.~~

3. No organization shall submit more than two applications for licenses to sell fireworks within the city. Submittal of more than two such applications shall be grounds for denial of all applications.

C. City business licenses authorizing the sale of “safe and sane fireworks” shall not be transferable to another organization.

D. Transfer of temporary stands from the location for which the license was initially issued may be made; provided, that the application is made to the city’s director of finance (“finance director”) on or before June 1st; and provided further, that any such location change has been approved in writing by the fire chief, the chief of police, and the city’s chief building official, and otherwise complies with all provisions of this article regulating the location of temporary fireworks stands. [Ord. 5-2024 § 3; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

4.54.360 Application.

A. All applications for a city business license to sell fireworks shall be in writing to the finance director on forms supplied by the city. Applications shall be received and filed with the finance director no earlier than March 1st, nor later than the ~~second Tuesday in April~~ ~~first Monday in May~~ of each year. Applications shall:

1. Specify the proposed location of the fireworks stand, and be accompanied by a copy of a plot plan showing the location of the fireworks stand in relation to the public right-of-way, curb cuts and/or driveways and identifying the nearest available fire hydrants;
 2. Specify the name, address and telephone number of one or more responsible adults who will be in charge of and responsible for the fireworks stand during the period fireworks are sold, displayed or stored;
 3. Be accompanied by a declaration certifying the applicant's status as a Section 501(c) organization under the Internal Revenue Code and as a Section 27301(d) organization under the Revenue and Taxation Code;
 4. Be accompanied, in accordance with the provisions of RCMC [4.54.375](#), by an accounting of the funds derived from the sale of fireworks for the previous year if the organization operated a stand(s) in the city during the previous year. The permittee shall fully expend the net proceeds derived from its operations under such license or demonstrate the dedicated purpose of the funds. This requirement shall not go into effect until July 5, 2005;
 5. Be accompanied by a written statement of the applicant's intended use for any funds realized from the sale by such organization;
 6. Be accompanied by the name and address of the owner of the designated location of the fireworks stand. The applicant shall supply a copy of a recorded deed evidencing its ownership of the designated location, or an executed lease, rental or license agreement evidencing that the applicant has the legal authority to locate and operate a fireworks stand at the designated location. The information required by this subsection (A)(6) may be submitted separately from the other information required under this section, but in no case shall the information required by this subsection (A)(6) be submitted to the city later than May 15th of each year;
 7. Be accompanied by such other information as may be required by the finance director;
 8. Be accompanied by an application fee in the amount of \$40.00.
- B. The application shall be made in triplicate. The original of the application shall be retained by the finance director, one copy shall be transmitted to the fire chief, and one copy shall be sent to the city building department. The fire chief shall review the location of the proposed fireworks stand for compliance with fire safety regulations and shall have authority to disapprove the location if, in the fire chief's opinion, the location would pose a fire hazard. Notice of the application and a description of the proposed location of the stand shall be forwarded to the chief of police, who has the authority to disapprove the location if, in the chief's opinion, a traffic hazard will be created thereby.

For applications received on or before the ~~second Tuesday in April~~ first Monday of May of each year, determinations regarding the adequacy of the proposed location shall be made no later than May 15th of each year.

C. Applicants for a license shall be notified by the finance director of the tentative approval or denial of the application for a city business license by the first Monday in May of each calendar year. Within two weeks of the notification of the tentative approval of the city business license, the applicant shall furnish to the finance director evidence of insurance providing comprehensive general liability coverage written on an occurrence basis, including but not limited to premises/operations, personal injury, contractual liability, independent contractors, and products/completed operations, with \$1,000,000 combined single limits for bodily injury and property damage. The insurance policy shall designate the city, its officers, agents, employees and volunteers as additional insureds as to products, premises/operations of the named insured. The insurance policy shall further be endorsed to provide that any insurance and/or self-insurance maintained by the city of Rancho Cordova shall apply in excess of, and not contribute with, insurance provided by the applicant. The city risk manager shall be the certificate holder. In the event of nonrenewal or cancellation of the insurance policy, 30 days' advance notice shall be provided to the finance director. The insurance policy shall be limited to the specific location for which the city business license is issued. The finance director shall issue the license to the applicant upon the presentation of required proof of insurance.

D. A copy of the city business license shall be transmitted to the fire district.

E. The continued validity of any city business license issued pursuant to this article shall be subject to the requirement that at least one of the responsible adults listed in the licensee's application shall attend a fireworks stand operator seminar conducted by the fireworks industry and approved by the fire district. The failure of a licensee to have such a responsible individual attend such safety seminar shall subject the city business license to revocation. [Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

4.54.375 General provisions.

A. The licensee shall use the net proceeds derived from its operations under such license only for nonprofit, charitable purposes.

B. Each organization granted a permit must submit a verified financial statement to the city showing the total gross receipts, all expenses incurred and paid in connection with the purchase of fireworks and the sale thereof, and to whom and for what purpose the net proceeds were distributed. The financial statements shall be made on forms furnished by the city or photocopied directly from the organization's financial report. Statements must be filed with the finance director no earlier than March 1st, nor later

than the ~~second Tuesday in April~~ **first Monday of May** of the year after the year in which the permit was issued. Any organization which was granted a permit in the preceding year, and wishes to file an application for a new city business license to sell fireworks pursuant to this article, shall include the verified financial statement required by this section as part of the application. The filing of a verified financial statement is a condition precedent to the granting of any subsequent permit to any such organization.

C. Beginning in 2006, no organization shall receive a license for a fireworks stand if such organization received a permit for the previous year and has failed to file the report required in subsection (B) of this section or otherwise violated any provisions of the Rancho Cordova Municipal Code relating to such prior year's license or to the licensee's operations thereunder.

D. Licensees shall not place signs on retail fireworks stands or at locations on public property except as permitted or required by the city. Signs on private property shall be as permitted by the property owner and shall comply with all applicable city sign regulations. [Ord. 28-2007 § 2; Ord. 4-2005 § 1].

4.54.300 General prohibition against possession, sale or use of fireworks.

Except as otherwise provided in this article, no person shall possess, sell, use, display or explode any rocket, firecracker, Roman candle, squib, torpedo, torpedo cane, fire balloon, wire core sparkler, wooden core sparkler, black cartridge or other combustible device or explosive substance or any kind of fireworks, by whatsoever name known, within the city. These items, as well as any “safe and sane fireworks” possessed, sold, used, or displayed outside of the authorized time period identified in RCMC [4.54.320](#), are prohibited. For the purposes of this article, “fireworks” has the same meaning as in California Health and Safety Code Section [12511](#). [Ord. 5-2024 § 3; Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

A. A violation of this section is subject to an administrative fine as follows:

1. One thousand dollars per violation; each single illegal firework shall be considered a separate violation.

4.54.305 Host Liability

G. A violation of this section shall be charged as a misdemeanor punishable by a fine or imprisonment in the county jail for not more than six months, or both. In addition to any other remedy allowed by law, any host who violates this section is subject to all remedies available pursuant to RCMC [1.01.190](#). Violations of this section are declared to be a public nuisance. Any host who violates this section is liable for all the response costs relating to the violation. Any fines pursuant to this section, if delinquent, may be recoverable by property lien or special assessment pursuant to RCMC [1.01.200](#).

A violation of this section is subject to an administrative fine as follows:

1. One thousand dollars per violation; each single illegal firework shall be considered a separate violation.
2. Ten thousand dollars for each violation which occurs on school property.

4.54.350 License restricted.

A. No city business license authorizing the sale of “safe and sane fireworks” shall be issued to any person, firm, corporation, organization or group other than:

1. A nonprofit organization or group organized primarily for civic betterment and/or charitable purposes having status as a Section 501(c) organization under the Internal Revenue Code and as a Section 23701(d) organization under the Revenue and Taxation Code of the state of California; provided, that the organization or group satisfies the following criteria:

a. It has its principal and permanent meeting place in the city of Rancho Cordova. Principal and permanent meeting place shall include, but not be limited to, a permanent structure, playing field, geographic area, or service population which resides in or is located within the City of Rancho Cordova.

b. It has been organized and established in the city of Rancho Cordova for a continuous period of at least one year immediately preceding the application for a permit; and

c. It has a bona fide membership of at least 20 members.

The city reserves the right to require the applicant to submit a roster based on complaints or allegations of noncompliance with city policy; or

2. An organization affiliated with and officially recognized by an elementary, junior high and/or high school and/or school district and/or school district that services in whole or in part the residents of Rancho Cordova or a religious nonprofit elementary, junior high and/or high school.

3. No organization shall submit more than two applications for licenses to sell fireworks within the city. Submittal of more than two such applications shall be grounds for denial of all applications.

C. City business licenses authorizing the sale of “safe and sane fireworks” shall not be transferable to another organization.

D. Transfer of temporary stands from the location for which the license was initially issued may be made; provided, that the application is made to the city’s director of finance (“finance director”) on or before June 1st; and provided further, that any such location change has been approved in writing by the fire chief, the chief of police, and the city’s chief building official, and otherwise complies with all provisions of this article regulating the location of temporary fireworks stands. [Ord. 5-2024 § 3; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

4.54.360 Application.

A. All applications for a city business license to sell fireworks shall be in writing to the finance director on forms supplied by the city. Applications shall be received and filed with the finance director no earlier than March 1st, nor later than the first Monday in May of each year. Applications shall:

1. Specify the proposed location of the fireworks stand, and be accompanied by a copy of a plot plan showing the location of the fireworks stand in relation to the public right-of-way, curb cuts and/or driveways and identifying the nearest available fire hydrants;

2. Specify the name, address and telephone number of one or more responsible adults who will be in charge of and responsible for the fireworks stand during the period fireworks are sold, displayed or stored;

3. Be accompanied by a declaration certifying the applicant's status as a Section 501(c) organization under the Internal Revenue Code and as a Section 27301(d) organization under the Revenue and Taxation Code;

4. Be accompanied, in accordance with the provisions of RCMC [4.54.375](#), by an accounting of the funds derived from the sale of fireworks for the previous year if the organization operated a stand(s) in the city during the previous year. The permittee shall fully expend the net proceeds derived from its operations under such license or demonstrate the dedicated purpose of the funds. This requirement shall not go into effect until July 5, 2005;

5. Be accompanied by a written statement of the applicant's intended use for any funds realized from the sale by such organization;

6. Be accompanied by the name and address of the owner of the designated location of the fireworks stand. The applicant shall supply a copy of a recorded deed evidencing its ownership of the designated location, or an executed lease, rental or license agreement evidencing that the applicant has the legal authority to locate and operate a fireworks stand at the designated location. The information required by this subsection (A)(6) may be submitted separately from the other information required under this section, but in no case shall the information required by this subsection (A)(6) be submitted to the city later than May 15th of each year;

7. Be accompanied by such other information as may be required by the finance director;

8. Be accompanied by an application fee in the amount of \$40.00.

B. The application shall be made in triplicate. The original of the application shall be retained by the finance director, one copy shall be transmitted to the fire chief, and one copy shall be sent to the city building department. The fire chief shall review the location of the proposed fireworks stand for compliance with fire safety regulations and shall have authority to disapprove the location if, in the fire chief's opinion, the location would pose a fire hazard. Notice of the application and a description of the proposed location of the stand shall be forwarded to the chief of police, who has the authority to disapprove the location if, in the chief's opinion, a traffic hazard will be created thereby. For applications received on or before the first Monday of May of each year, determinations regarding the adequacy of the proposed location shall be made no later than May 15th of each year.

C. Applicants for a license shall be notified by the finance director of the tentative approval or denial of the application for a city business license by the first Monday in May of each calendar year. Within two weeks of the notification of the tentative approval of the city business license, the applicant shall furnish to the finance director evidence of insurance providing comprehensive general liability coverage written on an occurrence basis, including but not limited to premises/operations, personal injury, contractual liability, independent contractors, and products/completed operations, with \$1,000,000 combined single limits for bodily injury and property damage. The insurance policy shall designate the city, its officers, agents, employees and volunteers as additional insureds as to products, premises/operations of the named insured. The insurance policy shall further be endorsed to provide that any insurance and/or self-insurance maintained by the city of Rancho Cordova shall apply in excess of, and not contribute with, insurance provided by the applicant. The city risk manager shall be the certificate holder. In the event of nonrenewal or cancellation of the insurance policy, 30 days' advance notice shall be provided to the finance director. The insurance policy shall be limited to the specific location for which the city business license is issued. The finance director shall issue the license to the applicant upon the presentation of required proof of insurance.

D. A copy of the city business license shall be transmitted to the fire district.

E. The continued validity of any city business license issued pursuant to this article shall be subject to the requirement that at least one of the responsible adults listed in the licensee's application shall attend a fireworks stand operator seminar conducted by the fireworks industry and approved by the fire district. The failure of a licensee to have such a responsible individual attend such safety seminar shall subject the city business license to revocation. [Ord. 4-2005 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

4.54.375 General provisions.

A. The licensee shall use the net proceeds derived from its operations under such license only for nonprofit, charitable purposes.

B. Each organization granted a permit must submit a verified financial statement to the city showing the total gross receipts, all expenses incurred and paid in connection with the purchase of fireworks and the sale thereof, and to whom and for what purpose the net proceeds were distributed. The financial statements shall be made on forms furnished by the city or photocopied directly from the organization's financial report. Statements must be filed with the finance director no earlier than March 1st, nor later than the first Monday in May of the year after the year in which the permit was issued. Any organization which was granted a permit in the preceding year, and wishes to file an application for a new city business license to sell fireworks pursuant to this article, shall include the verified financial statement required by this section as part of the

application. The filing of a verified financial statement is a condition precedent to the granting of any subsequent permit to any such organization.

C. Beginning in 2006, no organization shall receive a license for a fireworks stand if such organization received a permit for the previous year and has failed to file the report required in subsection (B) of this section or otherwise violated any provisions of the Rancho Cordova Municipal Code relating to such prior year's license or to the licensee's operations thereunder.

D. Licensees shall not place signs on retail fireworks stands or at locations on public property except as permitted or required by the city. Signs on private property shall be as permitted by the property owner and shall comply with all applicable city sign regulations. [Ord. 28-2007 § 2; Ord. 4-2005 § 1].

MEMORANDUM



ITEM 9.3.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Margarita Dronov, Associate Civil Engineer
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-14 WITH DOKKEN ENGINEERING IN AN AMOUNT NOT TO EXCEED \$284,447 FOR ENGINEERING DESIGN AND ENVIRONMENTAL SERVICES FOR THE CHANNEL REPAIR PROJECT AT TRIBUTARY 2 AND CORDOVA CREEK**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution and awarding the contract would initiate the design of the Channel Repair Project on Tributary 2 of the American River and Cordova Creek. This repair project is important deferred maintenance work that is necessary for safety and quality of life in Rancho Cordova.

BACKGROUND

The City of Rancho Cordova's storm drainage system includes more than 70 acres of creek channels or tributaries to the American River. Tributary 2 to the American River is a concrete-lined drainage channel built in the early 1960s in the Lincoln Village neighborhood near Bradshaw Road. Cordova Creek is a concrete channel built in the late 1950s which flows through the Cordova Vineyards, Cordova Gardens, and Cordova Lane neighborhoods, intersected by Coloma Road. These channels were maintained by the County of Sacramento until 2014, when the City of Rancho Cordova began providing drainage maintenance services. Decades of inclement weather have broken portions of the concrete lining at Tributary 2 and Cordova Creek. The scope of work for the professional services contract will consist of designing the channel concrete lining repairs in sections of both channels, coordinating right-of-way access, and obtaining the necessary environmental permits from all agencies with jurisdiction over the project.

The city established an on-call short list for engineering and environmental services in 2024 based on a competitive process. Seven firms were shortlisted based on their qualifications. Dokken Engineering has been selected as the most qualified firm to design this project based on their experience with similar projects, their proposed project team, and ability to deliver successful projects.

On October 20, 2025, City Council approved a major investment of \$20 million to address deferred infrastructure maintenance across the community, reinforcing the city’s commitment to safe, reliable roads and stormwater systems that support everyday life for residents and businesses. The Channel Repair Project at Tributary 2 and Cordova Creek is a high priority project that is necessary for safety and quality of life in Rancho Cordova.

The Project design and permitting will start in 2026, with construction expected in 2027.

FISCAL IMPACT AND FUNDING SOURCE

The Channel Repair Project at Tributary 2 and Cordova Creek is funded from the City Council’s twenty-million-dollar deferred maintenance investment from the Community Enhancement & Investment Fund, approved in October 2025.

ATTACHMENT(S)

- 1. Resolution
- 2. Contract No. 2026-14
- 3. Project Map and Photos

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-14 WITH DOKKEN ENGINEERING IN AN AMOUNT NOT TO EXCEED \$284,447 FOR CIVIL ENGINEERING DESIGN AND ENVIRONMENTAL SERVICES FOR THE CHANNEL REPAIR PROJECT AT TRIBUTARY 2 AND CORDOVA CREEK

WHEREAS, on October 20, 2025, City Council approved a major investment of \$20 million to address deferred infrastructure maintenance across the community, reinforcing the city’s commitment to safe, reliable roads and stormwater systems that support everyday life for residents and businesses; and

WHEREAS, the scope of work for the Channel Repair Project includes designing repairs to sections of broken concrete lining at Tributary 2 of the American River and Cordova Creek, coordinating right-of-way access, obtaining the necessary environmental permits from all agencies with jurisdiction over the project; and

WHEREAS, Dokken Engineering has been selected as the most qualified firm to design this project from the firms on the city's 2024 on-call short list for engineering and environmental services; and

WHEREAS, the City of Rancho Cordova desires to enter into Contract No. 2026-14 with Dokken Engineering in an amount not to exceed \$284,447 for civil engineering design and environmental services for the Channel Repair Project at Tributary 2 and Cordova Creek; and

WHEREAS, the Channel Repair Project is funded from the City Council’s \$20 million deferred maintenance investment from the Community Enhancement & Investment Fund, approved in October 2025; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-14 with Dokken Engineering in an amount not to exceed \$284,447 in a form approved by the City Attorney for the Channel Repair Project at Tributary 2 and Cordova Creek.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.3.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND DOKKEN ENGINEERING FOR
THE CHANNEL REPAIR PROJECT AT TRIBUTARY 2 AND CORDOVA CREEK**

THIS AGREEMENT (hereinafter referred to as "Agreement") for professional services is made by and between the City of Rancho Cordova, a California municipal corporation, (herein "City") and Dokken Engineering, ("Professional") as of February 17, 2026.

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

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2028, the date of completion specified in Exhibit A. Professional shall complete the services described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

SECTION 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed **Two Hundred Eighty-Four Thousand, Four Hundred Forty-Seven Dollars (\$284,447.00)**, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

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

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

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

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

2.3 Final Payment. City shall make the final payment within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 Total Payment. City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

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

- 2.5 Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
- 2.6 Reimbursable Expenses.** Reimbursable expenses, if any, are set forth shall not exceed the amount in Exhibit B. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 10, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

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

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

SECTION 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

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

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

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

_____ Professional hereby acknowledges and agrees to the insurance requirements set forth in this section which shall be monitored for compliance by Ebix, RCS, Inc.
Initial

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General requirements. Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 Minimum scope of coverage. Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form

CG 0001 (most recent edition) covering comprehensive General Liability on an “occurrence” basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

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

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured’s general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees, and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional’s insurer if such coverage is suspended, voided or reduced in coverage or in limits.

Professional hereby acknowledges and agrees to the insurance requirements set forth in this section which shall be monitored for compliance by Ebix, RCS, Inc.

Initial

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

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

- 4.3.2** An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.
- 4.3.3** The following provisions shall apply if the professional liability coverages are written on a claims-made form:
- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 - b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 - c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
 - d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

Professional hereby acknowledges and agrees to the insurance requirements set forth in this section which shall be monitored for compliance by Ebix, RCS, Inc.

Initial

4.4 All Policies Requirements.

- 4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.
- 4.4.3 Subcontractors.** Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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

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

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

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

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

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

SECTION 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

- 5.1 General Requirements.** Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and

against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

5.2 PERS Indemnification. In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (“PERS”) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any and all employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City, and any attorneys’ fees and costs incurred by the City to enforce this Section.

5.3 Design Professionals. To the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional’s duty to indemnify under Sections 5.1 and 5.2 shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

SECTION 6. STATUS OF PROFESSIONAL.

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

not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

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

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

SECTION 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant

for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

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

SECTION 8. TERMINATION AND MODIFICATION.

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

Professional may cancel this Agreement upon thirty (30) days' written notice to City and shall include in such notice the reasons for cancellation.

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

8.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.

8.3 Amendments. The Parties may amend this Agreement only by a writing signed by all the Parties.

8.4 Assignment and Subcontracting. City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
 - 8.6.3** Retain a different Professional to complete the services described in Exhibit A not finished by Professional; and
 - 8.6.4** Charge Professional the difference between the cost to complete the services described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

SECTION 9. KEEPING AND STATUS OF RECORDS.

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

as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

SECTION 10. MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either Party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.
- 10.6 Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be

entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

10.8 Solicitation. Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 Contract Administration. This Agreement shall be administered by Kristine Courdy ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 Notices.

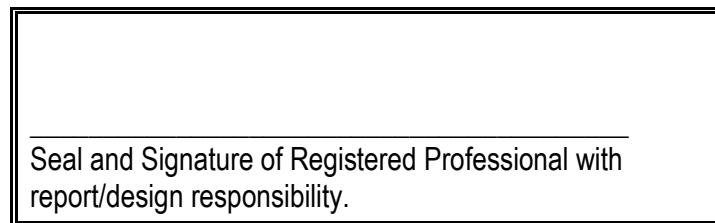
Any written notice to City shall be sent to:

ATTN: Margarita Dronov
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Any written notice to Professional shall be sent to:

ATTN: LaSandra Edwards
110 Blue Ravine Rd #200
Folsom, CA 95630
Email Address: MWeldy@dokkenengineering.com

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



10.12 Integration. This Agreement, including the scope of services attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated

herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.13 IRS Form W-9. Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City’s Finance Director shall have authority to waive this requirement.

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Micah Runner, City Manager

John Klemunes, President

Date:_____

Date:_____

Attest:

Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date:_____

**EXHIBIT A
SCOPE OF SERVICES**



January 20, 2026

Margarita Dronov
Associate Engineer
City of Rancho Cordova

RE: Channel Relining Project

Ms. Margarita:

Dokken Engineering (Dokken) is pleased to provide the City of Rancho Cordova (City) with this design services scope and fee to provide engineering services for the Channel Relining project. This scope and fee include the coordination, engineering design, and bid/construction support required for this effort.

Scope of Work

Task 1 – Project Management

Dokken will coordinate and attend meetings with the City's Project Manager and other required representatives from affected stakeholders as deemed necessary by the City's Project Manager. Dokken will prepare meeting minutes for each meeting and distribute them to the City's Project Manager and other attendees.

Task 1.1 Project Management

Dokken shall prepare progress reports to record the progress of the project and as supporting data for invoices presented monthly to the City. The progress report shall include accomplished tasks for the month, anticipated progress for the next month, pending issues, and scheduled completion target dates. Dokken shall mail a progress report with each monthly invoice. Dokken shall maintain a project baseline schedule indicating milestones, major activities, critical path tasks, and deliverables to the City for review and comments.

Task 1.2 Meetings and Coordination

Dokken shall coordinate and attend Project Development Team (PDT) meetings with the City staff and other representatives from resource agencies and stakeholders. PDT meetings will be held monthly, as appropriate. Meeting minutes shall be prepared by Dokken for each meeting and distributed to the City's Project Manager and attendees. An Action Item List and a Deliverables Status Matrix shall be prepared and updated for each PDT meeting.

Task 1.3 Quality Assurance and Quality Control

Dokken shall have a quality control plan in effect during the entire course of the project. Dokken shall develop a plan establishing a process to ensure design calculations are independently checked. Exhibits and plans shall also be checked, corrected, and backchecked for accuracy and completeness. Dokken shall review subconsultant submittals to ensure that appropriate background information, study methodology, interpretation of data, format, and content are completed in accordance with current standards.

Deliverables:

- ✓ Scope of Work
- ✓ Project Schedule
- ✓ Monthly Progress Reports
- ✓ Meeting Agendas and Minutes

**Task 2 – Surveying and Base Mapping**

UNICO will perform topographic surveys, right-of-way and boundary surveying, and acquisition support.

Task 2.1 Project Survey Control

UNICO will research City-approved horizontal and vertical control for the project. UNICO will utilize the current NAD83, California State Plane Coordinates, horizontal datum, and the NAVD88 vertical datum for all surveys and mapping. UNICO will set durable project control points for utilization of all surveys and for future construction control, including a minimum of three (3) points outside of the project limits. UNICO will prepare a survey adjustment report of all controls used for the project.

Deliverables:

- ✓ Survey Adjustment Report

Task 2.2 Aerial Photogrammetric/LiDAR Topographic Mapping

UNICO will facilitate the delivery of an overall photogrammetric aerial/LiDAR map, with color orthophotography at the two project areas. UNICO will set all necessary aerial control panels at locations and frequency adequate to meet National Mapping Accuracy Standards of 1" = 40' scale mapping with 1' contour intervals based on the approved mapping limits. The general aerial topographic limits will cover an approximately 100-foot-wide strip centered on the center of the channel from its beginning to its endpoints. Aerial-based topographic mapping will show all visible surface features, improvements, 1' contours, DTM ground surface, and spot elevations within the mapping limits. Color photo background imagery will be provided. The imagery will be adjusted using ortho-correction within the mapping limits and simple rectification within the ground control limits.

Deliverables:

- ✓ Aerial Base Map

Task 2.3 Supplemental Design-Level Topographic Surveying and Mapping

To augment the aerial topographic survey, supplemental design-level topographic surveys will be performed utilizing conventional (non-aerial) field surveying methods at each of the two sites. UNICO will locate and map all necessary supplemental topographic features necessary to complete the design and construction. Items located will include, but are not limited to, outfall structures, channel geometry such as bottom edges, slopes, and tops of slopes, pavement, proposed conforms, drainage features, culverts, signs, fences, gates, structures, and trees, to include size, type if known, and drip circle. UNICO will locate all visible above-ground utility features such as manholes, valves, vaults, and utility poles, including overhead line heights and alignment. UNICO will survey utility paint markings or potholes (marked by the Geotech team) and incorporate them into the topographic survey base file. UNICO will perform base mapping of all topographic information to include mapping, 1' contours, and a resolved 3D surface in an AutoCAD-based drawing.

Deliverables:

- ✓ Updated Base File
- ✓ Points Files

Task 2.4 Right of Way and Boundary

To establish the right of way and adjacent properties, UNICO will research record maps, deed documents, and other record information of the right of way and property boundaries. UNICO will perform a field survey to



locate monuments of record to resolve and map the record right-of-way, easements, and property boundaries. UNICO will request the City to provide title reports for properties that may be impacted by the project to best determine parcel boundaries, right of way, additional easements, or other boundary constraints. UNICO will prepare an overall Land NET boundary base drawing in AutoCAD format based on record information, dedications, easements, title exceptions, and field-observed information. The base map will be prepared for insertion into the main topographic survey base file. The base map will be prepared with sufficient detail to prepare plats and legal descriptions as needed for acquisition or easement purposes.

As part of future monument perpetuation in accordance with Section 8771 of the Professional Land Surveyors Act in the Business and Professions Code of the State of California, UNICO will survey and show all monuments in the AutoCAD base file that are found within the project limits. This will allow for insertion into the design plan set for pre- and post-construction monument perpetuation activities.

Deliverables:

- ✓ Record Maps and Deed Documents
- ✓ Land NET AutoCAD Base File

Task 2.5 Plats and Legal Descriptions

UNICO will prepare plats, legal descriptions, and closure calculations as needed for the project. The exact number and locations will be better understood during design. For this proposal, UNICO will assume that two (2) plats and legal descriptions will be needed for right-of-way easement, and/or temporary construction easements. UNICO will request exhibits and CAD files be provided by design team for the preparation of all plats and legal descriptions. UNICO will prepare preliminary plats and legal descriptions for review. Upon approval, UNICO will prepare final signed and stamped PDF plats and legal descriptions.

Deliverables:

- ✓ PDF Plats and Legal Descriptions (2)

Task 3 – Utility Coordination

Dokken will coordinate all modifications, changes, or relocations to existing utilities. Dokken shall coordinate with existing utility owners to determine the number and location of all underground and overhead utilities. All utility coordination letters shall be on City letterhead, and all letters and maps shall be submitted to the City for review before sending them to the utility companies.

Task 3.1 Utility Verification and Coordination with Owners

Dokken will request existing and planned utility information with a project location/limit map, along with a City-approved letter requesting verification of the location, size, and depth of each facility within the project area. Dokken will identify all public or private utilities that may be affected by the project and determine the relocations and the party responsible for the cost. A utility log documenting all correspondence with the utility owners will be maintained for the duration of the project. Dokken will map existing utilities in CAD based on the responses.

Deliverables:

- ✓ Utility Information Request Letters
- ✓ Utility CAD file
- ✓ Utility Log

*Task 3.2 Utility Impact Resolution*

Once the existing utility information is compiled, Dokken will prepare a summary of utility impacts. Dokken will then prepare utility conflict maps if needed. Those maps will be sent to the utility owners along with a request for a claim of liability letter.

Deliverables:

- ✓ Utility Conflict Maps
- ✓ Claim of Liability Request

Task 4 – Right of Way*Task 4.1 Right-of-Way Management and Coordination Services*

To eliminate any unforeseen issues, Dokken will work closely with the applicable funding sources to ensure all changes regarding certification, documentation, and procedures are implemented. Dokken ensures that all the current documentation and procedures will be used for all right-of-way efforts for local public City projects.

Dokken's Right of Way team will do the following once a task is assigned:

- Review title reports and implement solutions for items that may affect title or cause a delay in escrow; Title reports are to be provided by the City and are not included in this scope;
- Provide all gathered information to the appraiser and attain a detailed timeline to complete the assigned task;
- Monitor progress and provide any additional information to the designated appraiser;
- Review all reports supplied by the appraiser for quality assurance;
- Prepare draft acquisition documentation for City review and approval;
- Provide final appraisal report and acquisition documentation to the City for final review;
- Prepare staff reports for approval of just compensation;
- Make offers in person to each property owner;
- Attain executed acquisition documentation from each affected property owner;
- Provide possession documentation in lieu of purchase contracts;
- Deliver fully executed documentation to escrow/title officers to close escrow and provide title insurance;
- Coordinate the close of escrow and provide original copies of acquisition files to the City;
- Provide the City with original acquisition files.

Task 4.1.1 Project Update and Introductory Letter

In adherence to the project schedule and the upcoming transition into the right-of-way phase, two (2) notification letters will be prepared and delivered for two (2) affected parcels. These letters will inform the respective property owners of the status of the project and provide recent updates. Additionally, the notification letter will serve to introduce Dokken as the designated right-of-way team and notify the property owners that the right-of-way phase will commence shortly.

Deliverables:

- ✓ Two (2) Project Update And Introductory Letters



Task 4.1.2 Project Tracking Table

As a component of effective project management and in an effort to keep the project on schedule and the City current with acquisition data, a project tracking table will be created. Dokken's right-of-way manager will maintain the project tracking table and ensure that it is sent to the City on the regularly requested schedule. This table will outline milestones and supply completion dates, comments, and any additional information the City may request.

Deliverables:

- ✓ Project Tracking Table

Task 4.2 Appraisal Process

Two (2) appraisals will be completed for two (2) affected parcels by a Certified General Real Estate Appraiser. Notice of intent to appraise letters, along with acquisition policy brochures, will be provided to all impacted property owners. Appraisals will be arranged so that the property owner may accompany the appraiser during the inspection of the property. This allows the property owner the opportunity to provide additional information to the appraiser.

All appraisals will be prepared by an appraiser licensed with the State of California and will comply with all laws applicable to the specific appraisal and the Uniform Standards of Professional Appraisal Practice 49 CFR 24.2(a)(3). Appraisals will include a summary and a complete analysis for all valuation conclusions. Documentation obtained during the inspection, such as pictures, will be included in each report. Title information, including ownership details, drawings, and parcel-related information, will be reviewed by the appraiser.

Deliverables:

- ✓ Two (2) Appraisal Reports

Task 4.3 Negotiate for Right Of Way

Dokken Engineering will draft offer packages and negotiate acquiring TCEs from two (2) parcels.

All "Good Faith Negotiations" will be completed by Dokken's Right of Way Team for two (2) parcels. After completion of the appraisal process and just compensation determination, Dokken will prepare offer packages and meet with all owners in person to present and explain the offer package details. The offer package will include the offer letter, a written summary of just compensation with supporting appraisal information, a property owner exhibit showing the property map with right-of-way take locations, Title VI information, and "Your Property – Your Transportation Project" booklet. Dokken will negotiate with the property owner to arrive at a mutually agreeable settlement and prepare necessary purchase agreements. Dokken will obtain receipt of delivery of the offer and/or present and secure tenant information statements, as applicable, during the initial meeting.

Dokken will work closely with the City to aid in the recommendation of the appropriate course of action with regard to the various acquisitions, with property owners requesting additional compensation and/or services beyond the initial offer package. Recommended settlement packages with justifications and impasse letters will be provided to the City for review. Working with the property owners to agreeable terms will be Dokken's focus. There may be situations where condemnation is unavoidable, such as clouds in the title. In the event the City will need to attain property through the condemnation process, Dokken will assist in the preparation of all necessary condemnation reports, letters, and packages.



Dokken's Right of Way Agents hold California Real Estate Salesperson's Licenses and are working under the direct supervision of a California Real Estate Licensed Broker.

Deliverables:

- ✓ Right Of Way Agreements
- ✓ Grant And Easements Deeds
- ✓ Administrative Settlements
- ✓ Diaries
- ✓ Written Summary Of Acquisitions
- ✓ Impasse Letters

Task 4.4 Escrow Coordination

Upon reaching an agreement on the terms and conditions of the acquisition with the property owner, Dokken will be available to assist the City in opening escrow for two (2) parcels. Dokken will supply fully executed agreements along with other supporting information to escrow in order to close each transaction. Dokken will work closely with the City to assist in the timely closing of all transactions. For the convenience of the property owner, our right-of-way team has a California Notary who will be available to notarize any documentation that is required. Fully executed deeds and easements will be delivered to the City for acceptance prior to recording. In the event escrow services are not required, Dokken is available to perform these services and record the required documentation.

Deliverables:

- ✓ Escrow Documents And Closing Statements

Task 4.5 Project Close-Out

The original acquisition file for two (2) parcels will be provided to the City upon completion of the project. Each acquisition file will contain property information, diary report, written correspondence, just compensation documentation, appraisal(s), offer package, negotiations, title documentation, copies of recorded documents, and all applicable documentation.

Deliverables:

- ✓ Original Acquisition Files

Task 5 – Environmental

Task 5.1 Biological Resources Memorandum

Dokken will prepare a brief Biological Resources Memorandum (Bio Memo) to evaluate impacts to special status species and habitats. The Project Area has known populations of one rare plant, Sanford's arrowhead (*Sagittaria sanfordii*), that will be impacted by Project activities. This effort will include a detailed rare plant survey to quantify and map all individual Sanford's arrowhead plants within the work area. The Bio Memo is needed to support the regulatory permit applications.

Deliverables:

- ✓ Biological Resources Memorandum

Task 5.2 Sanford's Arrowhead Preservation Plan

Dokken will develop a plan to preserve populations of Sanford's arrowhead and offset impacts to the species. Specific methodologies will be developed in coordination with CDFW and may include plant relocation, seed collection, or a combination of methods.

*Deliverables:*

- ✓ Sanford's Arrowhead Preservation Plan

Task 5.3 Verification Request Form

The proposed channel lining replacement is consistent with the City's Routine Maintenance Agreement. Dokken will prepare a Verification Request Form for submittal to CDFW to confirm RMA coverage and proposed avoidance methodologies.

Deliverables:

- ✓ Completed Verification Request Form

Task 5.4 401 Water Quality Certification

Dokken will prepare a Water Quality Certification application for filing with the RWQCB, as required by Section 401 of the Clean Water Act. The 401 application will include project details, quantities, and exhibits. This scope includes coordination of the pre-filing meeting and any needed coordination with RWQCB to secure the certifications. This scope does not include the Water Quality Certification application fees, which will be paid by the City. The project is consistent with a non-notifying Nationwide Permit 3(a), and a Preconstruction Notification or coordination with the Army Corps of Engineers is not anticipated.

Deliverables:

- ✓ Section 401 Application and Water Quality Certification

Task 5.5 Nesting Bird Survey

Dokken's qualified project biologist shall conduct a nesting bird preconstruction clearance survey. The survey will be consistent with agency-approved survey methods in the 1602 permit. Upon completion, Dokken will submit a written report summarizing any findings. Should any special status species be found during the preconstruction survey effort, Dokken will coordinate with the appropriate agencies.

Deliverables:

- ✓ Preconstruction Nesting Bird Survey Memorandum

Task 6 – Preliminary Engineering*Task 7.1 30% Preliminary Plans and Estimate*

Dokken will prepare the preliminary design plans using AutoCAD/Civil 3D. This set will show proposed concrete lining repairs, preliminary right-of-way, and existing utilities. The plans will include a title sheet, typical sections, and plan layout sheets. Dokken will also prepare a 30% design construction cost estimate for the project.

Deliverables:

- ✓ 30% Plans (11"x17") and Estimate (PDF)

Task 7 – Final Design*Task 7.1 90% PS&E*

Dokken will prepare 90% PS&E for the project, building upon the 30% submittal by providing full details as needed to construct the project. The design plans shall be created using AutoCAD/Civil 3D, and the plans



should follow all applicable City and Sacramento County design standards. This scope assumes the City will provide “boilerplate” or front-end specifications, and Dokken will provide technical provisions for the project.

The plans shall be clear and concise, and will include:

- Typical cross sections
- Layout sheets and profiles
- Construction details
- Erosion Control and Landscaping plans and details
- Drainage plans, profiles, details (if needed for outfalls into the channel)
- Stage construction/traffic handling
- Quantity sheets

Dokken will provide written responses for each comment received and mark each comment as “incorporated” or “not incorporated.” For each “not incorporated” response, Dokken will provide descriptive reasoning stating why and what design standards or impact implementing the requested change would have. A meeting will be held following each submittal to resolve any disputed comments. The comment response matrix will be updated to show the final disposition after the meeting.

Deliverables:

- ✓ One PDF copy of the complete (full-size) plans for City review and comments
- ✓ One PDF copy of the Engineer’s Estimate for Construction
- ✓ Word document copy of the Specifications
- ✓ Response to all City comments in matrix format
- ✓ Civil 3D files, as requested by the City

Task 7.2 Final PS&E

Dokken will prepare the Final PS&E for the project, building upon the 90% submittal by providing last comment resolutions and updates from coordination activities. This scope assumes the City will provide “boilerplate” or front-end specifications, and Dokken will provide technical provisions for the project. Dokken will submit the draft 100% PS&E package to the City for final review and approval. Once approval is received, Dokken will finalize the construction documents by signing and stamping all sheets and specifications and provide an updated Engineer’s Estimate.

The plans shall be clear and concise and will include:

- Typical cross sections
- Layout sheets and profiles
- Construction details
- Erosion Control and Landscaping plans and details
- Drainage plans, profiles, details (if needed for outfalls into the channel)
- Stage construction/traffic handling
- Pavement Delineation and Signs
- Quantity sheets

Deliverables:

- ✓ Electronic copy of the draft PS&E
- ✓ Signed and stamped final plans: one set of 22”x34”, one set of 11”x17” bond copies, and one PDF



- full-size copy
- ✓ One PDF copy and one Excel copy of the Engineer's Estimate
- ✓ One signed and stamped copy of the Specifications, and one electronic (Word document) copy
- ✓ Quantity calculations (as requested)
- ✓ Civil 3D files (as requested)

Task 8 – Bid Assistance

Dokken will be available to provide clarification and information about the PS&E package during the construction advertising and bidding process. Dokken will assist the City in the preparation of any addenda to the PS&E during the advertisement period, attend the project pre-bid meeting, and provide written meeting notes. Dokken will review and comment on pre-bid meeting notes to determine any necessary addenda. Dokken shall prepare any plan revisions as determined necessary by addenda.

Deliverables:

- ✓ Assist in developing the pre-bid meeting agenda, attend, and take notes
- ✓ Provide clarification and revisions of documents during advertising and preparation of any addenda as required

Task 9 – Construction Support

Dokken will provide Construction Support Engineering and Record Drawing services, as requested by the City. This task will include typical construction engineering support design services during an estimated 3-to-4-month construction period.

The deliverables included in this task include the preparation and response to Requests for Information (RFIs), and the work will conclude with the preparation of as-built documents.

Deliverables:

- ✓ Response to RFIs
- ✓ As-builts / Record Drawings

Sincerely,

DOKKEN ENGINEERING

LaSandra Edwards, PE
Senior Engineer
Project Manager



TASK DESCRIPTION	DOKKEN ENGINEERING																TOTAL HOURS	ESCALATION	OTHER DIRECT COST	TOTAL COST	Rob Markes Survey Manager	Ryan Ming, PLS Senior Land Surveyor	Todd Jordan, PLS Land Surveyor	
	Principal in Charge	QA/QC Manager	Project Manager	Senior Engineer 1	Associate Engineer 2	Associate Engineer 1	Assistant Engineer 1	Right of Way Manager	Senior Right of Way Agent	Right of Way Agent	Right of Way Appraiser	Right of Way Assistant	Environmental Manager	Senior Environmental Planner 1	Associate Environmental Planner	Environmental Planner								
BILLING RATES	\$465	\$405	\$315	\$245	\$215	\$185	\$135	\$245	\$205	\$125	\$125	\$95	\$285	\$195	\$145	\$115					\$241.27	\$170.30	\$141.94	
Task 1 - Project Management			84	8														92	\$426		\$28,846			
Task 1.1 Project Management			40															40	\$189		\$12,789			
Task 1.2 Meetings and Coordination			20	8														28	\$124		\$8,384			
Task 1.3 Quality Assurance and Quality Control			24															24	\$113		\$7,673			
Task 2 - Surveying and Base Mapping																						10	24	12
Task 2.1 Project Survey Control																						2		8
Task 2.2 Aerial Photogrammetric/LIDAR Topographic Mapping																						2		4
Task 2.3 Supplemental Design Topographic Surveying and Mapping																						2		
Task 2.4 Right of Way and Boundary																						2	16	
Task 2.5 Plats and Legal Descriptions																						2	8	
Task 3 - Utility Coordination				4		16	36											56	\$132		\$8,932			
Task 3.1 Utility Verification and Coordination with Owners				2		8	24											34	\$78		\$5,288			
Task 3.2 Utility Impact Resolution				2		8	12											22	\$54		\$3,644			
Task 4 - Right of Way								25	45	119	70	70						329	\$684		\$46,309			
Task 4.1 Right of Way Management and Coordination Services								12	5									17	\$59		\$4,024			
Task 4.1.1 Project Update and Introductory Letter								2	4									10	\$25		\$1,715			
Task 4.1.2 Project Tracking Table								4	8	8								30	\$69		\$4,639			
Task 4.2 Appraisal Process								2	8		70	10						90	\$177		\$12,007			
Task 4.3 Negotiate for Right of Way								5	8	70		20						103	\$203		\$13,718			
Task 4.4 Escrow Coordination									8	35		20						63	\$119		\$8,034			
Task 4.5 Project Close-out									4	6		6						16	\$32		\$2,172			
Task 5 - Environmental													9	33	56	110	208	\$447		\$30,217				
Task 5.1 Biological Resources Memorandum													2	8	8	16	34	\$77		\$5,207				
Task 5.2 Sanford's Arrowhead Preservation Plan													2	8	12	20	42	\$93		\$6,263				
Task 5.3 Verification Request Form													1	4	8	8	21	\$47		\$3,192				
Task 5.4 401 Water Quality Certification													4	12	26	50	92	\$195		\$13,195				
Task 5.5 Nesting Bird Survey														1	2	16	19	\$35		\$2,360				
Task 6 - Preliminary Engineering			8	36	48		60											152	\$446		\$30,206			
Task 6.1 30% Preliminary Plans and Estimate			8	36	48		60											152	\$446		\$30,206			
Task 7 - Final Design		4	8	96		128	156											392	\$1,086		\$73,486			
Task 7.1 90% PS&E		2	4	72		88	96											262	\$734		\$49,684			
Task 7.2 Final PS&E		2	4	24		40	60											130	\$352		\$23,802			
Task 8 - Bid Assistance			2	8		12	8											30	\$88		\$5,978			
Task 9 - Construction Support			4	16		24	8											52	\$160		\$10,861			
TOTAL HOURS WITHOUT OPTIONAL TASKS		4	106	168	48	180	268	25	45	119	70	70	9	33	56	110	1,311				10	24	12	
TOTAL COST WITHOUT OPTIONAL TASKS		\$1,620	\$33,390	\$41,160	\$10,320	\$33,300	\$36,180	\$6,125	\$9,225	\$14,875	\$8,750	\$6,650	\$2,565	\$6,435	\$8,120	\$12,650		\$3,470		\$234,835	\$2,413	\$4,087	\$1,703	
TOTAL HOURS WITH OPTIONAL TASKS		4	106	168	48	180	268	25	45	119	70	70	9	33	56	110	1,311				10	24	12	
TOTAL COST WITH OPTIONAL TASKS		\$1,620	\$33,390	\$41,160	\$10,320	\$33,300	\$36,180	\$6,125	\$9,225	\$14,875	\$8,750	\$6,650	\$2,565	\$6,435	\$8,120	\$12,650		\$3,470		\$234,835	\$2,413	\$4,087	\$1,703	



COST PROPOSAL - HOURS BREAKDOWN BY TASK
 CITY OF RANCHO CORDOVA
 CHANNEL RELINING
 January 2026

TASK DESCRIPTION	UNICO ENGINEERING							TOTAL HOURS	OTHER DIRECT COST	TOTAL COST
	Roy Porter, LSIT Land Surveyor	Staff Party Chief	Staff Rodman	Staff Survey Technician/Drafter	TOTAL HOURS	OTHER DIRECT COST	TOTAL COST			
BILLING RATES	\$141.94	\$212.88	\$212.88	\$96.50						
Task 1 - Project Management								92		\$28,846
Task 1.1 Project Management								40		\$12,789
Task 1.2 Meetings and Coordination								28		\$8,384
Task 1.3 Quality Assurance and Quality Control								24		\$7,673
Task 2 - Surveying and Base Mapping	34	56	56	40	232	\$8,880	\$49,611	232	\$8,880	\$49,611
Task 2.1 Project Survey Control		4	4		18		\$3,321	18		\$3,321
Task 2.2 Aerial Photogrammetric/LIDAR Topographic Mapping		8	8	8	30	\$8,880	\$14,108	30	\$8,880	\$14,108
Task 2.3 Supplemental Design Topographic Surveying and Mapping		32	32	32	98		\$17,195	98		\$17,195
Task 2.4 Right of Way and Boundary	28	12	12		70		\$12,291	70		\$12,291
Task 2.5 Plats and Legal Descriptions	6				16		\$2,697	16		\$2,697
Task 3 - Utility Coordination								56		\$8,932
Task 3.1 Utility Verification and Coordination with Owners								34		\$5,288
Task 3.2 Utility Impact Resolution								22		\$3,644
Task 4 - Right of Way								329		\$46,309
Task 4.1 Right of Way Management and Coordination Services								17		\$4,024
Task 4.1.1 Project Update and Introductory Letter								10		\$1,715
Task 4.1.2 Project Tracking Table								30		\$4,639
Task 4.2 Appraisal Process								90		\$12,007
Task 4.3 Negotiate for Right of Way								103		\$13,718
Task 4.4 Escrow Coordination								63		\$8,034
Task 4.5 Project Close-out								16		\$2,172
Task 5 - Environmental								208		\$30,217
Task 5.1 Biological Resources Memorandum								34		\$5,207
Task 5.2 Sanford's Arrowhead Preservation Plan								42		\$6,263
Task 5.3 Verification Request Form								21		\$3,192
Task 5.4 401 Water Quality Certification								92		\$13,195
Task 5.5 Nesting Bird Survey								19		\$2,360
Task 6 - Preliminary Engineering								152		\$30,206
Task 6.1 30% Preliminary Plans and Estimate								152		\$30,206
Task 7 - Final Design								392		\$73,486
Task 7.1 90% PS&E								262		\$49,684
Task 7.2 Final PS&E								130		\$23,802
Task 8 - Bid Assistance								30		\$5,978
Task 9 - Construction Support								52		\$10,861
TOTAL HOURS WITHOUT OPTIONAL TASKS	34	56	56	40	232			1,543		
TOTAL COST WITHOUT OPTIONAL TASKS	\$4,826	\$11,921	\$11,921	\$3,860		\$8,880	\$49,611		\$8,880	\$284,447
TOTAL HOURS WITH OPTIONAL TASKS	34	56	56	40	232			1,543		
TOTAL COST WITH OPTIONAL TASKS	\$4,826	\$11,921	\$11,921	\$3,860		\$8,880	\$49,611		\$8,880	\$284,447

EXHIBIT B
COMPENSATION SCHEDULE

BILLING RATE SCHEDULE

**CITY OF RANCHO CORDOVA
 CHANNEL RELINING**

Effective January 1, 2026 through December 31, 2028

Professional and supporting staff services will be billed at the following hourly billing rates:

	CLASSIFICATION	2026 BILLING RATE	2027 BILLING RATE	2028 BILLING RATE
PROJECT MANAGEMENT	Principal in Charge	\$465.00	\$479.00	\$493.00
	QA/QC Manager	\$405.00	\$417.00	\$430.00
	Project Manager	\$315.00	\$324.00	\$334.00
DESIGN	Senior Engineer 3	\$315.00	\$324.00	\$334.00
	Senior Engineer 2	\$285.00	\$294.00	\$303.00
	Senior Engineer 1	\$245.00	\$252.00	\$260.00
	Associate Engineer 2	\$215.00	\$221.00	\$228.00
	Associate Engineer 1	\$185.00	\$191.00	\$197.00
	Assistant Engineer 2	\$160.00	\$165.00	\$170.00
	Assistant Engineer 1	\$135.00	\$139.00	\$143.00
	Senior CAD	\$255.00	\$263.00	\$271.00
	CAD/Detailer	\$160.00	\$165.00	\$170.00
	Engineering Technician	\$125.00	\$129.00	\$133.00
RIGHT OF WAY	Right of Way Manager	\$245.00	\$252.00	\$260.00
	Senior Right of Way Agent	\$205.00	\$211.00	\$217.00
	Right of Way Agent	\$125.00	\$129.00	\$133.00
	Right of Way Appraiser	\$125.00	\$129.00	\$133.00
	Right of Way Assistant	\$95.00	\$98.00	\$101.00
	Right of Way Technician	\$85.00	\$88.00	\$91.00
ENVIRONMENTAL PLANNING	Environmental Manager	\$285.00	\$294.00	\$303.00
	Principal Planner	\$215.00	\$221.00	\$228.00
	Senior Environmental Planner 3	\$235.00	\$242.00	\$249.00
	Senior Environmental Planner 2	\$215.00	\$221.00	\$228.00
	Senior Environmental Planner 1	\$195.00	\$201.00	\$207.00
	Associate Environmental Planner	\$145.00	\$149.00	\$153.00
	Environmental Planner	\$115.00	\$118.00	\$122.00
	Environmental Technician	\$95.00	\$98.00	\$101.00
PUBLIC OUTREACH	Community Engagement Director	\$195.00	\$201.00	\$207.00
	Technical Editor	\$145.00	\$149.00	\$153.00
	Graphic Designer	\$125.00	\$129.00	\$133.00

ESCALATION: Billing Rates will be escalated by 3% in January of each year as shown above, rounded to the nearest dollar.

REIMBURSABLES: Ordinary supplies and equipment are included in the above hourly rates. The following are considered project-specific items and will be billed at their actual cost.

- | | |
|--------------------------------------------|----------------------------|
| Title Reports / Appraisal Reviews | Outside Reproduction |
| Permit Fees / Public Notice Advertisements | Traffic Control |
| Postage for Public Notice Advertisements | Utility Potholing |
| Record Search Fees / Mapping Fees | Room and Equipment Rentals |

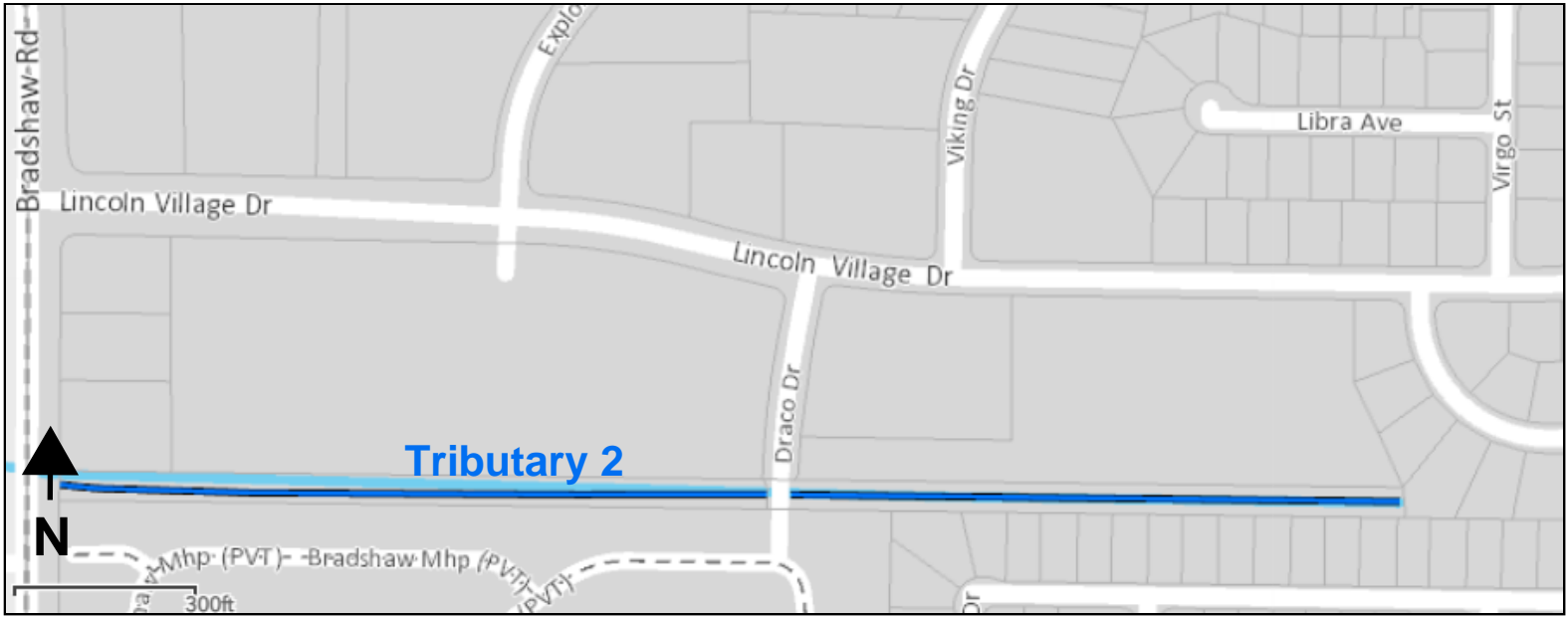


Figure 1: Project Location 1- Tributary 2 to the American River



Figure 2: Site conditions at Tributary 2



Figure 3: Site conditions at Cordova Creek

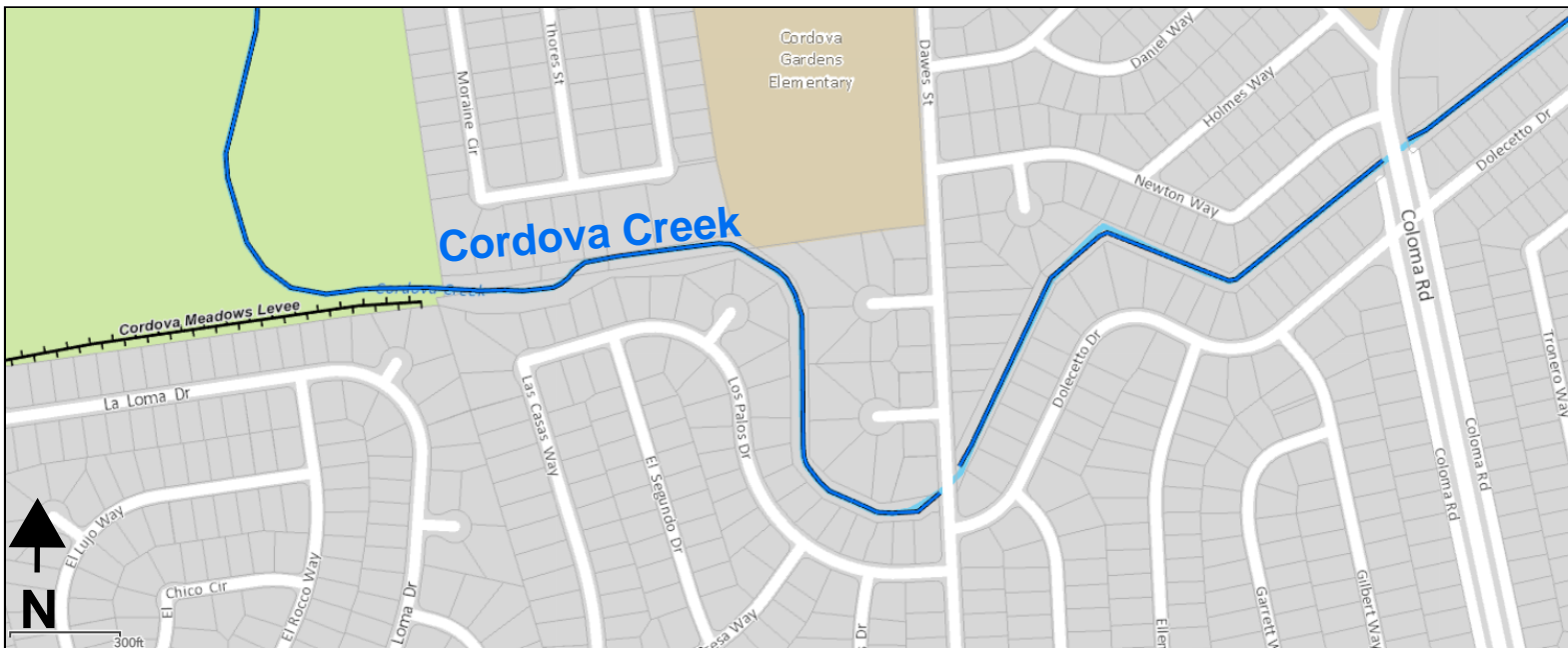


Figure 4: Project Location 2 - western portion of Cordova Creek

MEMORANDUM



ITEM 9.4.

DATE: February 17, 2026

TO: Honorable Mayor and Council Members
Micah Runner, City Manager

FROM: Stacy Delaney, Senior Management Analyst
Megan Siren, Assistant to the City Manager

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2024-94-2 WITH RYLAND STRATEGIC BUSINESS CONSULTING (SBC) TO INCREASE THE CONTRACT AMOUNT FROM \$47,500 TO AN AMOUNT NOT TO EXCEED \$147,500 FOR THE PREPARATION OF THE EDUCATIONAL PLAN**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 2024-94-2 with Ryland Strategic Business Consulting (SBC) to increase the contract amount from \$47,500 to an amount not to exceed \$147,500.

BACKGROUND

The City of Rancho Cordova is served by four school districts: Folsom Cordova Unified, Elk Grove Unified, Sacramento City Unified, and San Juan Unified School Districts, each serving distinct geographic areas of the city.

In 2023 and 2024, the city participated in two joint sessions with Folsom Cordova Unified School District (FCUSD) and the City of Folsom to discuss a potential district reorganization and a feasibility study prepared by Schools Services of California. Based on the study, the FCUSD Board determined not to proceed with a reorganization at that time.

On February 27, 2024, the City Council directed staff to initiate a public input process to explore educational challenges impacting Rancho Cordova students. In May 2024, the city contracted with Ryland SBC and Capitol PFG to support this effort. The process was temporarily paused due to school district and statewide education finance ballot measures during the November 2024 General Election, all of which were approved by voters.

On February 18, 2025, City Council directed staff to resume the public input process. With support from Ryland SBC and Capitol Public Finance Group (PFG), staff conducted focus

groups in the spring of 2025, followed by a citywide public opinion survey administered by EMC Research, Inc. in the summer of 2025.

On October 6, 2025, City Council directed staff to proceed with development of an educational program plan. The proposed contract amendment incorporates this educational program plan into the city’s agreement with Ryland SBC, including support for a committee comprised of a diverse, cross-section of the community to assist with exploring, developing, and advocating for an educational vision to best support Racho Cordova students. This temporary committee will meet over the next six to nine months.

FISCAL IMPACT AND FUNDING SOURCE

The additional consultant cost of \$100,000 is incorporated into the FY 25-27 Adopted Operating Budget out of the General Fund.

ATTACHMENT(S)

- 1. Resolution
- 2. Contract Amendment No. 2024-94-2

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2024-94-2 WITH RYLAND STRATEGIC BUSINESS CONSULTING TO INCREASE THE CONTRACT AMOUNT FROM \$47,500 TO A NOT TO EXCEED AMOUNT OF \$147,500 FOR SERVICES TO PREPARE AN EDUCATIONAL PLAN

WHEREAS, the city entered into Professional Services Agreement Contract No. 2024-94 in May 2024; and

WHEREAS, Amendment No. 1 was executed on April 1, 2025, and extended the contract term to June 30, 2026; and

WHEREAS, Amendment No. 2 will increase the contract amount from \$47,500 to \$147,500 and extend the contract term from June 30, 2026, to June 30, 2027; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 2024-94-2 with Ryland Strategic Business Consulting for an amount not to exceed \$147,500 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND RYLAND STRATEGIC BUSINESS CONSULTING**

This Second Amendment to the Professional Services Agreement (“Amendment”) is made by and between the City of Rancho Cordova (“City”) and Ryland Strategic Business Consulting (“Professional”) as of February 1, 2026. City and Professional are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement (“Agreement”) dated May 1, 2024, and amended on April 1, 2025, for the purpose of providing professional support to the City regarding schools and education; and

WHEREAS, this Amendment will extend the agreement term and incorporate additional project scope to prepare an educational program plan and continue providing professional support to the City regarding schools and education; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the Agreement from June 30, 2026, to June 30, 2027. The first sentence of Section 1.1 of the Agreement, “Term of Service,” is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2027, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the Agreement, “Compensation,” provides for the City to pay Professional a sum not to exceed Forty-Seven Thousand Five Hundred Dollars: (\$47,500). The Parties agree to amend Section 2 of the Agreement in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the Agreement is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed One Hundred Forty-Seven Thousand Five Hundred Dollars: (\$147,500), notwithstanding any contrary indication that may be contained in Professional’s proposal, for services to be performed and reimbursable costs incurred under this Agreement."

ITEM 9.4.

**ATTACHMENT 2
CONTRACT AMENDMENT NO. 2024-94-2**

3. The document entitled "Scope of Services," attached hereto as Exhibit A, shall replace and supersede the Agreement's Exhibit A.
4. All other terms and conditions in the Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Micah Runner, City Manager

Teresa Ryland, President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

- Provide on-call support services as it relates to Folsom Cordova Unified School District and the City of Rancho Cordova as directed by the City of Rancho Cordova.
- Review and provide financial analysis on financial models, documentation, and reports prepared by School Services of California and Folsom Cordova Unified School District.
- Provide education, guidance, and respond to questions on school district separation for City staff and the City Council.
- Complete research and analysis on the nine criteria set forth in the California Education Code regarding the feasibility of school district separation, including school district enrollment and demographic data, property tax base analysis, educational program evaluation, budgetary and financial modeling, and other components of the statutes.
- Prepare financial models and reports as directed by City staff.
- Research firm to prepare multi-modal survey and provide results.
- Engage strategic research firm to gauge community interest, concerns, and needs regarding education in Rancho Cordova.
- Facilitate four (4) focus groups with key stakeholders identified by City staff.
- Facilitate four (4) community town hall meetings to educate residents, gather direct input, address misinformation, and culminate in a final town hall for public feedback.
- Conduct six (6) educational vision committee discussion meetings.
- Arrange and complete four (4) targeted school site visits and best-practice study tours. At the discretion of the City, the school site visits and/or study tours may be substituted by presentations by individual schools or school districts.
- Engage with the existing school districts based on research and community input.
- Compile data gathered through public opinion research surveys, focus groups, and community forums and develop options for implementing improvements to the educational services offered to Rancho Cordova students.
- Participate in meetings with City staff and/or other agencies regarding school separation.
- Develop and deliver a comprehensive Rancho Cordova Educational Plan and formally present it to the City Council.
- Prepare and present to the City Council and other entities as directed by City staff.

MEMORANDUM



ITEM 9.5.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Rita Gass, Chief Technology & Innovation Officer
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 44-2018-4 IN AN AMOUNT NOT TO EXCEED \$4,455,955 WITH TYLER TECHNOLOGIES ENERGOV THROUGH MARCH 31, 2029**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to amend and extend the city's agreement with Tyler Technologies, Inc. for the EnerGov Software as a Service (SaaS) platform for an additional three (3) years, ensuring continued delivery of critical permitting and regulatory services, uninterrupted public access to online services, and predictable costs through annual fee increases capped at no more than five percent (5%) each year.

BACKGROUND

The City of Rancho Cordova has used Tyler Technologies EnerGov system since 2018 as its primary enterprise platform for permitting, licensing, inspections, code enforcement, cashing, and other community development and regulatory functions. The system is used daily by city staff and by residents, businesses, and developers to apply for permits and licenses, submit plans electronically, schedule inspections, and make payments online.

The city's current agreement with Tyler Technologies expires on March 31, 2026. To ensure continuity of essential internal operations and uninterrupted public access to these services, staff negotiated an amendment to extend the Software as a Service (SaaS) subscription for an additional three (3) years, beginning April 1, 2026.

Under the proposed amendment, the first-year cost of the SaaS subscription will be \$425,192.83, with annual increases capped at no more than five percent (5%) each year for the duration of the three-year term. Without a multi-year commitment, annual SaaS fees could be subject to higher increases, potentially reaching up to ten percent (10%) in future years.

Including this proposed amendment, the total cost of the city's agreement with Tyler Technologies since its inception in 2018 will be approximately \$4,455,955. This investment

supports reliable system operations and allows the city to continue providing efficient, accessible, and modern digital services to the Rancho Cordova community.

FISCAL IMPACT AND FUNDING SOURCE

The three-year cost of the proposed amendment is \$1,340,420, representing the continuation of an existing Software as a Service (SaaS) subscription. Costs are incurred annually, beginning with \$425,192.83 in Year 1, with annual increases capped at no more than five percent (5%) each year for the duration of the three-year term.

Funding for this agreement is provided through the Information Technology (IT) operating budget.

ATTACHMENT(S)

1. Resolution
2. Tyler Technologies, Inc. Invoice
3. Contract Amendment No. 44-2018-4

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 44-2018-4 TO AN AMOUNT NOT TO EXCEED \$4,455,955 WITH TYLER TECHNOLOGIES ENERGOV THROUGH MARCH 31, 2029

WHEREAS, the City of Rancho Cordova utilizes the Tyler Technologies EnerGov system as its enterprise land management and permitting software to support planning review, permitting, inspections, code enforcement, business licensing, and cashiering functions; and

WHEREAS, the city selected and implemented the EnerGov system in 2018 and continues to rely on it as a mission-critical application for daily city operations and public service delivery; and

WHEREAS, the EnerGov system is used by the majority of city staff and by outside agencies participating in the city’s electronic plan review process, and the city maintains a site license to support this use; and

WHEREAS, the city’s existing agreement with Tyler Technologies expires on March 31, 2026, and extending the agreement will allow the city to continue uninterrupted use of the EnerGov system; and

WHEREAS, the proposed amendment extends the agreement through March 31, 2029, establishes a first-year Software as a Service (SaaS) cost of \$425,192.83, limits annual increases to no more than five percent (5%) each year, and authorizes a total amendment amount not to exceed \$1,340,420; and

WHEREAS, funding for this agreement is provided through the Information Technology (IT) operating budget.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 44-2018-4 to an amount not to exceed \$4,455,955 with Tyler Technologies Evergov through March 31, 2029 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.5.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

ITEM 9.5.



Empowering people who serve the public®

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

Questions
 Tyler Technologies - Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Fax: 1-866-673-3274
 Email: ar@tylertech.com

ATTACHMENT 2
THIS IS NOT AN INVOICE
PROFORMA

Company	Order No.	Date	Page
025	219099	11/30/2025	1 of 3



To: CITY OF RANCHO CORDOVA
 ATTN JESSICA CRONE
 2729 PROSPECT PARK DR STE 117
 RANCHO CORDOVA, CA 95670-6291
 United States

Ship To: CITY OF RANCHO CORDOVA
 ATTN JESSICA CRONE
 2729 PROSPECT PARK DR STE 117
 RANCHO CORDOVA, CA 95670-6291
 United States

Customer Grp/No.	Customer PO#	Payment Terms	Currency Code	Ship Via	Salesperson Cd
1	52119	Net 30	USD	ELEC	

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
Contract No.: Rancho Cordova, CA					
07/May/2018	1 Renewal: EnerGov Report Writing Services Maintenance - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00
07/May/2018	2 Renewal: EnerGov Permitting and Land Management Suite - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	164,486.94	164,486.94
07/May/2018	3 Renewal: EnerGov Licensing and Regulatory Management Suite - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	13,707.44	13,707.44
07/May/2018	4 Renewal: EnerGov Citizen Self Service (PLM Suite) - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	5 Renewal: EnerGov Citizen Self Service (LRM Suite) - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	6 Renewal: EnerGov eReviews - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	7 Renewal: EnerGov iG Workforce Apps - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00
07/May/2018	8 Renewal: Tyler GIS - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00



Empowering people who serve the public®

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

Questions
 Tyler Technologies - Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Fax: 1-866-673-3274
 Email: ar@tylertech.com

ATTACHMENT 2
THIS IS NOT AN INVOICE
PROFORMA

Company	Order No.	Date	Page
025	219099	11/30/2025	2 of 3

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
07/May/2018	9 Renewal: EnerGov Permitting and Land Management SDK - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	0.00	0.00
07/May/2018	10 Renewal: EnerGov Report Toolkit - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	0.00	0.00
07/May/2018	11 Renewal: Energov Hosted Report Management Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	6,945.75	6,945.75
27/Nov/2019	12 Renewal: Tyler Cashiering Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	12,386.59	12,386.59
27/Nov/2019	13 Renewal: Tyler Content Manager Standard Edition Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	23,094.62	23,094.62
27/Oct/2020	14 Renewal: EnerGov Decision Engine Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	10,574.91	10,574.91
05/Oct/2021	15 Renewal: EnerGov Enterprise Site License Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	121,550.63	121,550.63
23/Jun/2022	16 Renewal: Citizen Connect Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	3,464.20	3,464.20
23/Jun/2022	17 Renewal: Business Management Feeds Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	5,773.66	5,773.66
23/Jun/2022	18 Renewal: Community Development Feeds Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	5,773.66	5,773.66

ITEM 9.5.



Empowering people who serve the public®

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

Questions
Tyler Technologies - Local Government
Phone: 1-800-772-2260 Press 2, then 2
Fax: 1-866-673-3274
Email: ar@tylertech.com

ATTACHMENT 2
**THIS IS NOT AN INVOICE
PROFORMA**

Company	Order No.	Date	Page
025	219099	11/30/2025	3 of 3

Does not include any applicable taxes

Order Total: 425,192.83

Comments: **Upon acceptance please email your purchase order to PO@tylertech.com**



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and the City of Rancho Cordova, California, with offices at 2729 Prospect Park Drive, Ste. 117, Rancho Cordova, California 95670-6291 ("Client").

WHEREAS, Tyler and Client are parties to an agreement dated March 23, 2018 ("Agreement"); and

WHEREAS, the Term of the Agreement expires March 31, 2026 ("Expiration Date");

THEREFORE, in consideration of the mutual covenants contained herein, Tyler and Client agree as follows.

1. SaaS Term. The term of the Agreement is hereby renewed for a three (3) year term, commencing on the day following the Expiration Date (for the purposes of this Amendment, the "Renewal Term"). After the completion of the Renewal Term, the Agreement will renew automatically for additional one (1) year terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current term. We will provide you notice of any increase in SaaS Fees no less than sixty (60) days prior to the commencement of the renewal term.
2. SaaS Fees. SaaS Fees, as detailed in the attached Sales Quotation, for year one (1) are invoiced annually in advance, beginning on the commencement date of the Renewal Term. Subsequent annual SaaS Fees are invoiced annually in advance, beginning on the anniversary of the initial invoice date. SaaS Fees for years two (2) and three (3) of the Renewal Term will not increase more than five percent (5%) on an annualized basis.
3. Users Limits. The SaaS fees may be based on user limits indicated in the attached Sales Quotation and the Agreement, with the Sales Quotation controlling in the event of conflict. Should the number of users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.
4. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
5. All other terms and conditions of the Agreement shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, persons having been duly authorized and empowered to enter into this Amendment hereunto executed this Amendment effective as of the date last set forth below.

Tyler Technologies, Inc.

City of Rancho Cordova, California

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Exhibit 1
Investment Summary

The following Investment Summary details the software, products, and services to be delivered by us to you under the Agreement. This Investment Summary is effective as of the Effective Date, despite any expiration date in the Investment Summary that may have lapsed as of the Effective Date.

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 Dallas, TX 75320-3556

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ATTACHMENT 3
Contract Amendment No. 11-2018-4
THIS IS NOT AN INVOICE
PROFORMA

Company	Order No.	Date	Page
025	219099	11/30/2025	1 of 3



To: CITY OF RANCHO CORDOVA
 ATTN JESSICA CRONE
 2729 PROSPECT PARK DR STE 117
 RANCHO CORDOVA, CA 95670-6291
 United States

Ship To: CITY OF RANCHO CORDOVA
 ATTN JESSICA CRONE
 2729 PROSPECT PARK DR STE 117
 RANCHO CORDOVA, CA 95670-6291
 United States

Customer Grp/No.	Customer PO#	Payment Terms	Currency Code	Ship Via	Salesperson Cd
1	52119	Net 30	USD	ELEC	

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
Contract No.: Rancho Cordova, CA					
07/May/2018	1 Renewal: EnerGov Report Writing Services Maintenance - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00
07/May/2018	2 Renewal: EnerGov Permitting and Land Management Suite - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	164,486.94	164,486.94
07/May/2018	3 Renewal: EnerGov Licensing and Regulatory Management Suite - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	13,707.44	13,707.44
07/May/2018	4 Renewal: EnerGov Citizen Self Service (PLM Suite) - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	5 Renewal: EnerGov Citizen Self Service (LRM Suite) - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	6 Renewal: EnerGov eReviews - Annual SaaS Fee Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	19,144.81	19,144.81
07/May/2018	7 Renewal: EnerGov iG Workforce Apps - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00
07/May/2018	8 Renewal: Tyler GIS - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	0.00	0.00



Empowering people who serve the public®

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Company	Order No.	Date	Page
025	219099	11/30/2025	2 of 3

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
07/May/2018	9 Renewal: EnerGov Permitting and Land Management SDK - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	0.00	0.00
07/May/2018	10 Renewal: EnerGov Report Toolkit - Annual SaaS Fee - Included with Package Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	0.00	0.00
07/May/2018	11 Renewal: Energov Hosted Report Management Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	6,945.75	6,945.75
27/Nov/2019	12 Renewal: Tyler Cashiering Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	12,386.59	12,386.59
27/Nov/2019	13 Renewal: Tyler Content Manager Standard Edition Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	23,094.62	23,094.62
27/Oct/2020	14 Renewal: EnerGov Decision Engine Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months	1	EA	10,574.91	10,574.91
05/Oct/2021	15 Renewal: EnerGov Enterprise Site License Cycle Start: 04/01/2026, End: 03/31/2027; Term: 12 months :	1	EA	121,550.63	121,550.63
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ITEM 9.5.



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ATTACHMENT 3
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Company	Order No.	Date	Page
025	219099	11/30/2025	3 of 3

Does not include any applicable taxes

Order Total: 425,192.83

Comments: **Upon acceptance please email your purchase order to PO@tylertech.com**

MEMORANDUM



ITEM 9.6.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Margarita Dronov, Associate Civil Engineer
SUBJECT: **A RESOLUTION INCREASING THE ANNUAL STORMWATER UTILITY II (SWUII) FEE FOR FISCAL YEAR 2026-2027**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.0%. This fee is applied in the new development areas of the city.

BACKGROUND

During the formation of the Stormwater Utility II (SWUII) Fee, Council approved a written report entitled "Rate Analysis Report", dated August 7, 2014 (the "Written Report") prepared by Harris & Associates. The report is filed with the City Clerk and available for public inspection. On September 2, 2014, following a properly noticed public hearing, Council adopted Ordinance No. 7-2014 that established the SWUII Fee by adding Chapter 15.11 to the Rancho Cordova Municipal Code. The SWUII fee is applied to new development projects in the city which annex into the city's SWUII area as part of their conditions of approval.

Currently, developers are responsible for constructing and maintaining Low Impact Development facilities required by stormwater quality standards. The Low Impact Development Stormwater Utility II (SWUII Enhanced) Fee was established in response to developer requests to locate stormwater quality features within public landscape areas. The enhanced fee corresponds to additional costs that are required for the city to maintain those features. The Reduced Stormwater Utility II (SWUII Reduced) Fee was calculated for subdivision areas where storm drain facilities are privately maintained, but eventually connect to the public storm drain network. Please refer to [Attachment 3](#) for a map of the Stormwater Utility Districts.

As established by the Written Report and Municipal Code Section 15.11.040, "Levy of charge for storm drainage services," the Stormwater Utility II Fee may be increased annually by the annual change in the Consumer Price Index (CPI). The change in CPI from December 2024 to December 2025 is 3.0%. By adoption of the Resolution, the SWUII Fee rates for Fiscal Year 2026-2027 would be increased by 3.0% from \$158.03 per Drainage Measurement Unit (DMU)

to \$162.77 per DMU. The SWUII Enhanced Fee rates for Fiscal Year 2026-2027 would be increased by 3.0% from \$231.58 per DMU to \$238.52 per DMU. The SWUII Reduced Fee rates for Fiscal Year 2026-2027 would be increased by 3.0% from \$36.72 per DMU to \$37.82 per DMU.

A single family residential (SFR1) parcel sized 0.16 acres or less corresponds to one DMU. On a typical bill sent on a bimonthly basis, a SFR1 property owner within the SWUII district would see an increase of \$0.79 per bill.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the city's general fund. The annual stormwater utility fees collected are deposited into an enterprise fund and specifically used for the maintenance of the storm drainage and flood protection system.

ATTACHMENT(S)

1. Resolution
2. SWUII Fee Calculations for 2026-27
3. Drainage Districts Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE ANNUAL INFLATIONARY ADJUSTMENT TO THE STORM WATER UTILITY II FEE FOR FISCAL YEAR 2026-2027

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

WHEREAS, on September 2, 2014, the City Council adopted Ordinance No. 7-2014, adding Chapter 15.11 to the Rancho Cordova Municipal Code entitled "Annual Storm Water Utility II Fee," thereby establishing the Stormwater Utility II Fee; and

WHEREAS, pursuant to Section 15.11.040 of the Municipal Code and the Written Report, the Stormwater Utility II Fee may be increased annually by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the change in CPI from December 2023 to December 2024 for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, as published by the United States Department of Labor, Bureau of Labor Statistics, is three percent (3.0%).

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

1. The foregoing recitals are true and correct.
2. The Stormwater Utility II Fee rates for Fiscal Year 2026-2027 are hereby increased by 3.0% from \$158.03 per Drainage Measurement Unit (DMU) to \$162.77 per DMU.
3. The Stormwater Utility II Enhanced Fee rates for Fiscal Year 2026-2027 are hereby increased by 3.0% from \$231.58 per DMU to \$238.52 per DMU.
4. The Stormwater Utility II Reduced Fee rates for Fiscal Year 2026-2027 are hereby increased by 3.0% from \$36.72 per DMU to \$37.82 per DMU.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ITEM 9.6.

ATTACHMENT 1

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

ITEM 9.6.

**Stormwater Utility II (SWU2) Fee
Maximum Assessment Rate Calculation
by Consumer Price Index (CPI) increases
FY 2026-27 CPI WORKSHEET**

Used to update Protest Notice Rates for City

	CPI Increase	Max. Rate
FY 2014-15		\$114.63
FY 2015-16		\$114.63
FY 2016-17	3.2%	\$118.29
FY 2017-18	3.5%	\$122.43
FY 2018-19	2.9%	\$125.98
FY 2019-20	4.5%	\$131.64
FY 2020-21	2.5%	\$134.93
FY 2021-22	2.0%	\$137.62
FY 2022-23	4.2%	\$143.40
FY 2023-24	4.9%	\$150.42
FY 2024-25	2.6%	\$154.33
FY 2025-26	2.4%	\$158.03
FY 2026-27	3.0%	\$162.77

All Urban Consumers, for the San Francisco-Oakland-Hayward Areas
Change from Dec to Dec

	Max Rate for FY 2026-27	Max Rate for FY 2025-26	Max Rate for FY 2024-25	Max Rate for FY 2023-24
Single Family Residential Parcels				
0.16 acres or less	\$162.77	\$158.03	\$154.33	\$150.42
0.17 - 0.25 acres	\$179.03	\$173.82	\$169.75	\$165.45
0.26 – 0.33 acres	\$191.27	\$185.70	\$181.35	\$176.76
0.34 – 0.50 acres	\$203.44	\$197.52	\$192.90	\$188.02
greater than 0.50 acres	\$203.44	\$197.52	\$192.90	\$188.02 for the first .50 Acres
	\$101.70	\$98.74	\$96.43	\$93.99 plus per acre over 0.50 acres
Multi-Family Residential Parcels				
18 dwelling units per acre or less	\$1,424.54	\$1,383.05	\$1,350.64	\$1,316.42 per Acre
Greater than 18 dwelling units	\$1,526.31	\$1,481.86	\$1,447.13	\$1,410.46 per Acre
Commercial	\$1,526.31	\$1,481.86	\$1,447.13	\$1,410.46 per Acre
Industrial	\$1,628.07	\$1,580.66	\$1,543.62	\$1,504.51 per Acre
Schools	\$1,017.53	\$987.90	\$964.75	\$940.31 per Acre
Private Recreation	\$508.73	\$493.92	\$482.35	\$470.13 per Acre
Parks & Greenbelts	\$203.44	\$197.52	\$192.90	\$188.02 per Acre
Public Property	\$610.49	\$592.71	\$578.82	\$564.16 per Acre

See the separate tab for "The Ranch" Rate Calcs

ITEM 9.6.

ATTACHMENT 2

Reduced Stormwater Utility II (SWU2 Reduced) Fee

	CPI Increase	Original Max. Rate	The Ranch - Rate w/ private facilities removed
FY 2014-15		\$114.63	\$26.67
FY 2015-16		\$114.63	\$26.67
FY 2016-17	3.2%	\$118.29	\$27.52
FY 2017-18	3.5%	\$122.43	\$28.48
FY 2018-19	2.9%	\$125.98	\$29.30
FY 2019-20	4.5%	\$131.64	\$30.61
FY 2020-21	2.5%	\$134.93	\$31.37
FY 2021-22	2.0%	\$137.62	\$31.99
FY 2022-23	4.2%	\$143.40	\$33.33
FY 2023-24	4.9%	\$150.42	\$34.96
FY 2024-25	2.6%	\$154.33	\$35.86
FY 2025-26	2.4%	\$158.03	\$36.72
FY 2026-27	3.0%	\$162.77	\$37.82

	CPI Increase	The Ranch - MFR1 Rate per Acre
FY 2014-15		\$250.06
FY 2015-16		\$250.06
FY 2016-17	3.2%	\$258.06
FY 2017-18	3.5%	\$267.09
FY 2018-19	2.9%	\$274.83
FY 2019-20	4.5%	\$287.19
FY 2020-21	2.5%	\$294.36
FY 2021-22	2.0%	\$300.24
FY 2022-23	4.2%	\$312.85
FY 2022-23	4.9%	\$328.17
FY 2024-25	2.6%	\$336.70
FY 2025-26	2.4%	\$344.78
FY 2026-27	3.0%	\$355.12

ITEM 9.6.

ATTACHMENT 2

**Low Impact Development Stormwater Utility II
(SWU2 Enhanced) Fee
Maximum Assessment Rate Calculation
by Consumer Price Index (CPI) increases
FY 2026-27 CPI WORKSHEET**

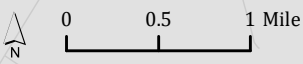
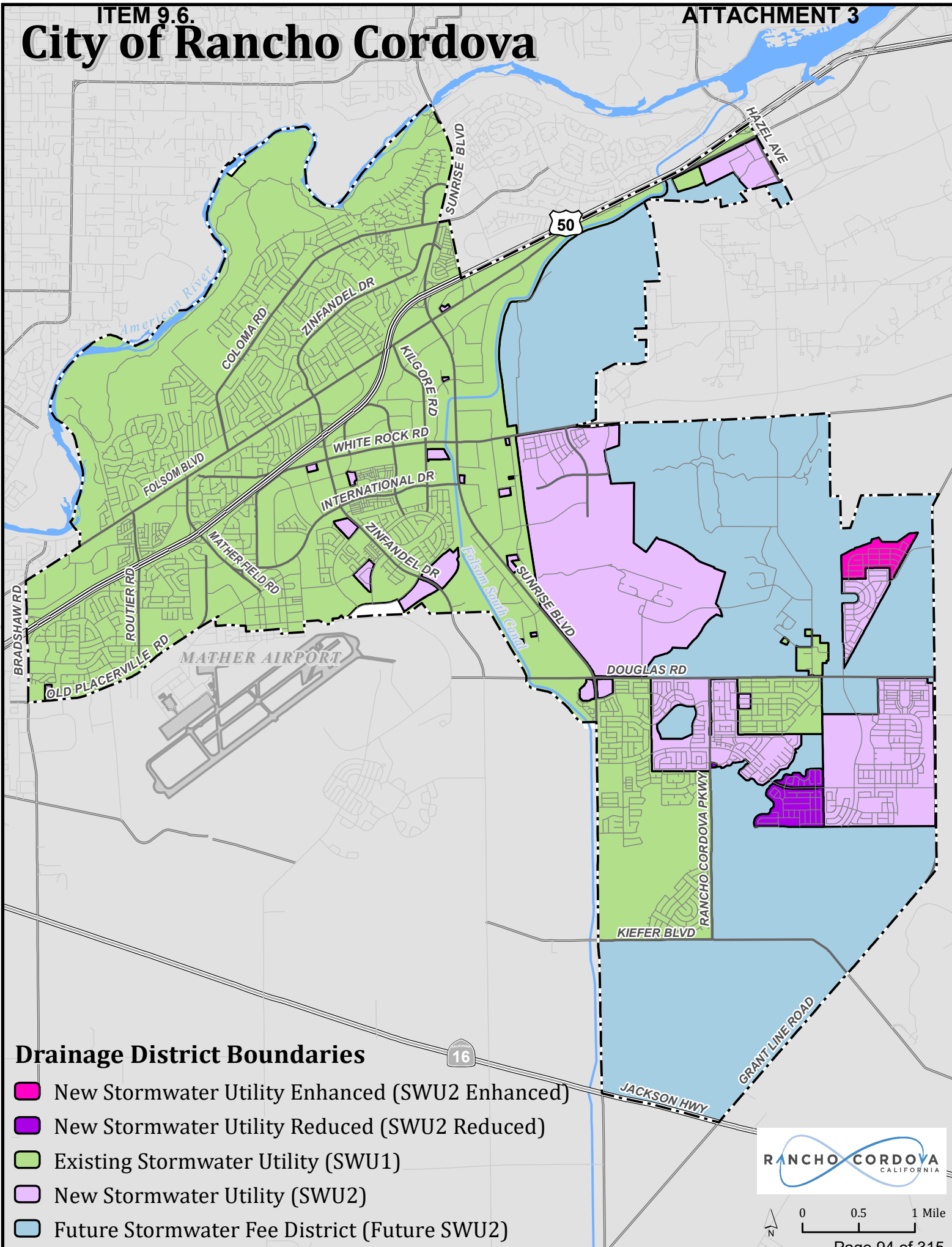
Used to update Protest Notice Rates for City

	CPI Increase	Max. Rate
FY 2022-23		\$210.14
FY 2023-24	4.9%	\$220.43
FY 2024-25	2.6%	\$226.16
FY 2025-26	2.4%	\$231.58
FY 2026-27	3.0%	\$238.52

	Max Rate for FY 2026-27	Max Rate for FY 2025-26	Max Rate for FY 2024-25	Max Rate for FY 2023-24
Single Family Residential Parcels				
SFR1	\$238.52	\$231.58	\$226.16	\$220.43
SFR2	\$262.39	\$254.75	\$248.78	\$242.48
SFR3	\$280.27	\$272.11	\$265.74	\$259.01
SFR4	\$298.17	\$289.49	\$282.71	\$275.55
SFR5	\$372.82	\$361.97	\$353.49	\$344.54
Multi-Family Residential Parcels	\$2,236.37	\$2,171.24	\$2,120.36	\$2,066.63 per Acre
Commercial	\$2,236.33	\$2,171.20	\$2,120.32	\$2,066.59 per Acre
Industrial	\$2,385.43	\$2,315.96	\$2,261.68	\$2,204.37 per Acre
Schools	\$1,490.91	\$1,447.49	\$1,413.57	\$1,377.75 per Acre
Private Recreation	\$745.45	\$723.74	\$706.78	\$688.87 per Acre
Parks & Greenbelts	\$298.17	\$289.49	\$282.71	\$275.55 per Acre
Public Property	\$894.54	\$868.49	\$848.14	\$826.65 per Acre

All Urban Consumers, for the San Francisco-Oakland-Hayward Areas
Change from Dec to Dec

City of Rancho Cordova



MEMORANDUM



ITEM 9.7.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Kim Juran-Karageorgiou, Administrative Services Director
SUBJECT: TREASURER'S REPORT - DECEMBER 31, 2025

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the December 31, 2025, Treasurer's Report.

RESULT OF RECOMMENDED ACTION

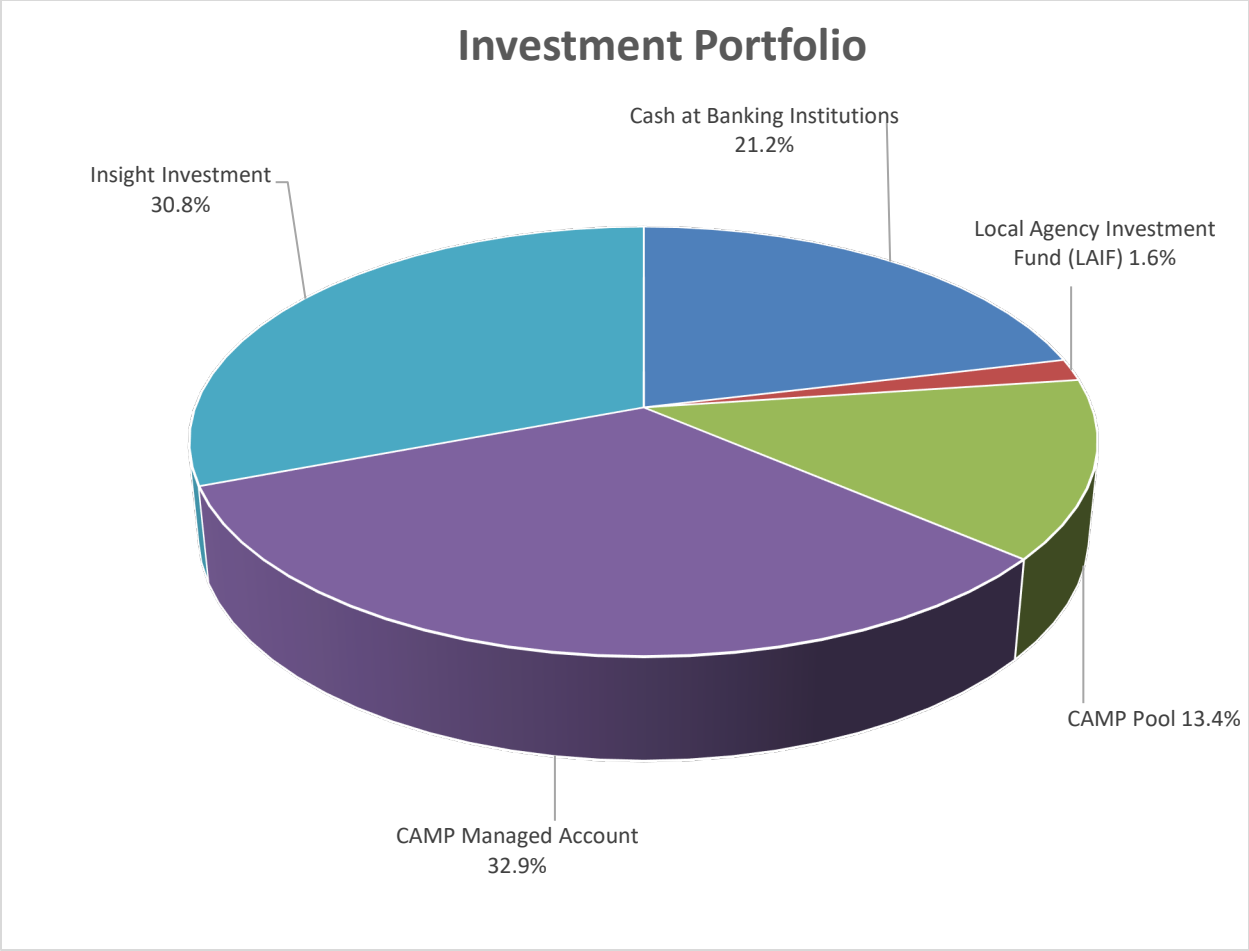
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the city's cash balances and investments and highlight material changes from one period to another. The scope of this report covers the fourth quarter of the 2025 calendar year ending December 31, 2025 and is in compliance with the state's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's Report for the period ending December 31, 2025. Treasurer's Reports are provided to the City Council on a quarterly basis.

At September 30, 2025, the value of the city's total portfolio was \$420.5 million. Since that time, the city's cash balances increased by \$6.6 million with an ending market value balance of \$427.1 million as of December 31, 2025. The funds are held as follows:

Investment Distribution	Book Value	Market Value
Cash at Banking Institutions	90,630,537	90,630,537
Local Agency Investment Fund (LAIF)	7,008,936	7,008,936
CAMP Pool	57,285,164	57,285,164
CAMP Managed Account	138,581,364	140,722,059
Insight Investment	130,446,773	131,463,902
Total	423,952,774	427,110,598



The fourth quarter of 2025 was greatly impacted by the U.S. federal government shutdown that lasted from October 1 – November 12, 2025, which required the Federal Reserve and the market to rely on survey-based anecdotal evidence and private data reports for key economic indicators. Meanwhile, the labor market continued to soften and the unemployment rate edged higher while the Fed delivered two additional 25 basis point (bps) rate cuts, bringing the overnight rate to 3.5%-3.75%. Staff continue to work closely with the city’s investment advisors to position the city’s portfolio in anticipation of continued declining interest rates in 2026.

The city’s cash balance as of December 31, 2025 was allocated by fund type/purpose as follows:

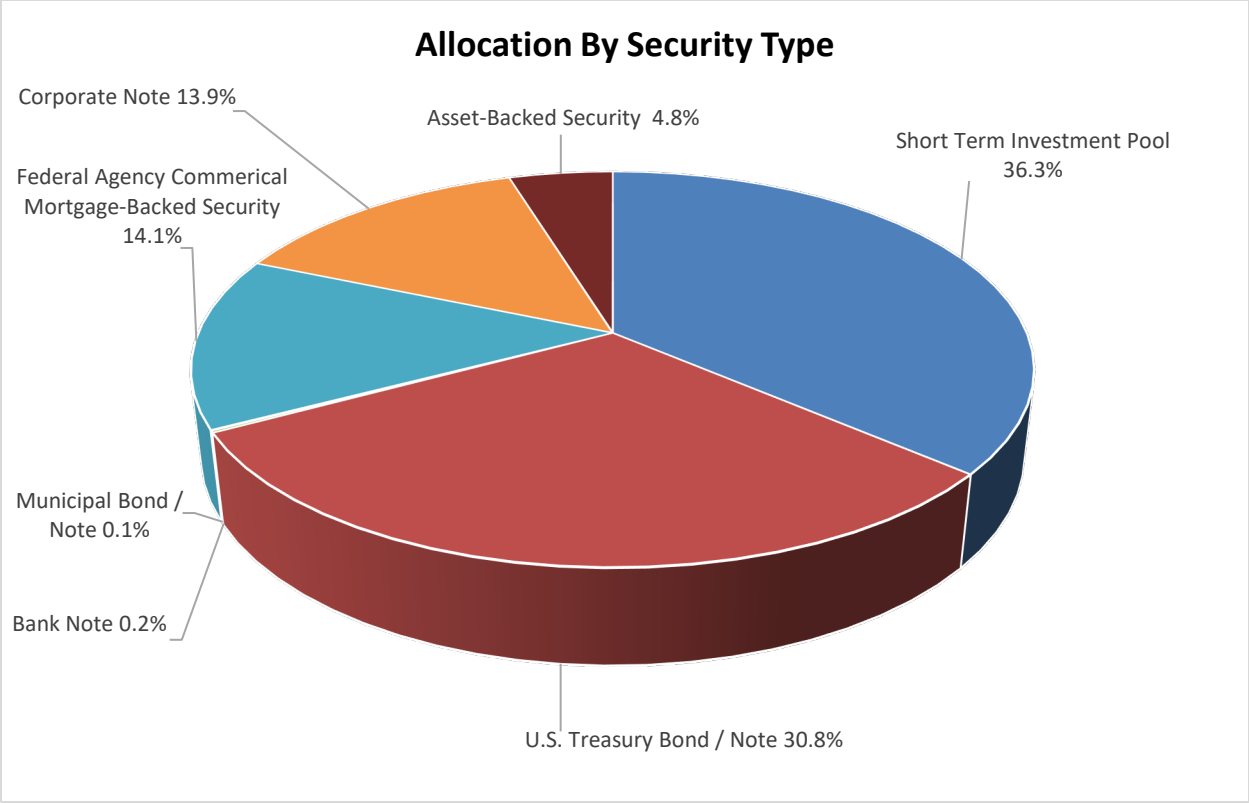
- General Fund: \$14.0 million
- Community Enhancement & Investment Fund (includes Legacy reserves): \$26.8 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): \$46.9 million
- Transportation Funds: \$133.7 million
- Storm Drain Fund: \$22.3 million
- Capital Projects/Grant/Special Revenue Funds: \$126.0 million
- Agency Funds (funds held for other entities): \$54.2 million

The overall portfolio is well diversified with \$269.0 million invested in marketable securities, \$64.3 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another \$90.6 million is on deposit with our banks, which includes \$11.1 million on deposit with one local bank as part of the city's participation in a local banking initiative. Staff, in conjunction with our financial advisors, periodically review the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

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

The distribution of investments are displayed in the following charts:





ATTACHMENT

1. Treasurer’s Report for the quarter ended December 31, 2025.

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED December 31, 2025**

Security Held	Book Value	Market Value	Average Yield
Wells Fargo Bank	79,536,648	79,536,648	3.7%
5 Star Bank	11,093,889	11,093,889	4.2%
Local Agency Investment Fund (LAIF)	7,008,936	7,008,936	4.3%
CAMP Pool	57,285,164	57,285,164	4.4%
CAMP Managed Account	138,581,364	140,722,059	varies by holding
Insight Investment	130,446,773	131,463,902	varies by holding
Total	423,952,774	427,110,598	



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 04/01/2024 4.500% 03/31/2026	91282CKH3	7,350,000.00	AA+	Aa1	01/02/25	01/03/25	7,371,246.09	4.25	84,504.81	7,354,263.64	7,365,493.80
US TREASURY N/B DTD 04/30/2021 0.750% 04/30/2026	91282CBW0	100,000.00	AA+	Aa1	02/10/22	02/14/22	95,277.34	1.92	128.45	99,634.12	99,083.30
US TREASURY N/B DTD 07/01/2024 4.625% 06/30/2026	91282CKY6	3,000,000.00	AA+	Aa1	07/01/25	07/03/25	3,017,460.94	4.02	383.29	3,008,841.17	3,015,567.00
US TREASURY N/B DTD 07/01/2024 4.625% 06/30/2026	91282CKY6	9,300,000.00	AA+	Aa1	12/15/25	12/16/25	9,351,949.22	3.57	1,188.19	9,347,835.00	9,348,257.70
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	325,000.00	AA+	Aa1	05/03/22	05/05/22	294,125.00	3.03	850.03	320,791.59	319,548.13
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	07/05/22	07/08/22	755,229.49	2.84	2,157.78	815,079.80	811,160.63
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	08/01/22	08/04/22	759,515.63	2.74	2,157.78	815,516.68	811,160.63
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	950,000.00	AA+	Aa1	06/02/22	06/06/22	864,537.11	2.94	2,484.71	938,105.10	934,063.75
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,300,000.00	AA+	Aa1	08/08/22	08/15/22	1,183,812.50	3.04	3,400.14	1,283,045.95	1,278,192.50
US TREASURY N/B DTD 11/01/2021 1.125% 10/31/2026	91282CDG3	4,000,000.00	AA+	Aa1	12/15/25	12/16/25	3,916,250.00	3.58	7,707.18	3,920,448.61	3,919,532.00
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,150,000.00	AA+	Aa1	10/05/22	10/11/22	1,059,886.72	4.10	2,986.19	1,130,844.90	1,134,805.05
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,800,000.00	AA+	Aa1	01/04/23	01/06/23	1,674,632.81	3.96	4,674.03	1,771,705.63	1,776,216.60
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	3,200,000.00	AA+	Aa1	12/05/22	12/07/22	2,977,625.00	3.92	8,309.39	3,150,858.06	3,157,718.40
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	1,300,000.00	AA+	Aa1	01/31/23	02/03/23	1,251,707.03	3.70	6,122.93	1,284,890.89	1,287,406.90



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	350,000.00	AA+	Aa1	07/03/23	07/07/23	329,957.03	4.30	4,027.85	342,225.76	346,048.85
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	1,000,000.00	AA+	Aa1	06/02/23	06/06/23	953,671.88	3.97	11,508.15	982,397.76	988,711.00
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,100,000.00	AA+	Aa1	03/02/23	03/06/23	1,959,644.53	4.44	24,167.12	2,049,723.41	2,076,293.10
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,400,000.00	AA+	Aa1	05/01/23	05/05/23	2,318,906.25	3.62	27,619.57	2,369,825.58	2,372,906.40
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	200,000.00	AA+	Aa1	12/01/23	12/05/23	197,351.56	4.24	681.32	198,730.35	201,421.80
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	750,000.00	AA+	Aa1	01/02/24	01/05/24	747,128.91	3.98	2,554.95	748,593.67	755,331.75
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	700,000.00	AA+	Aa1	02/02/24	02/06/24	702,925.78	3.89	9,513.81	701,555.55	707,301.00
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	07/01/24	07/03/24	353,140.63	4.49	13.81	369,720.85	378,578.00
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	08/01/24	08/05/24	361,218.75	3.96	13.81	374,499.76	378,578.00
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	850,000.00	AA+	Aa1	09/04/24	09/06/24	779,576.17	3.59	29.35	802,818.88	804,478.25
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	1,200,000.00	AA+	Aa1	06/06/24	06/11/24	1,061,484.38	4.39	41.44	1,111,768.03	1,135,734.00
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	1,050,000.00	AA+	Aa1	02/03/25	02/06/25	1,028,425.78	4.33	108.77	1,033,093.52	1,055,947.20
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	8,100,000.00	AA+	Aa1	01/02/25	01/07/25	7,921,230.47	4.36	839.09	7,962,595.58	8,145,878.40
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	500,000.00	AA+	Aa1	04/01/25	04/04/25	488,007.81	3.87	44.89	489,970.01	494,297.00



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,000,000.00	AA+	Aa1	05/01/25	05/06/25	984,531.25	3.65	89.78	986,816.73	988,594.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,650,000.00	AA+	Aa1	08/01/25	08/05/25	1,609,394.53	3.94	148.14	1,613,322.32	1,631,180.10
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,900,000.00	AA+	Aa1	03/03/25	03/06/25	1,839,140.63	4.06	170.58	1,849,923.87	1,878,328.60
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	2,875,000.00	AA+	Aa1	09/02/25	09/05/25	2,831,987.30	3.67	258.11	2,835,371.64	2,842,207.75
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	5,000,000.00	AA+	Aa1	12/16/25	12/17/25	4,940,234.38	3.61	448.90	4,940,887.76	4,942,970.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	10,200,000.00	AA+	Aa1	07/01/25	07/03/25	10,013,929.69	3.75	915.75	10,035,539.40	10,083,658.80
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	700,000.00	AA+	Aa1	12/16/25	12/17/25	716,187.50	3.64	12,449.73	716,041.88	715,558.90
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	1,200,000.00	AA+	Aa1	10/01/25	10/06/25	1,227,375.00	3.67	21,342.39	1,225,987.69	1,226,672.40
Security Type Sub-Total		79,950,000.00					77,938,705.09	3.85	244,042.21	78,983,271.14	79,408,881.69
Municipal Bond / Note											
CA ST DTD 03/15/2023 4.846% 03/01/2027	13063D3N6	240,000.00	AA-	Aa2	03/09/23	03/15/23	240,000.00	4.85	3,876.80	240,000.00	243,455.76
Security Type Sub-Total		240,000.00					240,000.00	4.85	3,876.80	240,000.00	243,455.76
Federal Agency Commercial Mortgage-Backed Security											
FHMS K054 A2 DTD 04/01/2016 2.745% 01/01/2026	3137BNGT5	100,641.87	AA+	Aa1	04/11/23	04/14/23	96,474.67	4.32	230.22	100,541.96	100,380.80
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	650,000.00	AA+	Aa1	04/06/23	04/12/23	622,628.91	3.98	1,437.04	644,719.84	644,432.75



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	428,738.86	AA+	Aa1	05/19/23	05/24/23	415,541.74	4.29	1,195.82	425,348.00	426,348.21
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	650,000.00	AA+	Aa1	08/16/23	08/18/23	613,132.81	4.94	1,746.33	637,379.31	645,507.20
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137FIG44	650,000.00	AA+	Aa1	06/08/23	06/13/23	622,857.42	4.42	1,756.63	640,757.48	645,201.05
FHMS KJ48 A1 DTD 12/01/2023 4.858% 05/01/2028	3137HBC69	491,800.14	AA+	Aa1	12/06/23	12/14/23	491,796.20	4.86	1,990.97	491,797.90	500,285.66
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	513,176.83	AA+	Aa1	07/19/23	07/27/23	513,164.03	4.78	2,042.87	513,170.36	517,679.45
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	650,000.00	AA+	Aa1	07/13/23	07/20/23	656,492.20	4.59	2,610.29	653,269.87	663,105.95
FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BODE6	620,455.30	AA+	Aa1	07/18/23	07/31/23	609,936.64	4.58	2,161.77	615,037.66	624,325.70
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	650,000.00	AA+	Aa1	10/11/23	10/19/23	635,741.60	5.25	2,567.50	641,740.42	663,515.45
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	950,000.00	AA+	Aa1	09/07/23	09/14/23	935,946.65	4.99	3,681.25	942,021.48	965,917.25
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	490,000.00	AA+	Aa1	10/25/23	10/31/23	474,377.33	5.60	1,980.42	480,598.14	502,101.04
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	650,000.00	AA+	Aa1	09/20/23	09/28/23	642,230.55	5.07	2,600.00	645,424.31	663,685.10
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	235,000.00	AA+	Aa1	11/14/23	11/21/23	234,320.62	5.14	992.68	234,589.98	241,625.83
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	360,000.00	AA+	Aa1	11/28/23	12/07/23	358,965.72	4.93	1,458.00	359,371.92	368,604.00
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	375,000.00	AA+	Aa1	02/01/24	02/08/24	378,749.63	4.34	1,428.75	377,391.32	381,361.12



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K520 A2 DTD 04/01/2024 5.180% 03/01/2029	3137HCKV3	370,000.00	AA+	Aa1	04/23/24	04/30/24	371,501.83	5.09	1,597.17	371,049.82	383,231.20
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	520,000.00	AA+	Aa1	07/16/24	07/25/24	523,193.32	4.58	2,045.33	522,359.33	531,773.84
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	633,116.91	AA+	Aa1	06/05/24	06/13/24	633,115.01	4.80	2,534.05	633,116.91	648,594.72
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	585,000.00	AA+	Aa1	08/07/24	08/15/24	590,472.09	4.33	2,214.71	589,068.66	595,334.61
FHMS K539 A2 DTD 04/01/2025 4.410% 01/01/2030	3137HKXJ8	315,000.00	AA+	Aa1	04/15/25	04/24/25	314,988.98	4.41	1,157.63	314,990.60	319,816.67
FHMS K551 A2 DTD 12/01/2025 4.165% 11/01/2030	3137HNWV6	765,000.00	AA+	Aa1	11/25/25	12/05/25	771,751.12	3.97	2,655.19	771,663.34	766,938.51
FHMS K552 A2 DTD 12/01/2025 4.092% 11/01/2030	3137HPEX7	780,000.00	AA+	Aa1	12/16/25	12/23/25	779,971.92	4.09	2,659.80	779,972.25	779,551.50
Security Type Sub-Total		12,432,929.91					12,287,350.99	4.66	44,744.42	12,385,380.86	12,579,317.61
Corporate Note											
UNITEDHEALTH GROUP INC (CALLABLE) DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	475,000.00	A+	A2	05/17/21	05/19/21	474,173.50	1.19	697.99	474,938.33	470,331.23
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 05/28/2021 1.200% 05/28/2026	04636NAA1	450,000.00	A+	A1	07/16/21	07/20/21	450,540.00	1.17	495.00	450,045.41	445,397.40
AMERICAN EXPRESS CO (CALLABLE) DTD 11/04/2021 1.650% 11/04/2026	025816CM9	450,000.00	A-	A2	11/19/21	11/23/21	449,316.00	1.68	1,175.63	449,883.63	441,826.20
CATERPILLAR FINL SERVICE DTD 01/10/2022 1.700% 01/08/2027	14913R2U0	450,000.00	A	A2	01/11/22	01/13/22	447,727.50	1.81	3,676.25	449,535.37	441,058.50
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	80,000.00	A	A2	01/19/22	01/24/22	79,864.00	1.99	719.33	79,971.60	78,561.44
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	900,000.00	A	Aa3	01/26/22	01/28/22	898,002.00	2.10	7,943.75	899,572.17	883,327.50



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]												
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market	
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value	
Corporate Note												
BERKSHIRE HATHAWAY FIN (CALLABLE) DTD 03/15/2022 2.300% 03/15/2027	084664CZ2	900,000.00	AA	Aa2	03/15/22	03/17/22	883,116.00	2.70	6,095.00	895,924.55	885,823.20	
NATIONAL AUSTRALIA BK/NY DTD 06/09/2022 3.905% 06/09/2027	63254ABE7	400,000.00	AA-	Aa2	06/09/22	06/13/22	396,424.00	4.10	954.56	398,968.61	400,900.40	
TEXAS INSTRUMENTS INC (CALLABLE) DTD 11/18/2022 4.600% 02/15/2028	882508BV5	100,000.00	A+	Aa3	05/11/23	05/18/23	102,404.00	4.04	1,737.78	101,052.20	101,565.10	
LOCKHEED MARTIN CORP (CALLABLE) DTD 05/25/2023 4.450% 05/15/2028	539830BZ1	70,000.00	A-	A2	05/23/23	05/25/23	69,874.00	4.49	398.03	69,939.89	70,856.24	
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	110,000.00	A	A2	06/05/25	06/10/25	109,998.90	4.35	212.67	109,999.24	111,286.45	
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	450,000.00	A	A1	07/21/23	07/25/23	453,438.00	4.78	10,333.13	451,754.55	462,117.60	
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	900,000.00	A+	Aa3	10/02/23	10/04/23	895,536.00	5.92	13,346.90	897,385.66	943,805.70	
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	205,000.00	A+	A1	01/03/24	01/05/24	204,729.40	4.68	4,660.33	204,829.70	208,727.51	
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	270,000.00	A+	A1	01/02/24	01/05/24	269,630.10	4.68	6,138.00	269,767.46	274,909.41	
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 02/08/2024 4.600% 02/08/2029	009158BH8	430,000.00	A	A2	02/06/24	02/08/24	429,428.10	4.63	7,857.06	429,629.99	437,547.79	
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	525,000.00	AA-	A1	02/21/24	02/26/24	524,816.25	4.86	8,841.15	524,880.15	538,866.30	
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	60,000.00	AA-	Aa3	03/05/24	03/14/24	59,891.40	4.74	838.17	59,927.72	61,333.32	
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	915,000.00	AA-	Aa3	03/06/24	03/14/24	915,448.35	4.69	12,782.04	915,301.38	935,333.13	
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	230,000.00	A+	A1	04/02/24	04/04/24	229,696.40	4.83	2,668.00	229,794.35	235,865.00	



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	270,000.00	A+	A1	04/01/24	04/04/24	269,597.70	4.83	3,132.00	269,727.21	276,885.00
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	195,000.00	BBB+	A1	04/16/25	04/23/25	195,156.00	4.95	1,830.62	195,122.44	198,629.73
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	505,000.00	BBB+	A1	04/15/25	04/23/25	505,000.00	4.97	4,740.83	505,000.00	514,400.07
BANK OF AMERICA CORP (CALLABLE) DTD 05/09/2025 4.623% 05/09/2029	06051GMT3	800,000.00	A-	A1	05/06/25	05/09/25	800,000.00	4.62	5,342.13	800,000.00	810,612.80
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	205,000.00	A-	A2	09/09/24	09/16/24	212,941.70	4.24	469.22	210,897.41	212,011.21
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	320,000.00	A-	A2	09/09/24	09/16/24	332,563.20	4.23	732.44	329,329.35	330,944.32
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	165,000.00	A	A2	06/17/24	06/25/24	163,935.75	4.90	130.63	164,231.88	169,165.26
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	335,000.00	A	A2	06/18/24	06/25/24	333,160.85	4.88	265.21	333,673.32	343,456.74
AMERICAN HONDA FINANCE DTD 09/05/2024 4.400% 09/05/2029	02665WFO9	500,000.00	A-	A3	09/03/24	09/05/24	499,400.00	4.43	7,088.89	499,546.56	505,048.50
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 10/21/2025 4.153% 10/21/2029	38141GD27	2,200,000.00	BBB+	A2	10/14/25	10/21/25	2,200,000.00	4.15	17,765.61	2,200,000.00	2,199,507.20
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.834% 04/24/2030	857477DB6	340,000.00	A	Aa3	04/22/25	04/24/25	340,000.00	4.83	3,058.85	340,000.00	350,040.54
PACCAR FINANCIAL CORP DTD 05/08/2025 4.550% 05/08/2030	69371RT71	700,000.00	A+	A1	05/05/25	05/08/25	698,915.00	4.59	4,689.03	699,043.35	712,928.30
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.500% 06/15/2030	032654BE4	700,000.00	A-	A2	06/12/25	06/16/25	699,384.00	4.52	1,400.00	699,446.35	709,496.90
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	80,000.00	A	A2	09/08/25	09/15/25	79,712.80	4.03	930.44	79,728.56	79,815.52



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	295,000.00	A	A2	09/09/25	09/15/25	293,625.30	4.05	3,431.01	293,699.18	294,319.73
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	2,050,000.00	AA-	Aa3	11/03/25	11/05/25	2,043,850.00	4.17	13,074.44	2,044,031.91	2,047,814.70
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	505,000.00	A+	Aa2	11/03/25	11/06/25	503,060.80	4.21	3,182.55	503,116.21	504,933.85
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	1,795,000.00	A+	Aa2	11/04/25	11/06/25	1,791,553.60	4.17	11,312.24	1,791,652.32	1,794,764.86
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	220,000.00	A	A2	11/19/25	11/21/25	220,138.60	4.19	1,026.67	220,136.19	221,019.04
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	980,000.00	A	A2	11/18/25	11/21/25	979,225.80	4.22	4,573.33	979,243.31	984,539.36
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	460,000.00	A+	A2	11/12/25	11/19/25	459,774.60	4.16	2,227.17	459,780.51	460,498.18
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	1,840,000.00	A+	A2	11/13/25	11/19/25	1,837,773.60	4.18	8,908.67	1,837,826.16	1,841,992.72
AMAZON.COM INC (CALLABLE) DTD 11/20/2025 4.100% 11/20/2030	023135CT1	2,300,000.00	AA	A1	11/17/25	11/20/25	2,297,539.00	4.12	10,739.72	2,297,590.17	2,302,507.00
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	580,000.00	NR	A2	12/01/25	12/10/25	579,454.80	4.32	1,454.83	579,460.71	581,325.30
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	625,000.00	NR	A2	12/02/25	12/10/25	625,250.00	4.29	1,567.71	625,249.77	626,428.13
Security Type Sub-Total		27,335,000.00					27,305,067.00	4.09	204,645.01	27,320,634.83	27,502,524.38
Bank Note											
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	275,000.00	A+	Aa3	07/17/24	07/19/24	275,000.00	4.97	6,337.65	275,000.00	278,834.60
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	400,000.00	A+	Aa3	07/18/24	07/19/24	400,400.00	4.94	9,218.40	400,213.41	405,577.60



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Bank Note											
Security Type Sub-Total		675,000.00					675,400.00	4.95	15,556.05	675,213.41	684,412.20
Asset-Backed Security											
CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	35,340.28	AAA	NR	07/12/22	07/20/22	35,339.45	3.97	62.36	35,340.05	35,339.15
FORDO 2023-A A3 DTD 03/31/2023 4.650% 02/15/2028	344928AD8	59,935.60	AAA	NR	03/28/23	03/31/23	59,929.35	4.65	123.87	59,932.88	60,091.79
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	202,666.79	AAA	NR	08/15/23	08/22/23	202,625.00	5.42	395.93	202,646.96	204,086.47
DCENT 2023-A1 A DTD 04/11/2023 4.310% 03/15/2028	254683CY9	380,000.00	NR	Aaa	04/04/23	04/11/23	379,977.96	4.31	727.91	379,990.14	380,386.46
BACCT 2023-A1 A1 DTD 06/16/2023 4.790% 05/15/2028	05522RDG0	205,000.00	AAA	NR	06/08/23	06/16/23	204,953.59	4.79	436.42	204,977.59	205,683.68
AMXCA 2023-1 A DTD 06/14/2023 4.870% 05/15/2028	02582JJZ4	225,000.00	AAA	NR	06/07/23	06/14/23	224,980.04	4.87	487.00	224,990.37	225,823.05
DCENT 2023-A2 A DTD 06/28/2023 4.930% 06/15/2028	254683CZ6	420,000.00	AAA	Aaa	06/21/23	06/28/23	419,943.26	4.93	920.27	419,971.93	422,122.68
HAROT 2023-4 A3 DTD 11/08/2023 5.670% 06/21/2028	438123AC5	77,956.12	NR	Aaa	11/01/23	11/08/23	77,942.40	5.67	122.78	77,948.41	78,806.86
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	250,487.09	AAA	Aaa	08/15/23	08/23/23	250,471.56	5.53	615.64	250,478.90	252,563.87
HAROT 2024-1 A3 DTD 02/21/2024 5.210% 08/15/2028	437918AC9	314,029.87	AAA	Aaa	02/13/24	02/21/24	314,016.21	5.21	727.15	314,022.19	316,759.42
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	495,000.00	AAA	NR	09/12/23	09/19/23	494,977.87	5.23	1,150.60	494,987.54	499,882.19
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	230,000.00	NR	Aaa	12/07/23	12/14/23	229,969.11	4.98	509.07	229,981.57	232,387.40



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	498,201.56	NR	Aaa	05/14/24	05/22/24	498,155.03	5.28	1,169.11	498,170.27	502,596.20
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	565,000.00	AAA	NR	01/24/24	01/31/24	564,913.95	4.60	1,155.11	564,945.62	570,061.84
WFCIT 2024-A1 A DTD 03/01/2024 4.940% 02/15/2029	92970QAA3	650,000.00	AAA	Aaa	02/21/24	03/01/24	649,823.59	4.95	1,427.11	649,885.51	658,605.35
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237OAD2	280,000.00	AAA	NR	07/23/24	07/30/24	279,999.83	4.88	607.29	280,000.00	282,939.72
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	430,000.00	NR	Aaa	08/09/24	08/21/24	429,932.45	4.57	545.86	429,951.13	433,268.00
AMXCA 2024-1 A DTD 04/23/2024 5.230% 04/16/2029	02582JKH2	580,000.00	AAA	NR	04/16/24	04/23/24	579,881.10	5.23	1,348.18	579,881.10	590,963.74
BACCT 2024-A1 A DTD 06/13/2024 4.930% 05/15/2029	05522RDJ4	535,000.00	AAA	Aaa	06/06/24	06/13/24	534,969.99	4.93	1,172.24	534,980.09	543,381.31
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	208,768.36	AAA	NR	09/24/24	09/27/24	208,746.78	4.14	384.13	208,752.57	209,108.86
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	175,000.00	AAA	Aaa	11/19/24	11/26/24	174,983.51	4.63	247.58	174,987.41	177,168.78
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	410,000.00	NR	Aaa	01/22/25	01/29/25	409,983.56	4.64	845.51	409,987.72	414,388.64
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	565,000.00	NR	Aaa	03/18/25	03/25/25	564,980.79	4.50	776.88	564,984.87	570,866.96
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	615,000.00	AAA	NR	09/17/24	09/24/24	614,879.95	3.92	1,071.47	614,908.94	616,722.00
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	200,000.00	NR	Aaa	04/29/25	05/08/25	199,977.66	4.15	368.89	199,981.10	201,223.40
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970OAE5	330,000.00	AAA	Aaa	10/17/24	10/24/24	329,950.96	4.29	629.20	329,961.98	333,196.71



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Asset-Backed Security											
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	555,000.00	AAA	NR	03/04/25	03/12/25	554,918.14	4.32	1,065.60	554,932.23	559,109.78
FORDO 2025-A A3 DTD 03/25/2025 4.450% 10/15/2029	34535KAD0	685,000.00	AAA	Aaa	03/18/25	03/25/25	684,933.42	4.45	1,354.78	684,945.16	691,798.63
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	355,000.00	AAA	NR	04/24/25	04/30/25	354,979.66	4.34	684.76	354,983.58	357,785.69
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	670,000.00	NR	Aaa	05/20/25	05/27/25	669,871.36	4.49	1,337.02	669,888.36	678,765.61
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	855,000.00	AAA	NR	02/04/25	02/11/25	854,810.10	4.57	1,732.80	854,842.27	868,830.48
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	630,000.00	AAA	Aaa	08/05/25	08/12/25	629,986.83	4.04	707.00	629,988.01	633,597.30
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	245,000.00	AAA	NR	10/07/25	10/16/25	244,965.01	3.96	431.20	244,966.83	245,752.15
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	490,000.00	AAA	Aaa	07/22/25	07/30/25	489,948.35	4.11	895.07	489,952.76	493,397.17
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869QAD1	425,000.00	NR	Aaa	11/18/25	11/25/25	424,928.69	3.92	509.06	424,930.69	426,048.48
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	715,000.00	NR	Aaa	03/25/25	03/31/25	714,969.26	4.51	985.31	714,975.32	720,682.82
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	575,000.00	AAA	NR	09/09/25	09/17/25	574,906.16	3.88	991.56	574,913.81	576,202.33
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	155,000.00	AAA	Aaa	05/06/25	05/14/25	154,977.18	4.28	276.42	154,979.98	156,174.75
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	435,000.00	AAA	NR	06/05/25	06/12/25	434,998.35	4.31	833.27	435,000.00	440,230.00
WFCIT 2025-A1 A DTD 06/10/2025 4.340% 05/15/2030	92970QAJ4	840,000.00	AAA	NR	06/03/25	06/10/25	839,986.06	4.34	1,620.27	839,989.98	851,151.00



Managed Account Detail of Securities Held

For the Month Ending December 31, 2025

Rancho Cordova - GENERAL FUND - [REDACTED]											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Asset-Backed Security											
FORDO 2025-C A3 DTD 11/25/2025 3.900% 06/15/2030	34535LAD8	465,000.00	AAA	NR	11/18/25	11/25/25	464,927.46	3.90	806.00	464,929.74	466,236.90
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	625,000.00	AAA	NR	10/15/25	10/23/25	624,928.13	3.84	1,066.67	624,930.92	625,669.38
CCCT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	950,000.00	AAA	Aaa	06/18/25	06/26/25	949,742.27	4.31	1,134.72	949,766.54	961,031.40
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	275,000.00	AAA	NR	10/28/25	11/05/25	274,941.76	3.85	470.56	274,943.97	275,127.87
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	725,000.00	AAA	NR	09/09/25	09/16/25	724,862.54	3.82	1,230.89	724,872.18	725,415.43
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	530,000.00	AAA	NR	11/05/25	11/12/25	529,955.16	3.99	939.87	529,956.84	532,035.73
Security Type Sub-Total		20,137,385.68					20,134,840.84	4.46	37,100.39	20,135,336.01	20,303,467.43
Managed Account Sub-Total		140,770,315.58					138,581,363.92	4.06	549,964.88	139,739,836.25	140,722,059.07
Joint Powers Authority											
CAMP Pool		57,285,163.65	AAAm	NR			57,285,163.65		0.00	57,285,163.65	57,285,163.65
Liquid Sub-Total		57,285,163.65					57,285,163.65		0.00	57,285,163.65	57,285,163.65
Securities Sub-Total		\$198,055,479.23					\$195,866,527.57	4.06%	\$549,964.88	\$197,024,999.90	\$198,007,222.72
Accrued Interest											\$549,964.88
Total Investments											\$198,557,187.60

ITEM 9.7 SECURITIES HELD

As of December 31, 2025

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Cash and Cash Equivalents										
	Cash and Cash Equivalents	0.000		45,484.66	45,484.66	45,484.66	45,484.66	0.00	0.00	0.04
Total Cash and Cash Equivalents				45,484.66	45,484.66	45,484.66	45,484.66	0.00	0.00	0.04
Corporate Bonds										
24422EWPO	JOHN DEERE CAPITAL CORP 4.8% 09JAN2026	4.800	01/09/2026	550,000.00	552,035.00	550,050.45	550,103.31	52.86	12,613.33	0.43
478160BY9	JOHNSON & JOHNSON 2.45% 01MAR2026 (CALLABLE 04FEB26)	2.450	03/01/2026	1,000,000.00	949,330.00	996,816.82	997,700.75	883.93	8,166.67	0.73
06051GFX2	BANK OF AMERICA CORP 3.5% 19APR2026	3.500	04/19/2026	800,000.00	768,064.00	796,469.55	798,976.74	2,507.19	5,600.00	0.59
023135BX3	AMAZON.COM INC 1% 12MAY2026 (CALLABLE 12APR26)	1.000	05/12/2026 04/12/2026	1,000,000.00	902,520.00	987,651.29	990,462.55	2,811.26	1,361.11	0.70
46625HRS1	JPMORGAN CHASE & CO 3.2% 15JUN2026 (CALLABLE 15MAR26)	3.200	06/15/2026 03/15/2026	1,000,000.00	949,700.00	993,838.53	997,023.04	3,184.51	1,422.22	0.73
693475AX3	PNC FINANCIAL SERVICES 2.6% 23JUL2026 (CALLABLE 23MAY26)	2.600	07/23/2026 05/24/2026	800,000.00	741,568.00	789,016.95	794,421.65	5,404.70	9,128.89	0.57
037833DN7	APPLE INC 2.05% 11SEP2026 (CALLABLE 11JUL26)	2.050	09/11/2026 07/11/2026	650,000.00	609,082.50	637,831.41	642,519.38	4,687.97	4,071.53	0.47
48125LRU8	JP MORGAN CHASE BANK NA 5.11% 08DEC2026 (CALLABLE 08NOV26)	5.110	12/08/2026 11/08/2026	1,500,000.00	1,518,600.00	1,511,739.34	1,516,291.26	4,551.92	4,897.08	1.17
89236TDR3	TOYOTA MOTOR CREDIT CORP 3.2% 11JAN2027	3.200	01/11/2027	1,100,000.00	1,031,052.00	1,079,033.03	1,093,130.90	14,097.87	16,622.22	0.80
46647PBW5	JPMORGAN CHASE & CO 1.04% 04FEB2027 (CALLABLE 04FEB26)	1.040	02/04/2027 02/04/2026	1,000,000.00	961,450.00	979,667.07	997,241.58	17,574.51	4,246.67	0.74

ITEM 9.7 SECURITIES HELD

As of December 31, 2025

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
24422EWD7	JOHN DEERE CAPITAL CORP 2.35% 08MAR2027	2.350	03/08/2027	600,000.00	553,404.00	585,094.85	590,256.25	5,161.40	4,425.83	0.43
191216CR9	COCA-COLA CO/THE 3.375% 25MAR2027	3.375	03/25/2027 01/25/2027	1,000,000.00	978,430.00	987,986.67	997,109.45	9,122.78	9,000.00	0.76
437076CA8	HOME DEPOT INC 2.5% 15APR2027 (CALLABLE 15FEB27)	2.500	04/15/2027 02/15/2027	1,500,000.00	1,398,930.00	1,465,844.80	1,476,040.80	10,196.00	7,916.67	1.08
91159HHR4	US BANCORP 3.15% 27APR2027 (CALLABLE 27MAR27)	3.150	04/27/2027 03/27/2027	850,000.00	789,072.00	828,535.70	843,525.69	14,989.99	4,760.00	0.61
025816DG1	AMERICAN EXPRESS CO 5.389% 28JUL2027 (CALLABLE 28JUL26)	5.389	07/28/2027 07/28/2026	1,000,000.00	1,010,310.00	1,003,815.80	1,007,744.48	3,928.68	22,903.25	0.78
194162AN3	COLGATE-PALMOLIVE CO 3.1% 15AUG2027 (CALLABLE 15JUL27)	3.100	08/15/2027 07/15/2027	1,567,000.00	1,501,091.98	1,541,227.14	1,553,836.53	12,609.39	18,351.31	1.16
037833DB3	APPLE INC 2.9% 12SEP2027 (CALLABLE 12JUN27)	2.900	09/12/2027 06/12/2027	900,000.00	850,563.00	882,275.66	889,091.22	6,815.56	7,902.50	0.66
06051GGA1	BANK OF AMERICA CORP 3.248% 21OCT2027 (CALLABLE 21OCT26)	3.248	10/21/2027 10/21/2026	1,000,000.00	963,420.00	976,281.29	990,839.20	14,557.91	6,315.56	0.75
89236TKL8	TOYOTA MOTOR CREDIT CORP 5.45% 10NOV2027	5.450	11/10/2027	500,000.00	512,655.00	505,390.24	514,977.18	9,586.94	3,860.42	0.40
14913UAS9	CATERPILLAR FINL SERVICE 4.6% 15NOV2027	4.600	11/15/2027	1,000,000.00	999,440.00	999,632.65	1,016,331.37	16,698.72	5,877.78	0.77
02665WED9	AMERICAN HONDA FINANCE 4.7% 12JAN2028	4.700	01/12/2028	600,000.00	611,328.00	604,926.97	608,301.84	3,374.87	13,238.33	0.47
02665WEM9	AMERICAN HONDA FINANCE 5.125% 07JUL2028	5.125	07/07/2028	700,000.00	713,811.00	707,732.45	718,502.97	10,770.52	17,339.58	0.55

ITEM 9.7 SECURITIES HELD

As of December 31, 2025

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
931142ES8	WALMART INC 1.5% 22SEP2028 (CALLABLE 22JUL28)	1.500	09/22/2028 07/22/2028	1,000,000.00	901,490.00	928,712.73	945,910.90	17,198.17	4,125.00	0.70
17325FBB3	CITIBANK NA 5.803% 29SEP2028 (CALLABLE 29AUG28)	5.803	09/29/2028 08/29/2028	1,000,000.00	1,033,740.00	1,019,480.23	1,049,180.52	29,700.29	14,829.89	0.80
532457DB1	ELI LILLY & CO 4% 15OCT2028 (CALLABLE 15SEP28)	4.000	10/15/2028 09/15/2028	1,700,000.00	1,707,650.00	1,706,868.09	1,711,989.06	5,120.97	24,744.44	1.32
61747YFA8	MORGAN STANLEY 5.123% 01FEB2029 (CALLABLE 01FEB28)	5.123	02/01/2029 02/01/2028	800,000.00	800,040.00	800,020.93	816,818.22	16,797.29	17,076.67	0.62
17275RBR2	CISCO SYSTEMS INC 4.85% 26FEB2029 (CALLABLE 26JAN29)	4.850	02/26/2029 01/26/2029	1,000,000.00	998,640.00	999,103.33	1,027,082.72	27,979.39	16,840.28	0.77
24422EXT1	JOHN DEERE CAPITAL CORP 4.85% 11JUN2029	4.850	06/11/2029	1,500,000.00	1,536,870.00	1,532,199.63	1,542,236.82	10,037.19	4,041.67	1.19
61747YFF7	MORGAN STANLEY 5.449% 20JUL2029 (CALLABLE 20JUL28)	5.449	07/20/2029 07/20/2028	500,000.00	515,760.00	510,341.80	516,262.43	5,920.63	12,184.57	0.40
857449AE2	STATE STREET BANK & TR 4.782% 23NOV2029	4.782	11/23/2029	2,500,000.00	2,551,625.00	2,545,754.82	2,575,785.73	30,030.91	12,619.17	1.97
713448GH5	PEPSICO INC 4.3% 23JUL2030 (CALLABLE 23JUN30)	4.300	07/23/2030 06/23/2030	1,000,000.00	998,570.00	998,689.57	1,011,037.96	12,348.39	18,872.22	0.77
Total Corporate Bonds				31,617,000.00	30,910,241.48	31,452,029.79	31,780,732.50	328,702.71	315,354.86	23.92
Government Agencies										
3133EPCF0	FEDERAL FARM CREDIT BANK 4.5% 02MAR2026	4.500	03/02/2026	1,100,000.00	1,120,416.00	1,101,206.67	1,101,650.56	443.89	16,362.50	0.87
3133EPHH1	FEDERAL FARM CREDIT BANK 4% 28APR2026	4.000	04/28/2026	900,000.00	906,378.30	900,704.72	900,762.13	57.41	6,300.00	0.70

SECURITIES HELD

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Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3130AN4T4	FEDERAL HOME LOAN BANK 0.875% 12JUN2026	0.875	06/12/2026	1,000,000.00	903,900.00	985,477.43	988,121.52	2,644.09	461.81	0.70
3130AWLZ1	FEDERAL HOME LOAN BANK 4.75% 12JUN2026	4.750	06/12/2026	1,150,000.00	1,146,607.50	1,149,448.76	1,155,575.59	6,126.83	2,882.99	0.89
3133EPNG6	FEDERAL FARM CREDIT BANK 4.375% 23JUN2026	4.375	06/23/2026	1,000,000.00	1,000,360.00	1,000,057.51	1,003,596.96	3,539.45	972.22	0.77
3133ENV72	FEDERAL FARM CREDIT BANK 4.5% 27JUL2026	4.500	07/27/2026	1,000,000.00	998,761.20	999,809.63	1,004,759.92	4,950.29	19,250.00	0.77
3130APJH9	FEDERAL HOME LOAN BANK 2% 28OCT2026 (CALLABLE 28JAN26) #0006	2.000	10/28/2026 01/28/2026	1,300,000.00	1,178,866.00	1,273,496.38	1,286,575.50	13,079.12	4,550.00	0.91
3133EPK79	FEDERAL FARM CREDIT BANK 4.375% 07DEC2026	4.375	12/07/2026	1,250,000.00	1,245,867.50	1,248,715.27	1,258,858.14	10,142.87	3,645.83	0.96
3133ERK42	FEDERAL FARM CREDIT BANK 4.125% 16DEC2026	4.125	12/16/2026	1,500,000.00	1,494,885.00	1,497,471.73	1,509,119.64	11,647.91	2,578.13	1.16
3133ERS93	FEDERAL FARM CREDIT BANK 4.25% 13JAN2027	4.250	01/13/2027	1,500,000.00	1,498,710.00	1,499,337.23	1,510,136.49	10,799.26	29,750.00	1.16
3133ERGT2	FEDERAL FARM CREDIT BANK 4.5% 11JUN2027	4.500	06/11/2027	1,000,000.00	1,000,520.00	1,000,250.85	1,013,454.52	13,203.67	2,500.00	0.77
3133ETVJ3	FEDERAL FARM CREDIT BANK 3.625% 27AUG2027	3.625	08/27/2027	1,725,000.00	1,725,051.75	1,725,043.27	1,727,736.28	2,693.01	21,538.54	1.33
3133ETS81	FEDERAL FARM CREDIT BANK 3.5% 10NOV2027	3.500	11/10/2027	3,000,000.00	2,997,708.00	2,997,774.43	3,000,268.23	2,493.80	14,875.00	2.32
3130ATUS4	FEDERAL HOME LOAN BANK 4.25% 10DEC2027	4.250	12/10/2027	1,200,000.00	1,206,438.70	1,202,596.25	1,217,478.37	14,882.12	2,975.00	0.93

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Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3133EN5N6	FEDERAL FARM CREDIT BANK 4% 06JAN2028	4.000	01/06/2028	900,000.00	904,194.00	901,719.28	908,710.60	6,991.32	17,500.00	0.70
3130ATS57	FEDERAL HOME LOAN BANK 4.5% 10MAR2028	4.500	03/10/2028	1,000,000.00	1,014,989.00	1,006,574.85	1,021,091.61	14,516.76	13,875.00	0.79
3130AWC24	FEDERAL HOME LOAN BANK 4% 09JUN2028	4.000	06/09/2028	1,000,000.00	999,822.81	999,912.99	1,011,403.30	11,490.31	2,444.44	0.77
3133ETUC9	FEDERAL FARM CREDIT BANK 4.07% 21AUG2028 (CALLABLE 21AUG26)	4.070	08/21/2028 08/21/2026	1,300,000.00	1,303,055.00	1,302,201.12	1,300,416.05	(1,785.07)	19,106.39	1.01
3133EPUN3	FEDERAL FARM CREDIT BANK 4.5% 28AUG2028	4.500	08/28/2028	1,500,000.00	1,505,100.00	1,503,723.93	1,533,403.49	29,679.56	23,062.50	1.16
3130B3W25	FEDERAL HOME LOAN BANK 4.3% 27NOV2028	4.300	11/27/2028	1,500,000.00	1,495,050.00	1,496,300.75	1,531,065.02	34,764.27	6,091.67	1.16
3134HCEN5	FREDDIE MAC 3.7% 08DEC2028 (CALLABLE 08DEC26)	3.700	12/08/2028 12/08/2026	3,000,000.00	2,998,500.00	2,998,522.35	2,993,444.67	(5,077.68)	7,091.67	2.32
3130AVBD3	FEDERAL HOME LOAN BANK 4.5% 09MAR2029	4.500	03/09/2029	1,000,000.00	989,580.00	993,205.12	1,028,090.72	34,885.60	14,000.00	0.77
3133ET2L0	FEDERAL FARM CREDIT BANK 3.875% 01JUN2029 (CALLABLE 01DEC26)	3.875	06/01/2029 12/01/2026	1,200,000.00	1,200,000.00	1,200,000.00	1,199,204.58	(795.42)	3,875.00	0.93
3130B1BC0	FEDERAL HOME LOAN BANK 4.625% 08JUN2029	4.625	06/08/2029	600,000.00	609,150.00	606,403.45	619,968.16	13,564.71	1,772.92	0.47
3136GAK24	FANNIE MAE 4.15% 11JUL2029 (CALLABLE 11JAN27)	4.150	07/11/2029 01/11/2027	2,800,000.00	2,805,600.00	2,804,081.73	2,813,654.54	9,572.81	54,872.22	2.17
3130ATUT2	FEDERAL HOME LOAN BANK 4.5% 14DEC2029	4.500	12/14/2029	1,100,000.00	1,110,120.00	1,108,239.50	1,134,898.83	26,659.33	2,337.50	0.86

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Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3134HAW33	FREDDIE MAC 4.75% 18DEC2029 (CALLABLE 18JUN26)	4.750	12/18/2029 06/18/2026	1,300,000.00	1,303,575.00	1,301,501.50	1,305,123.51	3,622.01	2,229.86	1.01
3130AV5P3	FEDERAL HOME LOAN BANK 4.375% 08MAR2030	4.375	03/08/2030	1,500,000.00	1,514,971.50	1,512,669.48	1,540,947.57	28,278.09	20,416.67	1.17
31358DDR2	FANNIE MAE 0% 15MAY2030	0.000	05/15/2030	2,700,000.00	2,221,808.40	2,266,837.61	2,284,781.90	17,944.29	0.00	1.72
3130AWGS3	FEDERAL HOME LOAN BANK 4.125% 14JUN2030	4.125	06/14/2030	2,500,000.00	2,529,232.50	2,526,283.03	2,543,769.25	17,486.22	4,869.79	1.96
3134HBW31	FREDDIE MAC 4% 08OCT2030 (CALLABLE 08APR27)	4.000	10/08/2030 04/08/2027	1,000,000.00	999,950.00	999,952.14	998,871.68	(1,080.46)	9,222.22	0.77
3134HBX48	FREDDIE MAC 4% 09OCT2030 (CALLABLE 09APR27)	4.000	10/09/2030 04/09/2027	3,000,000.00	2,998,377.00	2,998,395.67	3,000,208.02	1,812.35	27,333.33	2.32
Total Government Agencies				47,525,000.00	46,927,545.16	47,107,914.63	47,447,147.35	339,232.72	358,743.20	36.31
Government Bonds										
91282CJV4	USA TREASURY 4.25% 31JAN2026	4.250	01/31/2026	1,000,000.00	1,000,198.66	1,000,015.91	1,000,398.04	382.13	17,669.84	0.77
9128286F2	USA TREASURY 2.5% 28FEB2026	2.500	02/28/2026	750,000.00	713,645.09	747,396.92	748,535.16	1,138.24	6,319.06	0.55
91282CKB6	USA TREASURY 4.625% 28FEB2026	4.625	02/28/2026	1,200,000.00	1,203,332.15	1,200,812.38	1,201,556.24	743.86	18,704.42	0.93
91282CKH3	USA TREASURY 4.5% 31MAR2026	4.500	03/31/2026	1,000,000.00	1,002,854.91	1,000,576.10	1,002,109.38	1,533.28	11,373.63	0.78
91282CKS9	USA TREASURY 4.875% 31MAY2026	4.875	05/31/2026	975,000.00	983,115.57	977,417.06	980,055.28	2,638.22	4,047.99	0.76

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Government Bonds										
912828YD6	USA TREASURY 1.375% 31AUG2026	1.375	08/31/2026	1,000,000.00	913,909.60	982,073.72	985,898.44	3,824.72	4,633.98	0.71
91282CLH2	USA TREASURY 3.75% 31AUG2026	3.750	08/31/2026	3,000,000.00	3,002,588.17	3,002,391.35	3,003,234.36	843.01	37,914.37	2.32
91282CHY0	USA TREASURY 4.625% 15SEP2026	4.625	09/15/2026	1,150,000.00	1,160,380.81	1,157,378.10	1,158,400.39	1,022.29	15,721.17	0.90
91282CCZ2	USA TREASURY 0.875% 30SEP2026	0.875	09/30/2026	1,000,000.00	899,612.73	977,123.77	980,273.44	3,149.67	2,211.54	0.70
91282CDK4	USA TREASURY 1.25% 30NOV2026	1.250	11/30/2026	1,000,000.00	906,487.73	975,192.14	979,539.06	4,346.92	1,064.56	0.70
91282CDQ1	USA TREASURY 1.25% 31DEC2026	1.250	12/31/2026	1,000,000.00	904,104.91	972,845.84	977,867.19	5,021.35	0.00	0.70
91282CEC1	USA TREASURY 1.875% 28FEB2027	1.875	02/28/2027	1,000,000.00	922,698.66	975,703.66	981,562.50	5,858.84	6,319.06	0.71
91282CKR1	USA TREASURY 4.5% 15MAY2027	4.500	05/15/2027	3,500,000.00	3,546,496.10	3,545,054.36	3,546,621.09	1,566.73	20,013.81	2.74
91282CET4	USA TREASURY 2.625% 31MAY2027	2.625	05/31/2027	1,100,000.00	1,031,253.68	1,074,126.11	1,086,894.53	12,768.42	2,459.14	0.80
91282CEW7	USA TREASURY 3.25% 30JUN2027	3.250	06/30/2027	1,300,000.00	1,255,875.45	1,283,532.46	1,295,632.81	12,100.35	0.00	0.97
91282CFB2	USA TREASURY 2.75% 31JUL2027	2.750	07/31/2027	600,000.00	563,791.07	584,431.78	593,273.44	8,841.66	6,860.05	0.44
91282CFH9	USA TREASURY 3.125% 31AUG2027	3.125	08/31/2027	1,000,000.00	970,393.98	981,346.67	994,335.94	12,989.27	10,531.77	0.75

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Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
91282CFM8	USA TREASURY 4.125% 30SEP2027	4.125	09/30/2027	1,300,000.00	1,294,723.11	1,296,646.76	1,314,066.40	17,419.64	13,553.57	1.00
91282CFU0	USA TREASURY 4.125% 31OCT2027	4.125	10/31/2027	850,000.00	843,893.47	847,376.19	859,529.30	12,153.11	5,908.32	0.65
91282CFZ9	USA TREASURY 3.875% 30NOV2027	3.875	11/30/2027	1,000,000.00	987,737.73	991,883.21	1,007,226.56	15,343.35	3,300.14	0.76
91282CGP0	USA TREASURY 4% 29FEB2028	4.000	02/29/2028	1,500,000.00	1,484,594.87	1,489,389.67	1,515,937.50	26,547.83	20,220.99	1.15
91282CHA2	USA TREASURY 3.5% 30APR2028	3.500	04/30/2028	1,000,000.00	970,628.35	982,372.87	1,000,039.06	17,666.19	5,897.79	0.75
91282CND9	USA TREASURY 3.75% 15MAY2028	3.750	05/15/2028	2,250,000.00	2,244,997.77	2,245,753.01	2,262,744.14	16,991.13	10,721.69	1.74
91282CHX2	USA TREASURY 4.375% 31AUG2028	4.375	08/31/2028	2,100,000.00	2,105,010.94	2,102,952.60	2,144,953.13	42,000.53	30,963.40	1.63
91282CJF9	USA TREASURY 4.875% 31OCT2028	4.875	10/31/2028	1,250,000.00	1,275,297.16	1,265,650.07	1,294,726.56	29,076.49	10,268.47	0.99
91282CJW2	USA TREASURY 4% 31JAN2029	4.000	01/31/2029	2,500,000.00	2,518,270.09	2,515,717.86	2,532,812.50	17,094.64	41,576.09	1.95
91282CKP5	USA TREASURY 4.625% 30APR2029	4.625	04/30/2029	3,000,000.00	3,097,978.80	3,096,393.38	3,098,320.32	1,926.94	23,380.53	2.40
91282CES6	USA TREASURY 2.75% 31MAY2029	2.750	05/31/2029	940,000.00	901,007.84	911,991.23	915,251.57	3,260.34	2,201.51	0.70
91282CFJ5	USA TREASURY 3.125% 31AUG2029	3.125	08/31/2029	1,100,000.00	1,077,359.15	1,083,157.72	1,082,039.07	(1,118.65)	11,584.95	0.83

SECURITIES HELD

ITEM 9.7

ATTACHMENT 1
FRANCISCO CORDOVA

As of December 31, 2025

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
91282CFL0	USA TREASURY 3.875% 30SEP2029	3.875	09/30/2029	1,200,000.00	1,183,316.52	1,187,240.40	1,211,062.50	23,822.10	11,752.75	0.92
91282CLR0	USA TREASURY 4.125% 31OCT2029	4.125	10/31/2029	800,000.00	800,690.18	800,538.60	814,187.50	13,648.90	5,560.77	0.62
91282CMG3	USA TREASURY 4.25% 31JAN2030	4.250	01/31/2030	1,250,000.00	1,277,982.70	1,274,035.80	1,278,662.11	4,626.31	22,087.30	0.99
91282CGQ8	USA TREASURY 4% 28FEB2030	4.000	02/28/2030	1,430,000.00	1,442,573.15	1,441,195.78	1,449,271.48	8,075.70	19,277.35	1.12
91282CMZ1	USA TREASURY 3.875% 30APR2030	3.875	04/30/2030	1,475,000.00	1,466,189.51	1,467,248.53	1,487,675.78	20,427.25	9,631.30	1.13
91282CHZ7	USA TREASURY 4.625% 30SEP2030	4.625	09/30/2030	1,075,000.00	1,118,045.59	1,116,559.61	1,118,083.98	1,524.37	12,566.28	0.87
91282CJM4	USA TREASURY 4.375% 30NOV2030	4.375	11/30/2030	3,000,000.00	3,090,361.61	3,089,365.89	3,089,296.86	(69.03)	11,177.89	2.39
Total Government Bonds				50,595,000.00	50,161,397.81	50,642,887.51	50,992,073.61	349,186.10	437,475.48	38.81
Short Term Bills and Notes										
912797RJ8	USA TREASURY BILL 0% 15JAN2026	0.000	01/15/2026	1,200,000.00	1,198,250.75	1,198,456.54	1,198,464.12	7.58	0.00	0.93
Total Short Term Bills and Notes				1,200,000.00	1,198,250.75	1,198,456.54	1,198,464.12	7.58	0.00	0.93
Grand total				130,982,484.66	129,242,919.86	130,446,773.13	131,463,902.24	1,017,129.11	1,111,573.54	100.00

MEMORANDUM



ITEM 12.1.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Ian Winbrock, Management Analyst II
Megan Siren, Assistant to the City Manager
SUBJECT: **RANCHO CORDOVA COLLEGE PROMISE UPDATE**

RECOMMENDATION

Receive a presentation on the Rancho Cordova College Promise Program (RCCP) and provide direction on program resourcing for the next Community Enhancement & Investment Fund cycle, by selecting one of the following options: Maintain current funding levels, allocating 12% of total program budget for outreach (\$150,000/year); or Enhance program scope and increase funding, allocating 12% of total program budget for outreach (\$200,000/year)

RESULT OF RECOMMENDED ACTION

Council direction on the Rancho Cordova College Promise Program (RCCP) resourcing option will guide staff's development of the recommended program budget for the next Community Enhancement & Investment Fund (CEIF) cycle.

Option 1

Maintain current funding levels (\$150,000/year) would support an estimated 62–74 students with approximately 12% of the program budget allocated to outreach.

Option 2

Enhance program scope and increase funding (\$200,000/year) would support an estimated 83–99 students with approximately 12% of the program budget allocated to outreach.

Based on Council direction, staff will incorporate the selected option into next steps for program planning, partnership coordination with Folsom Lake College, and future Council actions as needed.

BACKGROUND

The Rancho Cordova College Promise (RCCP) launched with the graduating class of 2017 to reduce barriers preventing Rancho Cordova residents from enrolling in and completing college. The program was created to address not only financial barriers, but also informational and persistence barriers that can derail students during the transition from high school to college. Prior to RCCP, many local students, particularly low-income and first-generation students, were

stopping out due to tuition costs, textbook expenses, transportation challenges, and limited access to structured support.

In 2017, California enacted AB 19, which established the California College Promise Program and provided state support to community college districts to advance access, equity, and student success goals. A key component of AB 19 enabled participating districts to waive enrollment fees for first-time, full-time students, supported by local program requirements and available funding. In 2019, AB 2 expanded and refined the Promise framework by allowing districts to use College Promise funding to waive fees for up to two academic years and by adjusting eligibility parameters. Together, AB 19 and AB 2 helped normalize a baseline level of tuition affordability across the state. As a result, the community college access landscape shifted: while enrollment fee waivers became more common, non-tuition barriers such as books, transportation, basic needs, and persistence support remained key drivers of whether students enroll, persist, and complete.

RCCP has evolved in response to these policy changes and local needs. The program launched in 2017 as a first-dollar scholarship covering one year of tuition at Folsom Lake College. As statewide and district-level Promise coverage expanded locally through the Los Rios Promise between 2017 and 2019, RCCP shifted its focus from tuition toward the remaining costs that often disrupt student success, including textbooks and basic needs. In Fall 2020, the City and college partners expanded RCCP to emphasize persistence and completion by extending support into a second year and opening eligibility to Rancho Cordova veterans. More recently (2022 to present), RCCP transitioned toward direct Promise Grants up to approximately \$886 per semester to help students cover practical costs such as books, transportation, health fees, and living expenses. Today, the program supports both full- and part-time students (6-18 units) and pairs financial assistance with expectations and wraparound supports intended to promote continued enrollment.

Consistent throughout these changes, RCCP has remained focused on increasing college access for Rancho Cordova residents and reducing equity gaps for students who face the greatest barriers, including low-income, first-generation, and underrepresented students. The program is designed not only to help students start college, but to support persistence through the first and second year and improve readiness for a professional certificate, AA degree completion or transfer to a four-year university.

FISCAL IMPACT AND FUNDING SOURCE

The Rancho Cordova College Promise Program is funded through the city's Community Enhancement & Investment Fund (CEIF). This item requests no fiscal action; Council direction will inform staff's recommended RCCP funding level for the next CEIF cycle. If funded, the annual program budget would be \$150,000 (maintain scope with allocation of program budget for outreach) or \$200,000 (enhance scope with allocation of program budget for outreach). No General Fund impact is anticipated.

ATTACHMENT(S)

1. Presentation



Rancho Cordova College Promise

Eight years of progress



RANCHO CORDOVA
CALIFORNIA

Why we are here tonight

Program
overview
& history



```
graph LR; A[Program overview & history] --> B[Results and who we serve]; B --> C[Growth, options & next steps];
```

Results
and who
we serve

Growth,
options &
next steps

Partner Introductions

Dr. Art Pimentel & Dr. Rose Giordano



Program overview

Who it serves

- Rancho Cordova graduates + Veterans

What it provides

- Up to \$886 per semester (between 6 – 18 units)

How it works

- Up to 2 years with basic participation requirements 4

History and milestones

California College Promise
funding began

RCCP expanded to two years
and included Veterans

2017
Launch



2019
AB 2



Fall 2022
Current Program



2017
AB 19



Fall 2020
Expansion



California College Promise
expanded to two years

RCCP includes
part-time students

ITEM 121

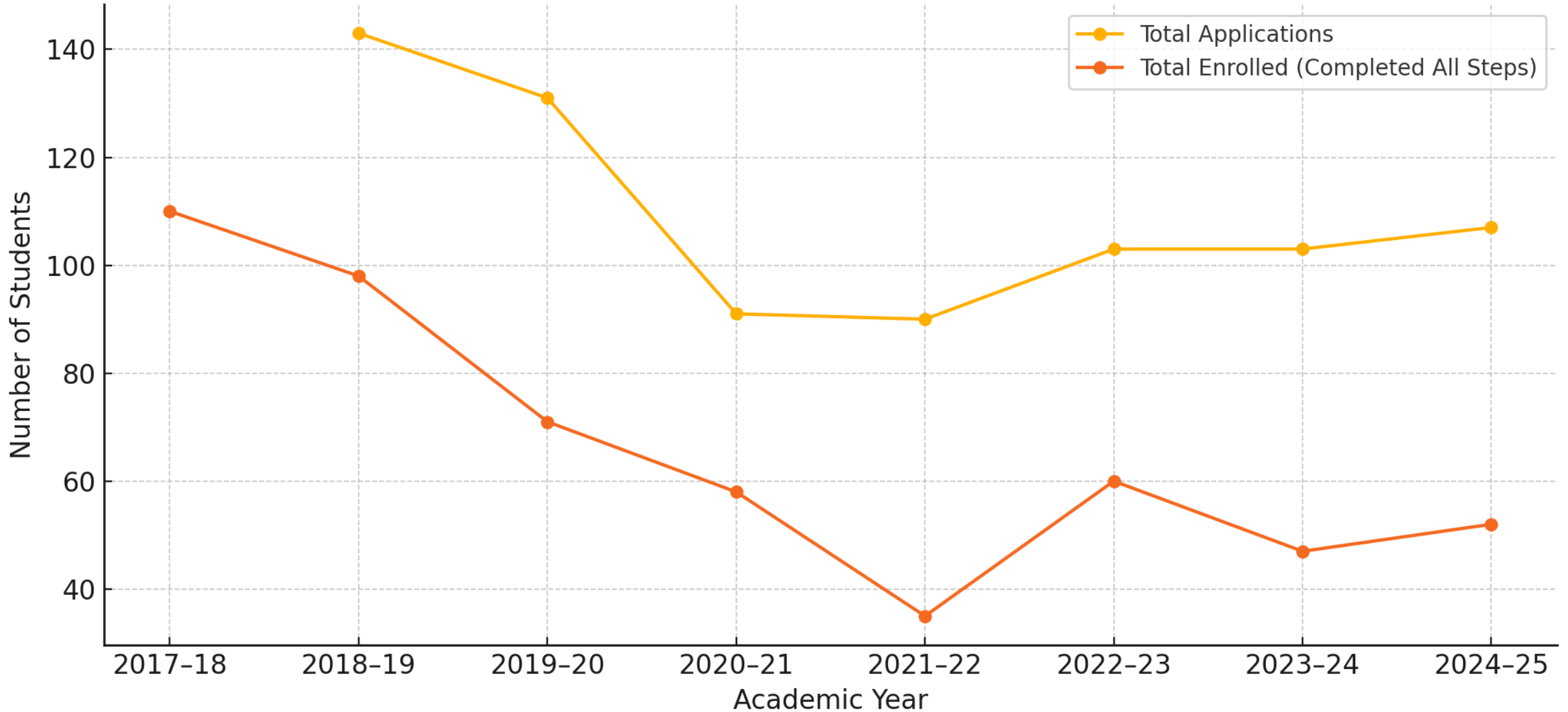
Our Results

Community impact

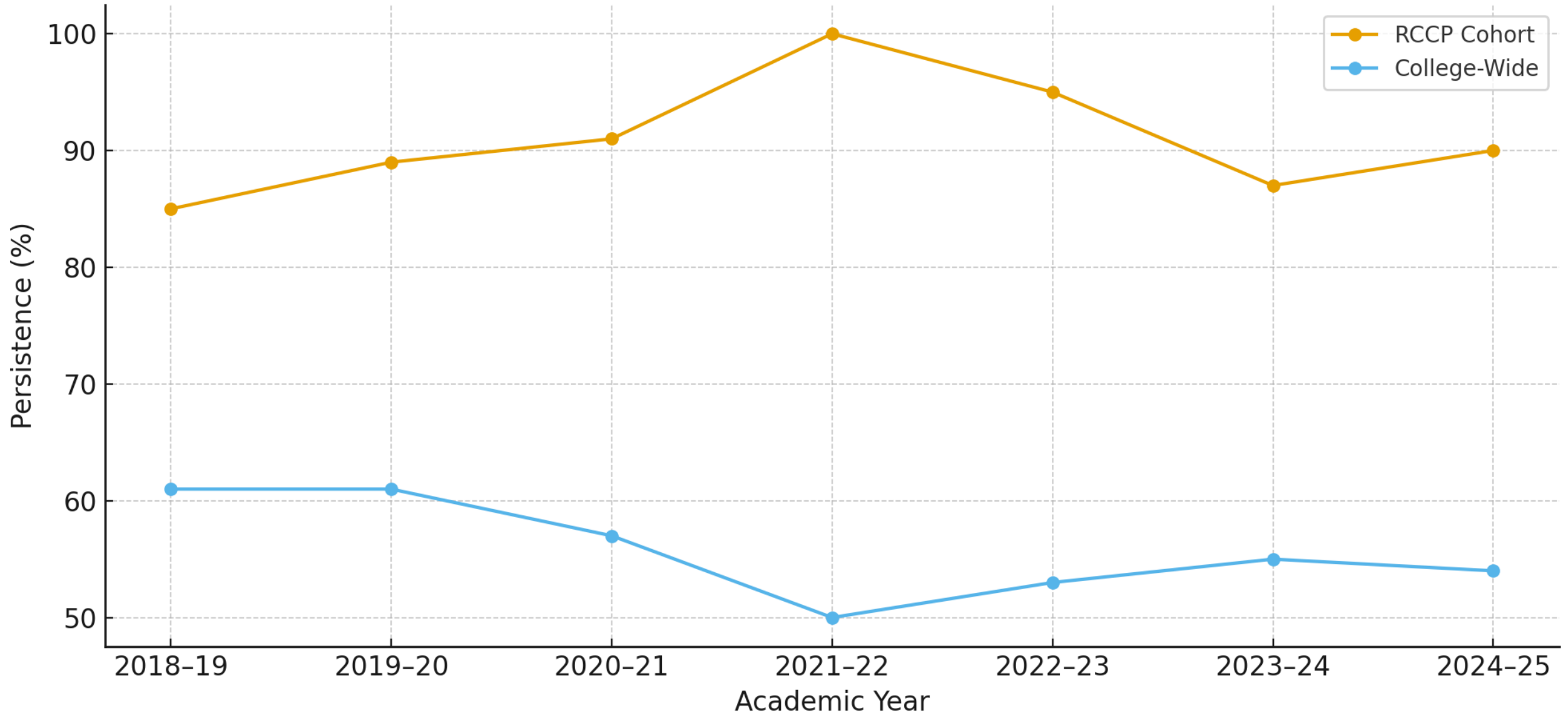
ATTACHMENT 1



Participation Trends



Outcomes: persistence



Outcomes: who we serve / equity

Low-income: 33 - 60%

Higher than general FLC population

First generation: 14 - 40%

Significantly higher than general FLC population

Underrepresented:

Cohorts are more diverse than the general FLC population



Cyrus Abhar
CITY MANAGER

Garrett Gatewood
VICE MAYOR

Linda Budge
COUNCIL MEMBER

Robert McGarvey
COUNCIL MEMBER

Growth, Options and Next Steps

Where we are headed



Outreach approach

Awareness: Consistent messaging across partners; digital campaigns + school & community outreach

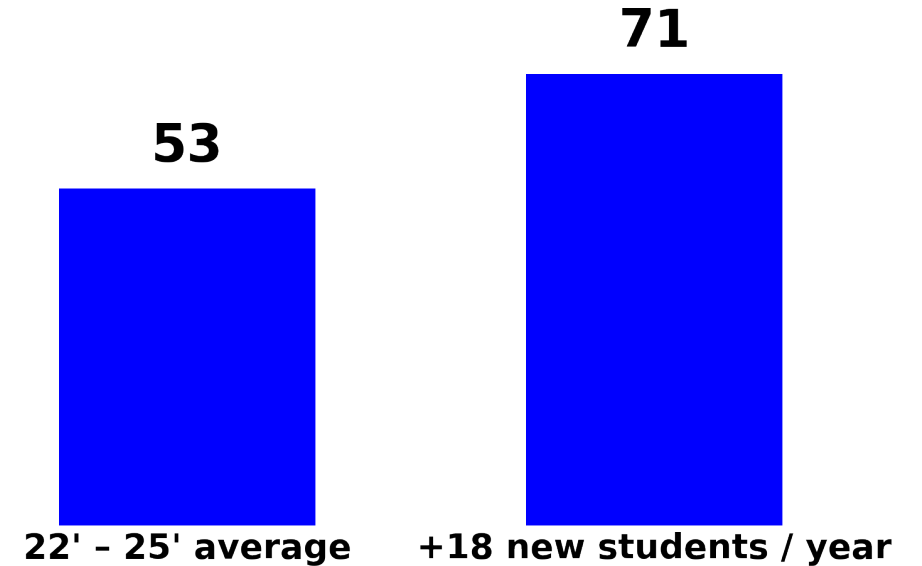
Veterans: Targeted outreach with veterans-serving partners, improved tracking of enrollment and outcomes

Data and analytics: Strengthen performance monitoring and inform continuous improvement with FLC

Budgetary options for two-year contract

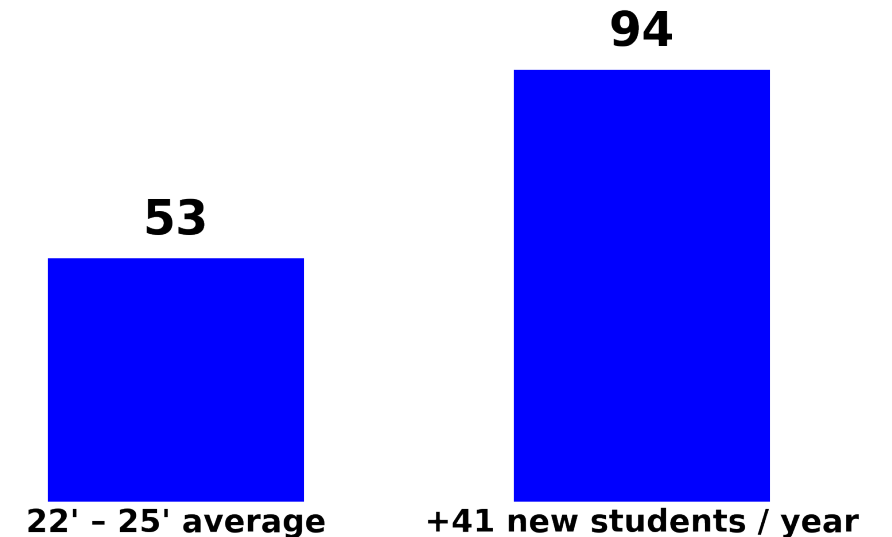
Option A (Current Funding)

- \$150,000 / year
- Capacity for up to 18 new students / year
- 67% for promise grants
- 21% for fees (enrollment, health, transportation)
- 12% for outreach



Option B: (Increased Funding)

- \$200,000 / year
- Capacity for up to 41 new students / year
- 67% for promise grants
- 21% for fees (enrollment, health, transportation)
- 12% for outreach



Tonight's direction and next steps

Council direction today:

- Current level of funding: Option A (\$150k / year)
- Increased level of funding: Option B (\$200k / year)

Staff next steps:

- Coordinate with CEIF
- New two-year contract with Folsom Lake College
- Branding and marketing updates for FY26 - 27 onward



Rancho Cordova College Promise

Thank you! Questions?



MEMORANDUM



ITEM 12.2.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Assistant Director of Administrative Services - Finance
SUBJECT: **A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX REFUNDING BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1, APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF SUCH PRELIMINARY OFFICIAL STATEMENT, APPROVING THE SALE OF SUCH BONDS AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the sale of Special Tax Refunding Bonds (the "Refunding Bonds") for and on behalf of Sunridge North Douglas Community Facilities District No. 2005-1 for the purpose of refunding the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Bonds Series 2015 (the "2015 Bonds") issued in the amount of \$14,225,000 on October 15, 2015.

BACKGROUND

Sunridge North Douglas Community Facilities District No. 2005-1 ("CFD 2005-1") or (the "District") was formed in 2005 to assist in the financing of infrastructure improvements necessary for development of the land in the District. Through various City Council actions, the City Council has declared the necessity to incur bonded indebtedness in a maximum principal amount not to exceed \$20,000,000 (excluding refunding bonds), which was increased to \$35,000,000 at a special election held for the District in 2015. The 2015 Bonds were the first series of bonds issued under this authorization. A second series of bonds was issued in 2018 in the amount of \$5,450,000.

Property in the District was master planned by entities affiliated with Lennar Homes of California ("Lennar Homes"). All but one lot in Sunridge North Douglas are now owned by individual homeowners, creating a diversity of property ownership as well as increased property values. The combination of the diversified ownership, increased property values and low municipal bond interest rates has created an opportunity for the District to refund (refinance) the 2015 Bonds to achieve lower bond payments.

Since this District is mostly developed, an appraisal of the property in the District was not required; rather the assessed value of the property was used to determine value-to-lien on the Refunding Bonds. Based on the current status of the property within the District, the total assessed value of the property within the District is approximately \$366 million. This has created an opportunity for the District to issue special tax refunding bonds to reduce the annual special tax levy on taxpayers within the District. Based on the expected par amount of approximately \$11.8 million, the assessed value compared to bonded debt lien would be in excess of 13:1, which exceeds the required 4:1 value to lien requirement, consistent with prior special tax bonds issued within the city.

The Refunding Bonds are being issued to refund the 2015 Bonds at interest rates substantially lower than the interest rates on the existing 2015 Bonds. The reduction in interest rates, in turn, is estimated to reduce total debt service by approximately \$700,000 (present value) over the life of the Refunding Bonds, a savings that will be passed onto the property owners within the District. **City Council should note that due to daily changes in interest rates, the actual level of savings cannot be determined until the proposed Refunding Bonds have been priced and sold. The pricing date is tentatively set for March 12, 2026. The proposed Refunding Bonds will not be issued if interest rates rise to the point where a net present value savings of approximately 5% cannot be achieved. In the event that the savings threshold is not met, the District will bear the costs of the non-contingent credit rating fee.**

The financing-related resolution approves the sale of the Refunding Bonds in an amount not to exceed \$14 million, approves the Supplemental Agreement No. 2 to Fiscal Agent Agreement, approves the Bond Purchase Agreement, approves the Preliminary Official Statement, and authorizes related documents on behalf of the District. Descriptions of these documents are as follows:

- **Supplemental Agreement No. 2 to Fiscal Agent Agreement:** The Fiscal Agent Agreement allows U.S. Bank to act on behalf of the City to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the Bonds, and the administration and payment of the Bonds.
- **Bond Purchase Agreement:** The Bond Purchase Agreement is a legally binding document between the issuer (city on behalf of the District) and underwriter (Piper Sandler & Co.) establishing the terms of the Refunding Bond sale wherein the city agrees to sell the Refunding Bonds to the underwriter. At the Refunding Bond closing, the city delivers the Refunding Bonds to the underwriter, and the underwriter pays the city for them and simultaneously completes the sale to investors, all at the price and yield established during the bond pricing call and reflected in the agreement at the time it is signed. Currently, the pricing is scheduled for the week of March 9th.
- **Preliminary Official Statement:** The preliminary Official Statement is a document that serves as the offering prospectus for the Refunding Bonds. It is the disclosure document relied on by bond investors that details the underlying security for the Refunding Bonds and all associated investment risks. The Official Statement sets forth the security for the Refunding Bonds and other important details about the District and is used by the underwriter to market the Refunding Bonds to investors.

If this item is approved, staff will work with the bond finance team to determine the final Refunding Bond sizing, and the preliminary Official Statement will be finalized and posted

electronically for investors to review. Assuming the market remains stable, the city; NHA Advisors, LLC, the city's Municipal Advisor; and Piper Sandler & Co., the bond underwriter, will hold a pre-pricing call the week of March 12th to review bond market conditions and the preliminary interest rates, after which, the Refunding Bonds will be sold. An authorized officer will then execute, on behalf of the city, a Bond Purchase Agreement with Piper Sandler & Co., finalizing the bond interest rates and setting the delivery date, which is anticipated to occur the week of March 23, 2026.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact. The Refunding Bonds are secured solely by the Special Taxes levied within the District and are not a debt of the city's General Fund. Costs of issuance are payable solely from Refunding Bond proceeds. If the savings threshold is not achieved, the credit rating fee (estimated to be approximately \$30,000) would be paid out of the special taxes.

In accordance with Government Code 5852.1, the following information consists of estimates of certain costs and charges for the Refunding Bonds that have been provided by NHA Advisors, LLC, the city's municipal advisor, which has been represented by such party to have been provided in good faith: (1) estimated true interest cost of the Bonds: 3.83%; (2) estimated finance charge of the Refunding Bonds (sum of all fees and charges paid to third parties): \$553,582; (3) estimated amount of proceeds of the Refunding Bonds received by the city (net of finance charges, reserves and capitalized interest, if any): \$12,712,416; and (4) estimated total payment amount (sum total of all payments to pay debt service on the Refunding Bonds plus the finance charge not paid with proceeds of the Refunding Bonds) calculated to the final maturity of the Refunding Bonds: \$17,900,727.

ATTACHMENT(S)

- 1. Resolution
- 2. Supplemental Agreement No. 2 to Fiscal Agent Agreement
- 3. Bond Purchase Agreement
- 4. Preliminary Official Statement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1, APPROVING AND DIRECTING THE EXECUTION OF A SUPPLEMENTAL FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS

WHEREAS, the City Council of the City of Rancho Cordova (the "City") has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form the Sunridge North Douglas Community Facilities District No. 2005-1 (the "District"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements within the District; and

WHEREAS, following a vote of landowners in the District authorizing the levy of a special tax and the issuance of bonds, the City Council, as legislative body of the District, authorized the issuance of special tax bonds of the City for the District in the maximum principal amount of not to exceed \$35,000,000 (the "Authorization") and caused bonds to be issued for the District; and

WHEREAS, pursuant to the provisions of the Act and a Fiscal Agent Agreement, dated as of October 1, 2015, as supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of March 1, 2018 (together, the "Original Fiscal Agent Agreement"), on October 15, 2015, the City issued, for and on behalf of the District, (i) \$14,225,000 initial principal amount of City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2015 (the "2015 Bonds") and (ii) \$5,450,000 initial principal amount of City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2018 (the "2018 Bonds") for the purpose of financing various public improvements authorized to be funded by the District; and

WHEREAS, the City has determined that debt service savings associated with the 2015 Bonds can be achieved by refunding the 2015 Bonds, and, after due investigation and deliberation the City has determined that it is in the interests of the City and the District at this time for the City Council, as legislative body of the District, to authorize a series of refunding special tax bonds designated City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds Series 2026 (the "2026 Bonds") to accomplish the refunding; and

WHEREAS, there has been submitted to the City Council a Supplemental Agreement No. 2 to Fiscal Agent Agreement (the "Second Supplement") to supplement the Original Fiscal Agent Agreement and to provide for the issuance of the 2026 Bonds for the District, and the City Council, with the aid of City staff, has reviewed the Second Supplement and found it to be in proper order, and now desires to approve the Second Supplement and the issuance of the 2026 Bonds; and

WHEREAS, the City proposes to sell the 2026 Bonds to Piper Sandler & Co. (the "Underwriter") pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the City and the Underwriter, and the Underwriter proposes to offer the 2026 Bonds to the investing public by means of a Preliminary Official Statement (the "Preliminary Official Statement"); and

WHEREAS, it appears that each of said documents and instruments which are now before this meeting is in appropriate form and is an appropriate document or instrument to be executed and delivered for the purpose intended; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the 2026 Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

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

Section 1. Pursuant to the Act, this Resolution, the Original Fiscal Agent Agreement and the Second Supplement, special tax bonds of the City for the District designated as "City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds Series 2026" in an aggregate principal amount not to exceed \$13,000,000 are hereby authorized to be issued. The 2026 Bonds shall be executed in the form set forth in and otherwise as provided in the Second Supplement.

In furtherance of the issuance of the 2026 Bonds, the City Council hereby makes the following findings and determinations: (i) it is prudent in the management and development of the City and the District to issue the 2026 Bonds for the purpose of providing moneys for the refunding of the 2015 Bonds to achieve debt service cost savings, (ii) the 2026 Bonds and the District are in compliance with the City's guidelines for issuance of Mello-Roos bonds, and (iii) the 2026 Bonds shall not be issued unless the value of the real property within the District subject to the special tax to pay debt service on the 2026 Bonds and the 2018 Bonds, based upon the current assessed valuation of property in the District and/or an appraisal of property in the District, or both as to portions of the property in the District, is at least four times the combined principal amount of the 2026 Bonds and the 2018 Bonds to be secured by a special tax levied pursuant to the Act on property within the District.

The City hereby finds that the 2026 Bonds shall constitute "refunding bonds" within the meaning of the Act because the proceeds thereof will be used to refund the 2015 Bonds. For the purposes of these proceedings for the issuance of the refunding, the City hereby determines that the following condition is preliminarily met and the issuance of the 2026 Bonds shall be subject to it: (i) the total net interest cost to maturity of the refunding component of the 2026 Bonds plus the principal amount of the refunding component of the 2026 Bonds is less than (ii) the total net interest cost to maturity of the 2015 Bonds plus the principal amount of the 2015 Bonds to be refunded. The City further finds and determines that it would be prudent in the management of its fiscal affairs to issue the 2026 Bonds to refund the 2015 Bonds.

The City Council hereby approves the Second Supplement in the form presented to the City Council at this meeting. The City Manager, the Administrative Services Director or any

interim officer of such position, or such other person or persons as either of them may designate (collectively, the "Authorized Officers") are each hereby authorized and directed to execute the Second Supplement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel. The proceeds of the 2026 Bonds shall be applied by the City for the purposes and in the amounts as set forth in the Second Supplement. The City Council hereby authorizes the execution, delivery and performance by the City of the Second Supplement as an Authorized Officer deems appropriate.

Section 2. The City Council hereby approves the Bond Purchase Agreement between the City and the Underwriter in the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to accept the offer of the Underwriter to purchase the 2026 Bonds contained in the Bond Purchase Agreement and to execute the Bond Purchase Agreement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel, provided that no additions or changes shall authorize an aggregate principal amount of 2026 Bonds in excess of \$14,000,000 or result in a net present value savings less than 4.5% or result in an underwriter's discount in excess of 1% of the aggregate principal amount of the 2026 Bonds. The City Council hereby authorizes the delivery and performance by the City of the Bond Purchase Agreement.

The City Council hereby finds and determines that the sale of the 2026 Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost than other methods of sale.

Section 3. The City Council hereby approves the Preliminary Official Statement in the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to execute a final Official Statement (the "Official Statement"), for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with the City's Bond Counsel. The City Council hereby authorizes and directs the Underwriter to distribute copies of said Preliminary Official Statement to persons who may be interested in the purchase of the 2026 Bonds and to deliver copies of the Official Statement to all actual purchasers of the 2026 Bonds. The City Council hereby authorizes the delivery by the City of the Preliminary Official Statement and the Official Statement.

The City Council hereby authorizes and directs an Authorized Officer on behalf of the City to deem "final," pursuant to Rule 15c2-12 of the Securities Exchange Act of 1934, the Preliminary Official Statement prior to its distribution to prospective purchasers of the 2026 Bonds.

Section 4. The City hereby covenants, for the benefit of the owners of the 2026 Bonds, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of interest or principal of the 2026 Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Original Fiscal Agent Agreement and the Second Supplement.

ITEM 12.3.

ATTACHMENT 1

Section 5. The 2026 Bonds, when executed, shall be delivered to the Fiscal Agent for authentication. The Fiscal Agent is hereby requested and directed to authenticate the 2026 Bonds by executing the Fiscal Agent's certificate of authentication and registration appearing thereon, and to deliver the 2026 Bonds, when duly executed and authenticated, to the Underwriter in accordance with written instructions executed on behalf of the City by the Mayor and/or one or more of the Authorized Officers, which instructions such officers are each hereby authorized, for and in the name and on behalf of the City, to execute and deliver to the Fiscal Agent. Such instructions shall provide for the delivery of the 2026 Bonds to the Underwriter or its designee in accordance with the Bond Purchase Agreement, upon payment of the purchase price therefor.

Section 6. All actions heretofore taken by the officers and agents of the City with respect to the establishment of the District and the sale and issuance of the 2026 Bonds are hereby approved, confirmed and ratified, and the proper officers of the City are each hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the 2026 Bonds in accordance with this Resolution including a continuing disclosure undertaking, an escrow agreement and/or refunding instructions related to the 2015 Bonds and obtaining a rating and/or bond insurance and/or reserve surety, and any certificate, agreement, and other document described in the documents herein approved. Any document herein approved and executed and delivered by any one of the Authorized Officers shall be a valid and binding agreement of the City.

Section 7. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT

by and between

CITY OF RANCHO CORDOVA

and

**U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent**

Dated as of _____ 1, 2026

Relating to:

**\$ _____
City of Rancho Cordova
Sunridge North Douglas Community Facilities District No. 2005-1
Special Tax Refunding Bonds
Series 2026**

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EXHIBIT A - FORM OF 2026 BONDS

SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT

THIS SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT (this "Supplemental Agreement No. 2" or "Supplemental Agreement"), dated as of _____ 1, 2026, is by and between the CITY OF RANCHO CORDOVA, California, a municipal corporation and public body, corporate and politic, organized and existing under and by virtue of the Constitution and laws of the State of California (the "City") for and on behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the "District"), and U.S. BANK NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America with a corporate trust office located in Los Angeles, California, as fiscal agent (the "Fiscal Agent") under a Fiscal Agent Agreement, dated as of October 1, 2015, as supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of March 1, 2018 (together, the "Original Fiscal Agent Agreement") by and between the Fiscal Agent and the City.

RECITALS:

WHEREAS, the City Council of the City (the "City Council") has formed the District under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311, et seq. of the California Government Code) (the "Act");

WHEREAS, the City Council, as the legislative body with respect to the District, is authorized under the Act to levy special taxes (the "Special Taxes") to pay for the costs of the District and to authorize the issuance of bonds secured by the Special Taxes under the Act;

WHEREAS, the City Council, as legislative body of the District, authorized the issuance of Special Tax Refunding Bonds of the City for the District, and the qualified electors, have authorized the issuance of Special Tax Refunding Bonds of the City for the District in the maximum principal amount of not to exceed \$35,000,000; and

WHEREAS, pursuant to the provisions of the Act and the Original Fiscal Agent Agreement, on October 15, 2015, the City issued, for and on behalf of the District, (i) \$14,225,000 initial principal amount of City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2015 (the "2015 Bonds") and (ii) \$5,450,000 initial principal amount of City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2018 (the "2018 Bonds") for the purpose of financing various public improvements authorized to be funded by the District;

WHEREAS, Section 5.17 of the Original Fiscal Agent Agreement authorizes the issuance of Additional Bonds by a Supplemental Agreement (as such terms are defined in the Original Fiscal Agent Agreement) secured under the Original Fiscal Agent Agreement on a parity with the 2015 Bonds;

WHEREAS, the City desires to issue a new series of bonds for the District in order to refund the 2015 Bonds to produce a savings in the cost of interest associated with such bonds and in connection therewith the City Council of the City adopted its Resolution No. _____-2026 on _____, 2026 authorizing the issuance of such bonds;

WHEREAS, this Supplemental Agreement No. 2 is a "Supplemental Agreement" as defined in Section 1.03 of the Original Fiscal Agent Agreement and the 2026 Bonds are

“Additional Bonds” as defined in Section 1.03 of the Original Fiscal Agent Agreement and secured under the Original Fiscal Agent Agreement, as amended and supplemented by this Supplemental Agreement No. 2, on parity with the 2018 Bonds;

WHEREAS, the City and the Fiscal Agent desire to enter into this Supplemental Agreement No. 2 pursuant to Sections 5.17 and 8.05 of the Original Fiscal Agent Agreement and to provide for the issuance of the 2026 Bonds;

WHEREAS, in providing for the issuance of the 2026 Bonds, it is necessary to supplement and amend the Original Fiscal Agent Agreement, as more particularly provided in Section 1 and Section 2 hereof, as such supplements and amendments are authorized by Sections 5.17 and 8.05 of the Original Fiscal Agent Agreement; and

WHEREAS, the City has determined that all acts and proceedings required by law necessary to make the 2026 Bonds, when executed by the City for the District, authenticated and delivered by the Fiscal Agent and duly issued, the valid, binding and legal special obligations of the City for the District, and to constitute the Original Fiscal Agent Agreement, as amended and supplemented by this Supplemental Agreement No. 2, a valid and binding agreement for the uses and purposes herein and therein set forth, in accordance with its terms, have been done or taken and the execution and delivery of this Supplemental Agreement No. 2 have been in all respects duly authorized.

AGREEMENT :

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

SECTION 1. Supplement to Original Fiscal Agent Agreement. In accordance with the provisions of Sections 5.17 and 8.05 of the Original Fiscal Agent Agreement, the Original Fiscal Agent Agreement is hereby amended by adding a new article thereto, to be designated as Article XI. Such Article XI shall read in its entirety as follows:

ARTICLE XI

2026 BONDS

Section 11.01. Additional Definitions. The terms defined in this Section 11.01 shall have the respective meanings set forth below. Unless the context otherwise requires, all terms defined in Section 1.03 of this Agreement and not otherwise defined in this Section 11.01 shall, when used in this Article XI, have the respective meanings given to such terms in Section 1.03.

“Article XI” means this Article XI which has been incorporated in and made a part of this Agreement pursuant to Supplemental Agreement No. 2, together with all amendments of and supplements to this Article XI entered into pursuant to the provisions of Section 8.01.

“Bond Year” means for purposes of the 2026 Bonds, each twelve-month period beginning on September 2 in any year and extending to the next succeeding September 1, both dates inclusive; except that the first Bond Year for the 2026 Bonds shall begin on the Closing Date and end on September 1, 2026.

"Continuing Disclosure Certificate" or "Continuing Disclosure Agreement" means (i) with respect to the 2015 Bonds, the Continuing Disclosure Certificate, dated October 15, 2015, executed by the City and Goodwin Consulting Group, Inc., in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof, (ii) with respect to the 2018 Bonds, the Continuing Disclosure Certificate, dated March 28, 2018 (iii) with respect to the 2026 Bonds, the Continuing Disclosure Certificate, dated _____, 2026, executed by the City and Goodwin Consulting Group, Inc., in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Interest Payment Dates" means, with respect to the 2026 Bonds, March 1 and September 1 of each year, commencing September 1, 2026.

"Irrevocable Refunding Instructions" means the Irrevocable Refunding Instructions dated _____, 2026 related to the redemption and defeasance of the 2015 Bonds.

"2026 Bond Reserve Account" means the account by that name established in Supplemental Agreement No. 2.

"2026 Bonds" means the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2026 at any time outstanding under the Agreement.

"2026 Costs of Issuance" means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the 2026 Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, expenses and charges of the Fiscal Agent, expenses incurred by the City in connection with the issuance of the 2026 Bonds, financial advisor fees, 2026 Bond (underwriter's) discount or underwriting fee, legal fees and charges, including bond counsel, disclosure counsel, charges for execution, transportation and safekeeping of the 2026 Bonds and other costs, charges and fees in connection with the foregoing.

"2026 Costs of Issuance Fund" means the fund by that name established and held by the Fiscal Agent pursuant to Section 11.07.

"Term 2026 Bonds" means the 2026 Bonds maturing September 1, ____ and ____.

Section 11.02. Authorization of 2026 Bonds. 2026 Bonds in the aggregate principal amount of ____ Million ____ Hundred ____ Thousand Dollars (\$____), are hereby authorized to be issued as Additional Bonds under and subject to the terms of this Agreement, the Act, and other applicable laws of the State of California.

Section 11.03. Terms of 2026 Bonds.

(A) Form; Denominations. The 2026 Bonds shall be issued as fully registered Bonds without coupons in the denomination of \$5,000 or any integral multiple of \$5,000 in excess thereof.

(B) Date of Bonds. The 2026 Bonds shall be dated the Closing Date.

(C) CUSIP Identification Numbers. “CUSIP” identification numbers shall be imprinted on the 2026 Bonds, but such numbers shall not constitute a part of the contract evidenced by the 2026 Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the 2026 Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City’s contract with such Owners and shall not impair the effectiveness of any such notice.

(D) Maturities, Interest Rates. The 2026 Bonds shall mature and become payable on September 1 in each of the years, and shall bear interest at the rates per annum (based on a 360-day year composed of 12 30-day months) as follows:

<u>Maturity (September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP 75211R</u>
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* Term Bond

(E) Interest and Method of Payment. Interest on the 2026 Bonds shall be payable as provided in Section 2.02(E) of this Agreement, with the Closing Date as used therein being the Closing Date as defined in Section 1.02, and payments shall be made on the 2026 Bonds as provided in Section 2.02(F), with the first Interest Payment Date being September 1, 2026.

Section 11.04. Redemption of 2026 Bonds.

(A) Redemption.

(i) *Optional Redemption.* The 2026 Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at a redemption price equal to the principal amount of the 2026 Bonds to be redeemed, plus accrued interest thereon to the date of redemption.

(ii) *Mandatory Redemption from Prepayments.* The 2026 Bonds shall be subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2026 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Any Interest Payment Date to and including March 1, _____	103%

September 1, _____ and March 1, _____	102
September 1, _____ and March 1, _____	101
September 1, _____ and any Interest Payment Date thereafter	100

(iii) *Mandatory Sinking Payment Redemption.* The Term 2026 Bonds maturing September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following table:

Mandatory Redemption Date <u>(September 1)</u>	Sinking Fund Payment
------------------------------------------------------	-------------------------

(maturity)

The Term 2026 Bonds maturing September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following table:

Mandatory Redemption Date <u>(September 1)</u>	Sinking Fund Payment
------------------------------------------------------	-------------------------

(maturity)

The amounts in the foregoing tables shall be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the 2026 Bonds as directed by the City in an Officer's Certificate.

In lieu of redemption under this Section 11.04, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2026 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2026 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

(B) Notice to Fiscal Agent. The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem 2026 Bonds pursuant to subsections (A)(i) and (A)(ii) not less than sixty (60) days prior to the applicable redemption date.

(C) Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least thirty (30) days but not more than sixty (60) days prior to the date fixed for redemption, to the Securities Depositories and to the Municipal Securities Rulemaking Board, and to the respective registered Owners of any 2026 Bonds designated for redemption, at their addresses appearing on the 2026 Bond registration books in the Principal Office of the Fiscal Agent; but such

mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such 2026 Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding 2026 Bonds are to be called for redemption, shall designate the CUSIP numbers and 2026 Bond numbers of the 2026 Bonds to be redeemed by giving the individual CUSIP number and 2026 Bond number of each 2026 Bond to be redeemed or shall state that all 2026 Bonds between two stated 2026 Bond numbers, both inclusive, are to be redeemed or that all of the 2026 Bonds of one or more maturities have been called for redemption, shall state as to any 2026 Bond called in part the principal amount thereof to be redeemed, and shall require that such 2026 Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such 2026 Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of 2026 Bonds under Section 11.04(A)(i) by written notice to the Fiscal Agent on or prior to two Business Days prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2026 Bonds then called for redemption, and such cancellation shall not constitute an event of default. The City and the Fiscal Agent have no liability to the Owners or any other party related to or arising from such rescission of redemption. The Fiscal Agent shall mail notice of such rescission of redemption in the same manner as the original notice of redemption was sent under this Section.

Upon the payment of the redemption price of 2026 Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, of the 2026 Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in this Agreement for the redemption of less than all of the 2026 Bonds of any maturity, the Fiscal Agent shall select the 2026 Bonds to be redeemed, from all 2026 Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate.

Upon surrender of 2026 Bonds redeemed in part only, the City shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new 2026 Bond or 2026 Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the 2026 Bond or 2026 Bonds.

(D) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2026 Bonds so called for redemption shall have been deposited in the Bond Fund, such 2026 Bonds so called shall cease to be entitled to any benefit under this Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

All 2026 Bonds redeemed and purchased by the Fiscal Agent pursuant to this Section shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled 2026 Bonds and issue a certificate of destruction thereof to the City.

Section 11.05. Form of 2026 Bonds; Authentication and Delivery.

(A) Form of 2026 Bonds. The 2026 Bonds, the form of Fiscal Agent’s certificate of authentication, and the form of assignment to appear thereon, shall be substantially in the respective forms set forth in Exhibit A attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement and the Act.

(B) Execution of 2026 Bonds. The 2026 Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this Supplemental Agreement or at any time thereafter, and the seal of the City may be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any 2026 Bond ceases to be such officer before delivery of the 2026 Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the 2026 Bonds to the Owner. Any 2026 Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such 2026 Bond shall be the proper officers of the City although at the nominal date of such 2026 Bond any such person shall not have been such officer of the City.

Only such of the 2026 Bonds as shall bear thereon a certificate of authentication in the form set forth in Exhibit A, manually executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of the Fiscal Agent shall be conclusive evidence that such 2026 Bonds have been duly authenticated and delivered hereunder and are entitled to the benefits of this Agreement.

(C) Authentication and Delivery of 2026 Bonds. At any time after the execution of Supplemental Agreement No. 2 and delivery by the City of an Officer’s Certificate that the requirements of Section 5.17 for the issuance of the 2026 Bonds as Additional Bonds have been met, the City may issue the 2026 Bonds for the District in the aggregate principal amount set forth in Section 11.02 and deliver the 2026 Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of the 2026 Bonds in accordance with the provisions of the Act and this Agreement, as supplemented by Supplemental Agreement No. 2, to authorize the payment of 2026 Costs of Issuance and costs of the Project by the Fiscal Agent from the proceeds of the 2026 Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the 2026 Bonds to the Original Purchaser. The provisions of Sections 2.06 through 2.13 of the Original Fiscal Agent Agreement shall apply to the 2026 Bonds in a like manner as applied to the 2015 Bonds.

Section 11.06. Application of Proceeds of Sale of 2026 Bonds. The proceeds of the purchase of the 2026 Bonds by the Original Purchaser in the amount of \$_____ (calculated as 100% of the aggregate principal amount thereof, less net original issue discount of \$_____, less an Underwriter’s discount of \$_____), shall be paid to the Fiscal Agent, who shall forthwith set aside, pay over and deposit such proceeds on the Closing Date as follows:

- (i) Transfer to the Fiscal Agent the amount of \$_____ for deposit into the Redemption Fund which the Fiscal Agent shall establish as provided in the Irrevocable Refunding Instructions; and
- (ii) Deposit in the 2026 Bond Reserve Account of the Reserve Fund \$_____; and

(iii) Deposit in the 2026 Costs of Issuance Fund \$_____.

The Fiscal Agent may, in its discretion, establish a temporary fund or account in its books and records to facilitate transfers required under this Section 11.06.

Section 11.07. 2026 Costs of Issuance Fund. There is hereby established a separate fund to be known as the “2026 Costs of Issuance Fund”, which shall be held by the Fiscal Agent in trust. Amounts in the Costs of Issuance Fund shall be disbursed from time to time to pay 2026 Costs of Issuance, as set forth in an Officer's Certificate containing respective amounts to be paid to the designated payees, signed by an Authorized Officer and delivered to the Fiscal Agent. The Fiscal Agent shall pay all 2026 Costs of Issuance upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate requesting payment of a 2026 Costs of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date. The Fiscal Agent shall maintain the 2026 Costs of Issuance Fund for a period of 120 days from the Closing Date and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the Bond Fund. Thereafter, every invoice received by the Fiscal Agent shall be submitted to the Authorized Officer for payment from amounts on deposit in the Bond Fund and the Fiscal Agent shall close the 2026 Costs of Issuance Fund. Moneys in the 2026 Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the 2026 Costs of Issuance Fund to be used for the purposes provided for such fund.

Section 11.08. Security for 2026 Bonds. The 2026 Bonds shall be Additional Bonds which shall be secured in the manner and to the extent set forth in Articles IV and V, and in this Article XI.

Section 11.09. Effect of this Article XI. Except as in this Article XI expressly provided or except to the extent inconsistent with any provision of this Article XI, the 2026 Bonds shall be deemed to be “Bonds” under and within the meaning of Section 1.03, and every term and condition contained in the foregoing provisions of this Agreement shall apply to the 2026 Bonds with full force and effect, with such omissions, variations and modifications thereof as may be appropriate to make the same conform to this Article XI.

SECTION 2. Additional Amendments to Original Fiscal Agent Agreement. The Original Fiscal Agent Agreement is hereby further amended as follows:

(A) Section 3.03(A) of the Agreement is hereby amended by deleting the references therein to “Series 2015” and “2015,” the intent now being that the Special Tax Fund and the subaccounts thereof will be utilized as set forth in the Agreement for the benefit of all series of the Bonds.

(B) Section 4.03(A) of the Agreement is hereby amended by adding thereto the following: “There is hereby created within the Reserve Fund (sometimes referred to in the Agreement as the “2015 Reserve Fund”) separate accounts designated as the “2018 Bond Reserve Account” and “2026 Bond Reserve Account” which accounts are hereby established for purposes of accounting for the use and disposition of the amounts of the proceeds of the 2015 Bonds and 2026 Bonds, which were deposited to the Reserve Fund from the 2015 Bonds and 2026 Bonds, respectively. Amounts in the 2018 Bond Reserve Account and in the 2026 Bond Reserve Account shall for all purposes of this Agreement be deemed to be part of the amounts

on deposit in the Reserve Fund and amounts in such accounts and any earnings thereon in such accounts shall be drawn upon in the same manner, according to the same terms and pro rata with all other amounts in the Reserve Fund whenever a draw is made on the Reserve Fund under this Section 4.03. All references in this Agreement to the "2015 Reserve Fund" shall be amended to refer to the "Reserve Fund."

(D) In connection with the issuance of the 2018 Bonds Section 5.17 of the Agreement is hereby amended and restated in its entirety as follows:

"Section 5.17 No Additional Bonds. The City covenants not to issue additional bonds, notes or other obligations payable from Special Tax Revenues equally and ratably with the Bonds previously issued, except that the City may issue such additional bonds, notes and other obligations to refund all or part of the Bonds."

(E) References in the Original Fiscal Agent Agreement to the 2015 Bonds or 2018 Bonds which, if the context requires reference to the 2015 Bonds and any Additional Bonds in order to maintain the parity relationship of the 2015 Bonds and any Additional Bonds and the security therefor, shall be deemed to refer to "Bonds" as defined in the Original Fiscal Agent Agreement rather than "2015 Bonds."

SECTION 3. Partial Invalidity. If any section, paragraph, sentence, clause or phrase of this Supplemental Agreement No. 2 shall for any reason be held illegal, invalid or unenforceable, such holding shall not affect the validity of the remaining portions of this Supplemental Agreement No. 2. The City hereby declares that it would have entered into this Supplemental Agreement No. 2 and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the 2026 Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Supplemental Agreement No. 2 may be held illegal, invalid or unenforceable.

SECTION 4. Execution in Counterparts. This Supplemental Agreement No. 2 may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 5. Governing Law. This Supplemental Agreement No. 2 shall be construed and governed in accordance with the laws of the State of California applicable to contracts made and performed in such State.

IN WITNESS WHEREOF, the City and the Fiscal Agent have caused this Supplemental Agreement No. 2 to Fiscal Agent Agreement to be executed as of _____ 1, 2026.

CITY OF RANCHO CORDOVA

By: _____
Administrative Services Director

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

EXHIBIT A TO SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT

FORM OF 2026 BONDS

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____

\$_____

CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS, SERIES 2026

INTEREST RATE:

MATURITY DATE:

BOND DATE:
_____, 2026

CUSIP:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: *** _____ DOLLARS***

The City of Rancho Cordova (the "City") for and on behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the "District"), for value received, hereby promises to pay solely from the Special Tax (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing September 1, 2026 (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at the principal corporate trust office of U.S. Bank National Association in St. Paul, Minnesota, as fiscal agent (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolution of the City Council of the City on _____, 2026, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of improvements within the District, and is one of the bonds designated "City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds Series 2026" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of _____ 1, 2026, which amends and supplements a Fiscal Agent Agreement, dated as of October 1, 2015, as supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of March 1, 2018, by and between the City and the Fiscal Agent (together, the "Agreement") and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable solely from the annual special tax authorized under the Mello-Roos Act to be collected within the District (the "Special Tax") and certain funds held under the Agreement.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date and prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date preceding the first Interest Payment Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

The Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at a redemption price equal to the principal amount of the 2026 Bonds to be redeemed, plus accrued interest thereon to the date of redemption.

The Bonds shall be subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Any Interest Payment Date to and including March 1, _____	103%
September 1, _____ and March 1, _____	102

September 1, _____ and March 1, _____	101
September 1, _____ and any Interest Payment Date thereafter	100

The Bonds maturing September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following table:

Mandatory Redemption Date <u>(September 1)</u>	Sinking Fund Payment
------------------------------------------------------	-------------------------

(maturity)

The Bonds maturing September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following table:

Mandatory Redemption Date <u>(September 1)</u>	Sinking Fund Payment
------------------------------------------------------	-------------------------

(maturity)

The amounts in the foregoing tables shall be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the Bonds.

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such Owner's order. The Fiscal Agent shall require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent.

It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Rancho Cordova has caused this Bond to be executed in its name by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk.

CITY OF RANCHO CORDOVA

By: _____
Mayor

Attested:

By: _____
City Clerk

FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 20__

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

(Name, address and Tax Identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney, to transfer the same on the registration books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTE: Signature(s) must be guaranteed by an eligible guarantor institution with membership in an approved signature guarantee medallion program pursuant to Securities and Exchange Commission Rule 17A(d)15.

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

§ _____
CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026

BOND PURCHASE AGREEMENT

_____, 2026

City of Rancho Cordova
 Sunridge North Douglas Community Facilities District No. 2005-1
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

Ladies and Gentlemen:

The undersigned, Piper Sandler & Co., as underwriter (the “**Underwriter**”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the City of Rancho Cordova (the “**City**”) for its Sunridge North Douglas Community Facilities District No. 2005-1 (the “**Community Facilities District**”), which upon acceptance will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the “**Fiscal Agent Agreement**”), between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “**Fiscal Agent**”).

1. Purchase, Sale and Delivery of the Bonds.

A. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the City and the City hereby agrees to sell to the Underwriter all (but not less than all) of the \$ _____ aggregate principal amount of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2026 (the “**Bonds**”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Appendix A hereto.

B. The purchase price for the Bonds shall be \$ _____ (being 100% of the aggregate principal amount thereof, plus an original issue premium of \$ _____, less an Underwriter’s discount of \$ _____).

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Appendix A attached hereto and incorporated herein by reference. Subsequent

to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth in Appendix A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes and certain other amounts as provided in the Fiscal Agent Agreement, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “**Community Facilities District Act**” or the “**Act**”). The issuance of the Bonds has been duly authorized by the City pursuant to a resolution (the “**Resolution**”), adopted by its City Council (the “**City Council**”) on behalf of the Community Facilities District, on _____, 2026.

The proceeds of the Bonds shall be used to: (i) refund the Community Facilities District’s outstanding City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Bonds, Series 2015 (the “**Prior Bonds**”), (ii) fund a deposit into a parity debt service reserve fund for the Bonds and the 2018 Bonds (as defined in the Official Statement referenced below), and (iii) pay the costs of issuing the Bonds.

C. The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City on behalf of itself and on behalf of the Community Facilities District herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City, on behalf of itself or on behalf of the Community Facilities District, herein is incorrect in any material respect.

D. The City acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm’s-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City and the Community Facilities District; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City, the Community Facilities District, or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City or the Community Facilities District with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Community Facilities District on other matters); (iii) the only obligations the Underwriter has to the City or the Community Facilities District with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement, except as otherwise provided by applicable rules and regulations of the Securities and Exchange Commission or the rules of the Municipal Securities Rulemaking Board (the “**MSRB**”); and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the transaction contemplated herein. The City acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged NHA Advisors, LLC (the “**Municipal Advisor**”), as its municipal advisor (as defined in Securities and Exchange Commission Rule 15Ba1) and will rely solely on the Municipal Advisor for financial advice with respect to the Bonds.

E. Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement dated [POS Date], relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the “**Preliminary Official Statement**.” By its acceptance of this Purchase Agreement, the City hereby consents to and ratifies the use and distribution by the Underwriter of the Preliminary Official Statement, and the City agrees to execute a final official statement relating to the Bonds (the “**Official Statement**”) which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Jones Hall LLP, Bond Counsel and Disclosure Counsel (herein called “**Bond Counsel**”), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 2(S) hereof. The City hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. The Preliminary Official Statement and/or the Official Statement may be delivered and printed in a “designated electronic format” as defined in the MSRB’s Rule G-32 and as may be agreed to by the City and the Underwriter. The City confirms that it does not object to distribution of the Preliminary Official Statement or the Official Statement in electronic form. A copy of the most recent Preliminary Official Statement sent to a potential purchaser shall be sent by first class mail or electronically (or other equally prompt means) not later than the first business day following the day upon which each such request is received.

F. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “**Rule**”), the City will undertake pursuant to the City Continuing Disclosure Certificate, in the form attached as an appendix to the Official Statement (the “**City Continuing Disclosure Certificate**”), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

G. Except as the Underwriter and the City may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Mateo, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned; and the City will deliver to the Underwriter through The Depository Trust Company’s (“**DTC**”) FAST delivery system, the Bonds, in definitive form (all Bonds bearing CUSIP® numbers printed thereon), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Community Facilities District Act at 8:00 a.m. California time, on [Closing Date] (the “**Closing Date**”), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (B) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the “**Closing**”). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds, and the specimen Bonds will be made available for checking by the Underwriter not less than 5 days prior to the Closing.

H. Except as the City and the Underwriter may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Mateo, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned on the Closing Date.

2. Representations, Warranties and Covenants of the Community Facilities District. The City represents, warrants and covenants to the Underwriter, on behalf of itself and the Communities Facilities District, as the case may be, that:

A. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California (the “**State**”), and has duly authorized the formation of the Community Facilities District pursuant to resolutions duly adopted by the City Council (the “**Community Facilities District Formation Resolution**” and, together with the Resolution, the “**Community Facilities District Resolutions**”) and the Act. The City Council, as the legislative body of the Community Facilities District, has duly adopted the Community Facilities District Formation Resolution, has duly adopted a Resolution and Ordinance levying the Special Taxes (for all purposes herein, as such are defined in the Fiscal Agent Agreement) within the Community Facilities District (the “**Ordinance**”), and has caused to be recorded in the real property records of Placer County, a notice of special tax lien (the “**Notice of Special Tax Lien**”) (the Community Facilities District Formation Resolution, the Ordinance, and the Notice of Special Tax Lien being collectively referred to herein as the “**Formation Documents**”), and the City Council has duly adopted the Resolution. Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement and the Fiscal Agent Agreement and to carry out all transactions contemplated by each of such agreements; (ii) to enter into the City Continuing Disclosure Certificate; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Fiscal Agent Agreement, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Fiscal Agent Agreement, and the City Continuing Disclosure Certificate are collectively referred to herein as the “**City Documents.**”

B. By all necessary official action of the City, the City has duly authorized and approved the execution and delivery by the City of, and the performance by City of, the obligations on its part contained in, the City Documents and has approved the use and distribution by the Underwriter of the Preliminary Official Statement and the execution, use and distribution by the Underwriter of the Official Statement, and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the City Documents will constitute the legally valid and binding obligations of the City, on its own behalf and on behalf of the Communities Facilities District, enforceable upon the City and the Community Facilities District in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. To the best of the City’s knowledge, the City has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the City, and the Community Facilities District has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the Community Facilities District.

C. The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system as to which no view is expressed) as of its date is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not

misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or material omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “End of the Underwriting Period” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.” If in the opinion of the Underwriter any such event or proceedings requires the preparation and distribution of a supplement or amendment to the Official Statement, the City shall prepare and furnish to the Underwriter, at the City’s expense, such number of copies of the supplement or amendment to the Official Statement, in (i) a “designated electronic format” consistent with the requirements of the MSRB’s Rule G-32 and (ii) a printed format form in substance mutually agreed upon by the City and the Underwriter as the Underwriter may reasonably request. If such amendment or supplement to the Official Statement shall be made subsequent to the Closing Date, the City also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of any such supplement or amendment to the Official Statement.

E. As of the time of acceptance hereof and as of the Closing Date, the City and the Community Facilities District, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial noncompliance by the City or the Community Facilities District, if any, will not impair the ability of the City or the Community Facilities District, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Bonds, the City will continue to comply with the covenants of the City contained in the City Documents and it shall cause the Community Facilities District to continue to comply with the covenants of the Community Facilities District contained in the City Documents.

F. Except as described in the Preliminary Official Statement, neither the City nor the Community Facilities District is, and as of the Closing Date, neither will be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound; and, to the City’s knowledge, no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have an adverse effect on the City’s ability or the Community Facilities District’s ability to

perform their respective obligations under the City Documents; and as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District of their respective obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement. The City has received all licenses, permits or other regulatory approvals required, if any, for the pledge, collection and/or application by the Community Facilities District of the Special Taxes (as defined in the Fiscal Agent Agreement) and other moneys pledged to the payment of the principal of and interest on the Bonds under the Fiscal Agent Agreement.

G. Except as may be required under the “blue sky” or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City or the Community Facilities District of their respective obligations under the City Documents, and the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

H. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an “**Action**”) pending (notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the City or the Community Facilities District threatened, in which any such Action: (i) in any way questions the powers of the City Council or the existence of the Community Facilities District or the titles of the officers of the City and/or the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City or the Community Facilities District contemplated thereby; (iii) contests the exclusion of interest on the Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the City or the Community Facilities District; (iv) except as disclosed in the Official Statement, wherein an unfavorable decision, ruling or finding would materially adversely affect the financial position or condition of the City or the Community Facilities District or would result in any material adverse change in the ability of the City to pledge or apply the Special Taxes or to pay debt service on the Bonds; or (v) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no known basis for any Action of the nature described in clauses (i) through (v) of this sentence.

I. The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the “blue sky” or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the City will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

J. The City Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement. The City represents that the Bonds, when issued, executed and delivered in accordance with the Fiscal Agent Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Fiscal Agent Agreement. The City and the Community Facilities District will each comply with the covenant in the Fiscal Agent Agreement to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Fiscal Agent Agreement, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

K. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City’s knowledge, no entities with outstanding assessment or special tax liens against any of the properties within the Community Facilities District which are senior to or on a parity with the Special Taxes.

L. The issuance and sale of the Bonds is not subject to any transfer or other documentary stamp taxes of the State or any political subdivision thereof.

M. The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes, or the exemption from State of California personal income tax, of the interest on the Bonds. The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the City is a bond issuer whose arbitrage certifications may not be relied upon.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Community Facilities District to the Underwriter as to the statements made therein.

O. The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

P. At or prior to the Closing, the City will have duly authorized, executed and delivered the City Continuing Disclosure Certificate. Based on a review of previous undertakings, the Preliminary Official Statement and the Official Statement describe the instances in which the City

has failed to comply with any previous undertakings with regard to the Rule to provide annual reports or notices of enumerated events in the last five years.

Q. Between the date of this Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter and the City shall not create, assume or guarantee any indebtedness payable from, or pledge or otherwise encumber, the Special Taxes or other assets, properties, funds or interests that will be pledged as security for the Bonds pursuant to the City Documents.

R. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

S. The Preliminary Official Statement was deemed final by a duly authorized officer of the City prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final electronic and/or printed form of the Official Statement as set forth in Section 1 above to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

T. The City hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel and the Underwriter from time to time prior to the Closing Date.

U. The issuance of the Bonds complies with the City's "Local Agency Goals and Policies for Community Facilities Districts," pursuant to Section 53312.7 of the Act.

V. The total interest cost to maturity on the Bonds plus the principal amount of such Bonds is less than the total remaining interest cost to maturity on the Prior Bonds plus the outstanding principal amount of such Prior Bonds.

W. The City hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the City shall constitute a representation by the City to the Underwriter that the representations and warranties contained in this Section 2 with respect to the City and the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, to

the accuracy in all material respects of the statements of the officers and other officials of the City and the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City and the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions, the Formation Documents, and the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as was described in the Preliminary Official Statement, neither the City nor the Community Facilities District shall be, in any respect material to the Bonds, the City Documents or the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, and the performance by the City or the Community Facilities District, respectively, of its obligations under the Bonds, the City Documents, the Community Facilities District Resolutions, this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America or of any department, division, agency or instrumentality of either thereof or under any applicable court or administrative decree or order or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District, respectively, of its obligations under the City Documents, the Bonds or the Community Facilities District Resolutions.

C. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

D. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement by written notice to the City if, between the date of this Purchase Agreement and the Closing Date, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "**Termination Event**"):

1. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

a. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or the legislature of the State or recommended to the Congress by the President of the United States of America or a member of the President's Cabinet, the Department of the Treasury, the Internal Revenue Service or any member of Congress or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America, the Internal Revenue Service or other federal or State authority with appropriate jurisdiction, with the purpose or effect, directly or indirectly, of imposing federal or State income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

b. Legislation introduced in or enacted (or resolution passed) by the Congress, or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States of America or a member of the President's Cabinet, or an order, decree, injunction or decision issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, the Resolution or the City Documents, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities laws as amended and then in effect;

c. A general suspension of trading in securities on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Securities and Exchange Commission or any other governmental authority having jurisdiction;

d. There shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

e. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or the Community Facilities District shall have occurred;

2. The introduction, proposal or enactment of any amendment to the federal or California Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes;

3. Any event occurring or information becoming known which, in the judgment of the Underwriter, makes untrue or incorrect in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

4. A general banking moratorium shall have been declared by federal, State of New York or State of California officials authorized to do so or a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

5. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation in interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the Comptroller of the Currency, the Securities and Exchange Commission or any other federal or State agency or the Congress of the United States of America, or by Executive Order;

6. A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, the Securities Exchange Act of 1934 and the Trust Indenture Act of 1939;

7. Any rating of the Bonds shall have been downgraded, suspended or withdrawn or placed on negative outlook or negative watch by a national rating service, which, in the Underwriter's reasonable opinion, materially adversely affects the marketability or market price of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds;

8. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Community Facilities District.

9. The commencement of an Action described in Section 2(H).

Upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the City, the Community Facilities District, and the Underwriter under this Agreement shall terminate, without further liability, except that the City and the Underwriter shall pay their respective expenses as set forth in Section 6 below.

E. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. Official Statement. The Official Statement and each supplement or amendment, if any thereto, executed by an authorized officer of the City;

2. Fiscal Agent Agreement. The Fiscal Agent Agreement, duly executed and delivered by the City and the Fiscal Agent;

3. Resolutions. Certifications by the City Clerk with respect to each resolution and ordinance of the City Council, for the City or as the legislative body of the Community Facilities District, relating to the City Documents, the transactions contemplated thereby, formation of the Community Facilities District and issuance of the Bonds;

4. City Continuing Disclosure Certificate. The City Continuing Disclosure Certificate executed and delivered by the City;

5. Bond Counsel Opinion. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix D to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. Supplemental Opinion. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that:

(i) this Purchase Agreement has been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(iii) the information contained in the Official Statement on the cover and under the captions "THE BONDS" (other than by reference Appendix F – DTC AND THE BOOK-ENTRY ONLY SYSTEM), "SECURITY FOR THE BONDS," "LEGAL MATTERS – Legal Opinion," "TAX MATTERS" and in Appendices B and D to the Official Statement (excluding any financial, statistical and economic data, forecasts, numbers, charts, graphs, estimates, projections, and assumptions and any information regarding The Depository Trust Company and the book-entry system as to which Bond Counsel need express no opinion or view, and further, excluding any material that may be treated as included under such captions by cross-reference), are accurate insofar as such statements purport to summarize certain provisions of the Bonds, the Fiscal Agent Agreement, Bond Counsel's final approving opinion and the Community Facilities District Act; and

(iv) the Community Facilities District has been duly formed, and the Special Taxes have been duly and validly levied in accordance with the provisions of the Act and, except to the extent prohibited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other similar laws affecting creditors' rights generally, a lien to secure

payment of the Special Taxes has been imposed on taxable property in the Community Facilities District;

7. Defeasance Opinion. An opinion of Bond Counsel, addressed to the Underwriter, dated the date of Closing, as to the effective defeasance of the Prior Bonds in form and substance acceptable to the Underwriter;
8. City Attorney Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of the City Attorney to the City and counsel to the Community Facilities District, substantially in the form of Appendix B hereto;
9. Closing Certificate of the City. A certificate, dated the Closing Date, and signed by an authorized officer of the City substantially in the form of Appendix C hereto, together with such additional certifications as Bond Counsel may require;
10. Bank Incumbency Certificate. Certified copies of the general resolution of the Fiscal Agent authorizing the execution and delivery of certain documents by certain officers of the Fiscal Agent, which resolution authorizes the execution of the Fiscal Agent Agreement and the authentication of the Bonds;
11. Fiscal Agent's Certificate. A certificate of the Fiscal Agent, dated the Closing Date, in form and substance acceptable to the Underwriter and its counsel, substantially in the form of Appendix D hereto;
12. Fiscal Agent's Counsel Opinion. An opinion of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, substantially in the form of Appendix E hereto;
13. Disclosure Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and to the City, of Jones Hall LLP, as disclosure counsel ("**Disclosure Counsel**"), in form and substance acceptable to the Underwriter;
14. Opinion of Underwriter's Counsel. An opinion of Kutak Rock LLP, counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter, in form and substance acceptable to the Underwriter;
15. Special Tax Consultant Certificate. A certificate, dated the Closing Date from Goodwin Consulting Group, Inc. substantially in the form attached as Appendix F hereto;
16. Transcript. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Fiscal Agent Agreement and all resolutions of the City and the Community Facilities District relating thereto;
17. Nonarbitrage Certificate. A certificate of the City, dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;
18. Specimen Bonds. Copies of the Specimen Bonds;
19. Issue Price Certificate. An issue price certificate of the Underwriter in the form attached as Appendix G hereto;

20. Certificate of Underwriter. A certificate from the Underwriter to the City, in form satisfactory to the City and signed by an authorized officer of the Underwriter, accepting delivery of the Bonds to the Underwriter and receipt of all documents required by the Underwriter, and the satisfaction or waiver of all conditions and terms of this Purchase Agreement by the City, and confirming to the City that as of the Closing Date, all of the representations of the Underwriter contained in this Purchase Agreement are true, complete and correct in all material respects;

21. Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed;

22. CDIAC Statements. Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds;

23. Letter of Representations. A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City; and

24. Additional Documents. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Community Facilities District in connection with the transactions contemplated hereby and by the Fiscal Agent Agreement and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the City nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the City set forth in Section 6 hereof shall continue in full force and effect.

4. Representations and Agreements of the Underwriter. The Underwriter represents to and agrees with the City that, as of the date hereof and as of the date of the Closing:

A. The Underwriter is duly authorized to execute and deliver this Purchase Agreement and to take any action under the Purchase Agreement required to be taken by it.

B. The Underwriter is in compliance with MSRB Rule G-37 with respect to the City and the Community Facilities District, and is not prohibited thereby from acting as underwriter with respect to securities of the City and the Community Facilities District. The Underwriter is in compliance with MSRB Rule G-17 with respect to the City and the Community Facilities District.

C. The Underwriter has, and has had, no financial advisory relationship with the City or the Community Facilities District with respect to the Bonds, and no investment firm controlling, controlled by or under common control with the Underwriter has or has had any such

financial advisory relationship, within the meaning of California Government Code Section 53590, or otherwise.

D. The Underwriter has not paid or agreed to pay, nor will it pay or agree to pay, any entity, company, firm or person (including, but not limited to, the City's financial consultants, or any officer, agent or employee thereof), other than a bona fide officer, agent or employee working for the Underwriter, any compensation, fee, gift or other consideration contingent upon or resulting from the award of or entering into this Purchase Agreement.

E. The Underwriter has reasonably determined that the City's undertaking in the City Continuing Disclosure Certificate to provide continuing disclosure with respect to the Bonds is sufficient to effect compliance with the Rule.

5. Establishment of Issue Price.

A. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix G, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Appendix A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the "**10% test**") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "**initial offering price**"), or at the corresponding yield or yields, set forth in Appendix A attached hereto. Appendix A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied (assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "**hold-the-offering-price rule**"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- a. the close of the fifth (5th) business day after the sale date; or

b. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The City acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply

with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

a. “public” means any person other than an underwriter or a related party;

b. “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

c. a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. “sale date” means the date of execution of this Purchase Agreement by all parties.

6. Expenses.

A. Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City’s obligations hereunder, including but not limited to the cost of printing and delivering the Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and disbursements of the City, the Community Facilities District, the Fiscal Agent, Bond Counsel, Disclosure Counsel, accountants and any other experts or consultants retained by the City or the Community Facilities District in connection with the issuance and sale of the Bonds; and any other expenses not specifically enumerated in paragraph (B) of this Section incurred in connection with the issuance and sale of the Bonds.

B. Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP® and CDIAAC fees and expenses to qualify the Bonds for sale under any “blue sky” laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (A) of this Section, including the fees and disbursements of its counsel.

7. Undertakings of the City. The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund and all accounts thereunder; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Community Facilities District Resolutions, the Bonds, the Fiscal Agent Agreement, the Official Statement, any amendments or supplements thereto, and other documents relating to the Bonds and pertaining to the City or the Community Facilities District adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

8. Notices. Any notice of other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co., 2321 Rosecrans Ave., Suite 3200, El Segundo, California 90245 Attention: Public Finance. All such notices, requests or other communications may be made by telephone, personal or courier delivery, registered or certified mail, facsimile transmission or electronic communication, provided that delivery by facsimile transmission or electronic communication must be confirmed by the sender. The City and the Underwriter may, by notice given as aforesaid, specify a different address for any such notices, requests or other communications.

9. Parties In Interest. This Purchase Agreement is made solely for the benefit of the City and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. The City and the Underwriter may not assign this Agreement. The term “successor” shall not include any holder of any Bonds merely by virtue of such holding.

10. Survival of Representations and Warranties. The representations and warranties of the City under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City or the Community Facilities District and regardless of delivery of and payment for the Bonds.

11. Severability. If any provision of this Purchase Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, because it conflicts with any provisions of any constitution, statute, rule of public policy or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

12. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

13. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

14. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding between the parties hereto in relation to the sale of the Bonds by the City.

15. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

16. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,
PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

The foregoing is hereby agreed to and accepted as of the date first above written:

CITY OF RANCHO CORDOVA

By: _____
Authorized Representative

Time of Execution: _____ p.m. California time

[EXECUTION PAGE OF BOND PURCHASE AGREEMENT – CITY OF RANCHO CORDOVA SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1 SPECIAL TAX REFUNDING BONDS, SERIES 2026]

APPENDIX A

\$ _____
CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The- Offering- Price Rule
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
2036							
2037							

^(C) Priced to optional call at [par] on September 1, 20__.

* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

APPENDIX B

OPINION OF CITY ATTORNEY

[Closing Date]

Piper Sandler & Co.
 2321 Rosecrans Ave., Suite 3200
 El Segundo, California 90245
 Attention: Public Finance

City of Rancho Cordova
 Sunridge North Douglas Community Facilities
 District No. 2005-1
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

Re: City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2026

Ladies and Gentlemen:

We have acted as City Attorney for the City of Rancho Cordova (the “City”) and counsel for the Sunridge North Douglas Community Facilities District No. 2005-1 (the “Community Facilities District”), in connection with the purchase and sale of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2026 (the “Bonds”). As such Counsel, we have reviewed the Bond Purchase Agreement, dated [BPA Date] (the “Purchase Agreement”), by and between Piper Sandler & Co. (the “Underwriter”) and the City, the Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the “Fiscal Agent Agreement”), between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “Fiscal Agent”), the City Continuing Disclosure Certificate, dated [Closing Date], by and between the Fiscal Agent and the City (the “City Continuing Disclosure Certificate”), the Preliminary Official Statement, dated [POS Date], relating to the Bonds (the “Preliminary Official Statement”), the Official Statement, dated [BPA Date], relating to the Bonds (the “Official Statement”), Resolution No. ____ adopted by the City Council of the City on _____, 2026 (“Bond Resolution”), and such other documents, certificates, records and papers as we have deemed necessary to render the below opinions.

The Bonds, Fiscal Agent Agreement, Purchase Agreement, and the City Continuing Disclosure Certificate, are collectively referred to herein as the “Bond Documents.” Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Purchase Agreement.

With your permission we have assumed, without undertaking to verify the same by independent investigation, the following: (a) the authenticity of original documents and the genuineness of all signatures (other than those of the City and the Community Facilities District); (b) the conformity to the originals of all documents submitted to us as copies; (c) the truth, accuracy, and completeness of the information, representations, and warranties contained in these documents, certificates, records and papers we have reviewed; and (d) compliance with all covenants and agreements contained in such documents.

Based on the foregoing, and in reliance thereon, as of the date hereof, we are of the following

opinions:

1. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California;

2. The Community Facilities District is duly organized and validly existing as a community facilities district under the Constitution and laws of the State;

3. The Bond Resolution was duly adopted at a meeting of the City Council, which meeting was duly called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

4. The preparation and distribution of the Preliminary Official Statement and the Official Statement have been duly approved by the City Council, acting for itself or as the Legislative Body of the Community Facilities District;

5. The execution and delivery by the City of the Bond Documents, and the Bonds and the performance of its obligations thereunder have been duly authorized by all requisite action of the City Council, acting for itself or as the Legislative Body of the Community Facilities District, and the Bonds and the Bond Documents have been duly executed and delivered by the Community Facilities District, and constitute legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District, in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought;

6. To the best of our knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the best of such counsel's knowledge, threatened in any way affecting the existence of the City or the Community Facilities District or the titles of the officers of each to their respective offices, or seeking to restrain or to enjoin the execution and delivery of the Bond Documents, or the issuance, sale or delivery of the Bonds or the application of the proceeds thereof or the collection or application of the Special Taxes, or the exclusion from gross income for State personal income taxes of interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Documents or any action of the City or the Community Facilities District contemplated by any of said documents or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Purchase Agreement or any other applicable agreement, or any action on the part of the City or the Community Facilities District contemplated by any of said documents;

7. To the best of our knowledge, the City and the Community Facilities District are not in breach of or in default under any court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District is a party or is otherwise subject or bound, including the Bond Documents, a consequence of which could be to materially and adversely affect the ability of the City or the Community Facilities District to perform their obligations under the Bonds, the Bond Documents or which, with the passage of time or the giving of notice or both, would constitute an event of default thereunder; and;

8. To the best of our knowledge, the adoption of the Bond Resolution and the execution and delivery of the Bonds and the Bond Documents, did not and will not conflict with or constitute a breach of or default under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of City or the Community Facilities District to perform their obligations under the Bonds or any Bond Documents.

The opinions set forth above are subject to the following additional qualifications:

General principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and limitations imposed by bankruptcy, insolvency, fraudulent conveyance, receivership, conservatorship, reorganization, arrangement, liquidation, moratorium or other similar laws affecting the enforcement of creditors' rights in general heretofore or hereafter enacted, as such laws may be applied in the event of bankruptcy, insolvency, reorganization, arrangement, receivership, conservatorship, liquidation, readjustment of debt or other similar proceedings of, or moratorium or similar occurrence affecting municipal corporations in the State.

We express no opinion as to matters governing by laws other than the laws of the State and the federal laws of the United States of America, or the enforceability of any choice of law provision in the documents described herein.

This opinion is solely for your benefit in connection with the transactions covered by the first paragraph of this letter and may not be relied upon or used by, circulated, quoted or referred to, nor may copies hereof be delivered to, any other person or for any other purpose without our prior written approval; provided, however, copies of this opinion may be included in the closing transcripts for the transactions connected with the issuance of the Bonds. We disclaim any obligation to update this opinion letter for events occurring or coming to our attention after the date hereof.

Respectfully submitted,

APPENDIX C

**CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026**

CLOSING CERTIFICATE OF THE CITY

I, the undersigned, hereby certify that I am the _____ of the City of Rancho Cordova (the “City”), the City Council (the “City Council”) of which is the Legislative Body for Sunridge North Douglas Community Facilities District No. 2005-1 (the “Community Facilities District”), a community facilities district duly organized and existing under the laws of the State of California (the “State”) and I am authorized to execute this Certificate on behalf of the City in connection with the issuance of the above-captioned bonds (the “Bonds”). All capitalized terms herein not otherwise defined shall have the meanings given such terms in the Bond Purchase Agreement (the “Bond Purchase Agreement”), dated [BPA Date], by and between the City and Piper Sandler & Co.

I further certify on behalf of the City that:

(i) The representations, warranties and covenants of the City contained in the Bond Purchase Agreement, made on behalf of the City and the Community Facilities District, are true and correct in all material respects on and as of the date hereof as if made on the date hereof;

(ii) The Community Facilities District Resolutions, Formation Documents and the City Documents are in full force and effect and have not been amended, modified or supplemented;

(iii) Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the City or the Community Facilities District has been served with process, or to the best knowledge of the City or the Community Facilities District, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Fiscal Agent Agreement, or the pledge thereof, (c) in any way question or affect any of the rights, powers, duties or obligations of the City or the Community Facilities District with respect to the Special Taxes or moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect the Bond Purchase Agreement or the transactions contemplated thereby, the Official Statement or the City Documents;

(iv) The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system as to which no view is expressed) as of its date was and as of the date hereof is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to

state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(v) The City has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Bond Purchase Agreement and under the Community Facilities District Resolutions, the Formation Documents, the City Documents and the Official Statement at or prior to the date hereof;

(vi) No event has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof any statement or information contained in the Preliminary Official Statement or the Official Statement (other than statements pertaining to the book-entry system as to which no view is expressed) or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein not misleading in any material respect;

(vii) The use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified; and

(viii) The City and the Community Facilities District are each in compliance with all covenants set forth in the Fiscal Agent Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth below.

Dated: [Closing Date]

CITY OF RANCHO CORDOVA

By: _____

Its: _____

APPENDIX D

FISCAL AGENT'S CERTIFICATE

The undersigned is an authorized officer of U.S. Bank Trust Company, National Association (the "Bank"), and as such, is familiar with the facts herein certified and is authorized and qualified to state and certify the following:

(i) The Bank is duly organized and existing as a national banking association under the laws of the United States of America, having the full power and authority to accept and perform its duties under the Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the "Fiscal Agent Agreement"), between the City and the Bank, as Fiscal Agent. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Bond Purchase Agreement, dated [BPA Date], by and between the City and Piper Sandler & Co.;

(ii) Pursuant to the Fiscal Agent Agreement, the Bank will apply the proceeds from the Bonds to the purposes specified in the Fiscal Agent Agreement;

(iii) The Bank is duly authorized to accept the obligations created by the Fiscal Agent Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement;

(iv) The Fiscal Agent Agreement has been duly authorized, executed and delivered by the Bank and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding agreement of the Bank enforceable against the Bank in accordance with its terms;

(v) The Bonds have been validly authenticated and delivered by the Bank pursuant to the Fiscal Agent Agreement;

(vi) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Bank that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Bank of the other transactions contemplated to be performed by the Bank in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement;

(vii) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body that has been served on the Bank or, to the best of its knowledge, threatened in any way affecting the existence of the Bank, or seeking to restrain or to enjoin the execution and delivery of the Fiscal Agent Agreement or the authentication of the Bonds, by the Bank, or in any way contesting or affecting the validity or enforceability, as against the Bank, of the Fiscal Agent Agreement or any action of the Bank contemplated by any of said documents, or in which an adverse outcome would materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement;

(viii) The Bank is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California (the “State”) or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement (*provided, however*, that the Bank does not certify as to compliance with State or federal securities laws); and

(ix) The authentication of the Bonds, and the execution and delivery of the Fiscal Agent Agreement by the Bank, and compliance with the provisions of each, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, Fiscal Agent Agreement, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement.

Dated: [Closing Date]

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

APPENDIX E

FISCAL AGENT'S COUNSEL OPINION

[Closing Date]

City of Rancho Cordova
Sunridge North Douglas Community Facilities District No. 2005-1
Rancho Cordova, California 95670

Piper Sandler & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245

Re: City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2026

Ladies and Gentlemen:

We have acted as counsel for U.S. Bank Trust Company, National Association, a national banking association (the "Bank") in connection with the execution by the Bank of the Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the "Fiscal Agent Agreement"), between the City and the Bank, as Fiscal Agent. We are generally familiar with the Articles of Association and the Bylaws of the Bank and are also familiar with the corporate proceedings of the Bank with regard to its authorization, execution and delivery of the Fiscal Agent Agreement. Capitalized terms used herein shall have the respective meanings ascribed to them in the Fiscal Agent Agreement, except as otherwise defined herein.

We have examined such documents and have reviewed such questions of law as we have considered necessary and appropriate for the purposes of this opinion. In such review, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with originals of all documents submitted to us as copies. Where questions of fact material to our opinions expressed below were not established independently, we have relied upon statements of officers of the Bank as contained in their certificates.

Based upon the foregoing, we are of the opinion that:

1. The Bank is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America.
2. The Bank has all requisite corporate power, authority and legal right to execute and deliver the Fiscal Agent Agreement and to perform its duties and obligations under the Fiscal Agent Agreement, and has taken all necessary corporate action to authorize the execution and delivery thereof and the performance of its obligations thereunder, including the authentication and delivery of the Bonds in its capacity as Fiscal Agent under the Fiscal Agent Agreement.

3. The Bank has duly authorized, executed and delivered the Fiscal Agent Agreement. Assuming the due authorization, execution and delivery thereof by the other parties thereto, the Fiscal Agent Agreement is a legal, valid and binding agreement of the Bank, enforceable in accordance with its terms against the Bank.

4. To our knowledge, no authorization, approval, consent, or order of any governmental agency or regulatory authority having jurisdiction over the Bank that has not been obtained by the Bank is required for the authorization, execution and delivery by the Bank of the Fiscal Agent Agreement or the authentication and delivery of the Bonds by the Bank under the Fiscal Agent Agreement.

The opinions set forth above are subject to the following qualifications and exceptions:

(a) the opinions are subject to the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other similar laws of general application affecting creditors' rights; and

(b) the opinions are subject to the effect of general principles of equity, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law).

Our opinions expressed above are limited to the laws of the State of California and the federal laws of the United States of America.

The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

Very truly yours,

APPENDIX F

**CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026**

CERTIFICATE OF SPECIAL TAX CONSULTANT

The undersigned hereby states and certifies:

1. That he/she is an authorized officer of Goodwin Consulting Group, Inc. (the “Special Tax Consultant”) and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Special Tax Consultant is familiar with the Rate and Method of Apportionment of Special Tax (the “Rate and Method”) as set forth in Appendix A to the Official Statement dated [BPA Date], for the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the “Community Facilities District”) Special Tax Refunding Bonds, Series 2026 (the “Bonds”). Capitalized terms not otherwise defined herein shall be defined as provided in the Rate and Method or the Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the “Fiscal Agent Agreement”), between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “Fiscal Agent”).

3. That the Special Taxes, if levied in accordance with the Rate and Method and collected will annually yield sufficient revenue to make timely payments of the annual debt service on the Bonds, and annual Administrative Expenses related to the levy and collection of the Special Taxes and the expenses of the Fiscal Agent for the Bonds (no representation is made as to the actual amounts that will be collected in future years).

4. That the Annual Special Tax (net of the County Charge), if collected in the maximum amounts permitted pursuant to the Rate and Method on the Closing Date, would generate at least 110% of the Annual Debt Service payable with respect to the Bonds and 2018 Bonds payable from such Special Taxes, assuming the debt service schedule shown in the Official Statement is true and correct.

5. That all information supplied by the Special Tax Consultant for use in the Official Statement is believed to be true and correct, as of the date of the Official Statement and as of the date hereof.

6. That, as of the dates of the Preliminary Official Statement and the Official Statement and as of the date hereof, the information contained in those portions of the Official Statement entitled “SECURITY FOR THE BONDS – Special Taxes and – Rate and Method” “OWNERSHIP AND VALUE OF PROPERTY WITHIN THE DISTRICT,” “APPENDIX A,” including the tables sourced to the Special Tax Consultant, and the other data provided by the Special Tax Consultant and included in the Official Statement, do not, to our knowledge, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The Community Facilities District, the City, the Underwriter, and all the professionals involved in the financing are entitled to rely on this Certificate.

Dated: [Closing Date]

GOODWIN CONSULTING GROUP, INC.

By: _____

Title: _____

APPENDIX G

**CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026**

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. (“Piper”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the Bonds.***

(a) Piper offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated [BPA Date], between the Issuer and Piper, Piper agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

2. ***Defined Terms.***

(a) *Holding Period* means, for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Piper has sold at least 10% of such Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) *Issuer* means the City of Rancho Cordova.

(c) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

**SCHEDULE A
SALE PRICES**

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2026

NEW ISSUE—BOOK-ENTRY

RATINGS: Insured (S&P): “ _____ ”
Underlying (S&P): “ _____ ”

In the opinion of Jones Hall LLP, as Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the Bonds may be subject to the corporate alternative minimum tax. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See “TAX MATTERS” herein.

\$11,290,000*
CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026

Dated: Date of Delivery

Due: September 1, as shown on inside cover

Authority for Issuance. The above-captioned bonds (the “2026 Bonds”) are being issued by the City of Rancho Cordova (the “City”) by and through the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the “District”). The 2026 Bonds are special tax obligations of the City, authorized pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, et seq. (the “Mello-Roos Act”), and a Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of March 1, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the “Fiscal Agent Agreement”), by and between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “Fiscal Agent”). See “THE BONDS – Authority for Issuance.”

Refunding of Prior Bonds. In 2015 and 2018 the City issued two series of bonds (the “2015 Bonds” and “2018 Bonds”) for the District to finance the construction and acquisition of certain public improvements related to development of the District. The 2026 Bonds are being issued to refund the 2015 Bonds. Proceeds will also be used to facilitate a deposit into a debt service reserve fund for the 2026 Bonds and 2018 Bonds; and pay the costs of issuance of the Bonds and pay the costs of issuing the Bonds. See “FINANCING PLAN.”

Security and Sources of Payment for the Bonds. The 2026 Bonds are secured by and payable from a pledge of Special Tax Revenues (as defined herein), on parity with the 2018 Bonds, consisting primarily of certain special taxes levied on property within the District (less administrative expenses priority) according to a rate and method of apportionment of special tax, as well as the proceeds of any foreclosure actions brought following a delinquency in the payment of such special taxes, and from amounts held in certain funds under the Fiscal Agent Agreement, all as more fully described herein. Development in the District is complete, comprising 663 single family residential parcels subject to the special taxes of the District. See “SECURITY FOR THE BONDS AND SOURCES OF PAYMENT THEREFOR.”

Bond Terms. Interest on the 2026 Bonds is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2026. The 2026 Bonds will be issued in the denomination of \$5,000 or integral multiples of \$5,000 in excess thereof. The 2026 Bonds, when delivered, will be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). DTC will act as securities depository for the 2026 Bonds. See “THE BONDS – Description of the Bonds” and “APPENDIX F – DTC and the Book-Entry Only System.”

Redemption. The 2026 Bonds are subject to optional redemption, mandatory sinking fund redemption, and special mandatory redemption from prepaid Special Taxes. See “THE BONDS – Redemption.”

[Bond Insurance. The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Insured Bonds by _____ (the “Bond Insurer”). The Bond Insurer will also issue a reserve fund insurance policy concurrently with the delivery of the 2026 Bonds. See “BOND INSURANCE” and “APPENDIX G – SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”]

[INSURER LOGO]

THE BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY FROM THE SPECIAL TAX REVENUES AND CERTAIN OTHER FUNDS AND AMOUNTS HELD BY THE FISCAL AGENT UNDER THE FISCAL AGENT AGREEMENT. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING “BOND OWNERS’ RISKS,” SHOULD BE READ IN ITS ENTIRETY.

MATURITY SCHEDULE
(see inside cover)

The 2026 Bonds are offered when, as and if issued by the City and accepted by the Underwriter, subject to approval as to their legality by Jones Hall LLP, San Mateo, California, Bond Counsel, and subject to certain other conditions. Jones Hall also serves as disclosure counsel to the City. Certain matters will be passed upon for the City by Meyers Nave, A Professional Law Corporation, Sacramento, California, as City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, Kutak Rock LLP, Irvine, California. It is anticipated that the 2026 Bonds, in book-entry form, will be available for delivery through the facilities of DTC on or about _____, 2026*.

[PIPER LOGO]

The date of this Official Statement is: _____, 2026.

* Preliminary; subject to change.

MATURITY SCHEDULE

\$ _____ Serial Bonds
(Base CUSIP†: _____)

Maturity Principal Interest CUSIP†

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

(September 1) Amount Rate Yield Price ()

\$ _____ % Term Bond due September 1, _____, Yield: _____%, Price: _____%;
CUSIP† _____

† CUSIP Global Services (CGS) is managed on behalf of American Bankers Association by FactSet Research Systems Inc. Copyright© 2026 CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the City, the Fiscal Agent or the Underwriter take any responsibility for the accuracy of the CUSIP data.

CITY OF RANCHO CORDOVA

City Council

Garrett Gatewood, *Mayor*
Linda Budge, *Vice Mayor*
Siri Pulipati, *Councilmember*
David M. Sander, Ph.D., *Councilmember*
Joe Little, *Councilmember*

Staff

Micah Runner, *City Manager*
Kim Juran-Karageorgiou, *Administrative Services Director*
Stacy Leitner, *City Clerk*
Adam Lindgren of Meyers Nave, A Professional Law Corporation, *City Attorney*

SPECIAL SERVICES

Bond Counsel and Disclosure Counsel

Jones Hall LLP
San Mateo, California

Municipal Advisor

NHA Advisors, LLC
San Rafael, California

Special Tax Consultant

Goodwin Consulting Group, Inc.
Sacramento, California

Fiscal Agent

U.S. Bank Trust Company, National Association
Los Angeles, California

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OFFICIAL STATEMENT

\$11,290,000*
CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026

This Official Statement, including the cover page and all appendices hereto, is provided to furnish certain information in connection with the issuance by the City of Rancho Cordova (the “**City**”) of the above-captioned bonds (the “**2026 Bonds**”), for and on behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the “**District**”).

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein shall have the meaning set forth in the Fiscal Agent Agreement. See APPENDIX B.

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and attached appendices, and the documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the Bonds to potential investors is made only by means of the entire Official Statement.

The 2026 Bonds. The 2026 Bonds are issued pursuant to the provisions of the Mello-Roos Act, a Fiscal Agent Agreement, dated as of October 1, 2015, as supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of March 1, 2018, and a Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of March 1, 2026 (the “**Fiscal Agent Agreement**”) between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “**Fiscal Agent**”), and a resolution adopted on _____, 2026 by the City Council of the City, which authorized the issuance of the 2026 Bonds (the “**Resolution**”).

Registration of Ownership of the 2026 Bonds. The 2026 Bonds are issued only as fully registered bonds in book-entry form, registered in the name of Cede & Co., as nominee of The Depository Trust Company (“**DTC**”), without coupons, in the denomination of \$5,000 or any integral multiple thereof and shall be dated as of and bear interest from the date of delivery thereof at the rate or rates set forth on the cover page hereof. Interest on the 2026 Bonds is payable on

* Preliminary; subject to change.

March 1 and September 1 of each year (each an “**Interest Payment Date**”), commencing September 1, 2026. Ultimate purchasers of 2026 Bonds will not receive physical certificates representing their interest in the 2026 Bonds. So long as the 2026 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2026 Bonds. Payments of the principal, premium, if any, and interest on the 2026 Bonds will be made directly to DTC, or its nominee, Cede & Co. so long as DTC or Cede & Co. is the registered owner of the 2026 Bonds. Disbursements of such payments to DTC’s Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC’s Participants and Indirect Participants, as more fully described herein. See “APPENDIX F – DTC and the Book-Entry Only System.”

Use of Proceeds. In 2015 and 2018 respectively, the City issued two series of bonds (the “**2015 Bonds**” and “**2018 Bonds**”) for the District to finance the construction and acquisition of certain public improvements related to development of the District. The 2026 Bonds are being issued to refund the 2015 Bonds. Proceeds will also be used to facilitate a deposit into a parity debt service reserve fund for the 2026 Bonds and 2018 Bonds (the “**Reserve Fund**”); and pay the costs of issuance of the Bonds and pay the costs. See “FINANCING PLAN.”

Security and Sources of Payment of the Bonds. The 2026 Bonds and 2018 Bonds are payable on a parity basis from the levy, according to a methodology approved by the City, of special taxes for facilities (the “**Special Tax**” or “**Facilities Special Tax**”), net of administration expenses as described herein (the “**Special Tax Revenues**”) on taxable real property within the boundaries of the District. *The special tax levy in the District also includes a component attributable to services provided to property in the District, which is not pledged to or available for payment of the Bonds.* The Bonds are also payable from the proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Taxes, and from amounts held in certain funds and accounts pursuant to the City, including a Reserve Fund, all as more fully described herein. The Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the application of the Amended and Restated Rate and Method of Apportionment of Special Tax dated as of February 19, 2015 for the District (the “**Rate and Method**”). The Rate and Method is set forth in APPENDIX A hereto. The Special Taxes represent fixed liens on the parcels of land subject to a Special Tax of the District and failure to pay the Special Taxes could result in proceedings to foreclose title to the delinquent property. The Special Taxes do not constitute the personal indebtedness of the owners of taxed parcels and no proceedings to collect directly from an owner is permitted. See “SECURITY FOR THE BONDS - Rate and Method” and “APPENDIX A - Rate and Method of Apportionment of Special Tax.”

Pursuant to the Mello-Roos Act, the Resolution of Formation (as defined herein), and the Fiscal Agent Agreement, so long as any Bonds are outstanding, the City will annually levy the Special Tax against all taxable land within the District in accordance with the proceedings for the authorization and issuance of the Bonds and to make provision for the collection of the Special Tax in amounts which will be sufficient to pay interest on, principal of and redemption premium (if any) on the Bonds as such becomes due and payable and to replenish the Reserve Fund (as defined herein) as necessary. See “SECURITY FOR THE BONDS – Special Taxes” herein.

In connection with the issuance of the 2026 Bonds, the Fiscal Agent will make a deposit to the Reserve Fund (defined herein) from 2026 Bond proceeds in the amount needed, when added to amounts already deposited therein, to meet the Reserve Requirement (described herein). Amounts in the Reserve Fund are available for payment of the 2026 Bonds and 2018

Bonds on a parity basis, in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies. See “SECURITY FOR THE BONDS - Reserve Fund.” If there are additional delinquencies after depletion of funds in the Reserve Fund, the City is not obligated to pay the Bonds, or supplement the Reserve Fund.

Additional Bonds for Refunding Purposes Only. The maximum authorized indebtedness for the District is \$35,000,000; however, the 2018 Bonds were the second and final series of special tax bonds being issued by the City for the District pursuant to this authorization. Additional Bonds (as defined herein) may be issued but only for refunding purposes in accordance with the conditions set forth in the Fiscal Agent Agreement.

The 2026 Bonds, 2018 Bonds, and any such additional parity bonds issued for refunding purposes, if any, are together referred to herein as the “**Bonds**.”

The District. The District is built out with single family residences. Property securing the Special Taxes in the District comprises 663 parcels with a Fiscal Year 2025-26 assessed valuation in excess of \$366 million, representing a value to lien ratio, including overlapping debt, of 13:1*. See “OWNERSHIP AND VALUE OF PROPERTY WITHIN THE DISTRICT – Assessed Valuation.”

Risks of Investment. Investment in the 2026 Bonds involves risks that may not be appropriate for some investors. See “RISK FACTORS” for a discussion of special factors that should be considered, in addition to the other matters set forth herein, in considering the investment quality of the 2026 Bonds.

Limited Obligation of the City. The General Fund of the City is not liable, and the full faith and credit of the City is not pledged, for the payment of the interest on, or principal of or redemption premiums, if any, on the Bonds. The Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the Special Tax Revenues and amounts in certain funds established under the Fiscal Agent Agreement as described herein. The Bonds are special limited obligations of the City, and neither the City Council, the City nor any officer or employee thereof shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds other than from the Special Tax Revenues and amounts in certain funds established under the Fiscal Agent Agreement as described herein.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors’ rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. See “APPENDIX B – Summary of Certain Provisions of the Fiscal Agent Agreement.” The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any

* Preliminary; subject to change.

circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

FINANCING PLAN

Refunding of 2015 Bonds

The 2026 Bonds are being issued primarily to refund the 2015 Bonds, which are the “City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 Special Tax Refunding Bonds, Series 2015” issued in the original principal amount of \$14,225,000. The 2015 Bonds were issued to finance the construction and acquisition of certain public improvements within the District necessary for new home and other development to occur in the District. The outstanding principal amount of the 2015 Bonds is \$ _____.

The 2015 Bonds are subject to optional redemption on any date, at a redemption price equal to the par amount of the 2015 Bonds redeemed, plus accrued interest through the redemption date, without premium.

A portion of the proceeds of the 2026 Bonds will be deposited with U.S. Bank Trust Company, National Association, as fiscal agent for the 2015 Bonds, on or about the closing date for the Bonds and held in cash to redeem the 2026 Bonds, in full, on _____, 2026.

Sources and Uses of Funds

A summary of the estimated sources and uses of funds associated with the sale of the 2026 Bonds follows:

Estimated Sources of Funds:

Principal Amount of the 2026 Bonds	\$
Plus/less: [Net] Original Issue Premium/Discount	_____
Total	\$

Estimated Uses of Funds:

Deposit to Redemption Fund	\$
Deposit to Reserve Fund ⁽¹⁾	
Costs of Issuance ⁽²⁾	_____
Total	\$

(1) Equal to the Reserve Requirement allocable to the 2026 Bonds.

(2) Used to pay costs of issuance of the 2026 Bonds, including initial fees, expenses and charges of the Fiscal Agent, costs of printing the preliminary and final Official Statements, administrative fees of the City, Underwriter’s discount, Municipal Advisor, fees of Bond Counsel and Disclosure Counsel, and other costs of issuance.

THE BONDS

Authority for Issuance

The 2026 Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution adopted by the City Council on _____, 2026, and the Mello-Roos Act.

The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed \$20,000,000 at a special election in the District held on October 17, 2005 pursuant to the Mello-Roos Act, which amount was increased to \$35,000,000 at a special election in the District held in 2015. Under the provisions of the Mello-Roos Act, since there were fewer than 12 registered voters residing within the District at any point during the 90-day period preceding the adoption of the City's resolution forming the District on October 17, 2005 (the "**Resolution of Formation**"), the sole qualified elector was the developer/landowner who was entitled to cast one vote for each acre or portion of an acre of land owned within the District. The landowner voted to incur the indebtedness and to approve the annual levy of Special Taxes to be collected within the District, for the purpose of paying for the Facilities, including repaying any indebtedness of the District, replenishing the Reserve Fund and paying the administrative expenses of the District.

The 2018 Bonds were the second and final series of special tax bonds being issued by the District pursuant to the authorization; Additional Bonds (as defined herein) may be issued in the future for refunding purposes only, subject to the conditions set forth in the Fiscal Agent Agreement.

Description of the Bonds

The 2026 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company ("**DTC**"), and will be available to ultimate purchasers in the denomination of \$5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. Ultimate purchasers of 2026 Bonds will not receive physical certificates representing their interest in the 2026 Bonds. So long as the 2026 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2026 Bonds. Payments of the principal, premium, if any, and interest on the 2026 Bonds will be made directly to DTC, or its nominee, Cede & Co., by the Fiscal Agent, so long as DTC or Cede & Co. is the registered owner of the 2026 Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX F – DTC and the Book-Entry Only System."

The 2026 Bonds will be dated as of and bear interest from the date of delivery thereof at the rates and mature in the amounts and years, as set forth on the cover page hereof. The principal of the 2026 Bonds and premiums due upon the redemption thereof, if any, will be payable in lawful money of the United States of America at the principal corporate trust office of the Fiscal Agent in Los Angeles, California, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the 2026 Bonds.

Interest on the 2026 Bonds, computed on the basis of a 360-day year consisting of twelve 30-day months, will be paid in lawful money of the United States of America semiannually on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing

September 1, 2026. Interest on the 2026 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the calendar month preceding the Interest Payment Date (the "**Record Date**"), or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of \$1,000,000 or more in aggregate principal amount of 2026 Bonds; provided that so long as any 2026 Bonds are in book-entry form, payments with respect to such 2026 Bonds shall be made by wire transfer, or such other method acceptable by the Fiscal Agent, to DTC. See "APPENDIX F – DTC and the Book-Entry Only System."

Each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the dated date; provided, however, that if at the time of authentication of a Bond, interest is in default thereon, such Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon. So long as the 2026 Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the 2026 Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX F - DTC and the Book-Entry Only System."

Redemption

Optional Redemption. The 2026 Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at a redemption price equal to the principal amount of the 2026 Bonds to be redeemed, plus accrued interest thereon to the date of redemption.

Mandatory Redemption from Prepayments. The 2026 Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2026 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Interest Payment Dates through and including March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

See “RISK FACTORS – Potential Early Redemption of Bonds from Prepayments” for a discussion of the potential for the 2026 Bonds to be priced with original issue premium and then be redeemed from Special Tax prepayments prior to maturity.

Mandatory Sinking Fund Redemption. The 2026 Bonds maturing September 1, 20__ and September 1, 20__ (the “Term Bonds”) are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment
--------------------------------------------------------	---------------------------------

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment
--------------------------------------------------------	---------------------------------

The amounts in the foregoing table shall be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the 2026 Bonds.

In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding Bonds, upon the filing with the Fiscal Agent of an Officer’s Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer’s Certificate may provide, but in no event may 2026 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any Bonds designated for

redemption, at their addresses appearing on the Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding Bonds are to be called for redemption, shall designate the CUSIP numbers and bond numbers of the Bonds to be redeemed by giving the individual CUSIP number and number of each Bond to be redeemed or shall state that all Bonds between two stated numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption, shall state as to any Bond called in part the principal amount thereof to be redeemed, and shall require that such Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of Bonds. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an event of default.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the Bonds of any maturity, the Fiscal Agent shall select the Bonds to be redeemed from all Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate. Upon surrender of Bonds redeemed in part only, the City shall execute, and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called for redemption shall have been deposited in the Bond Fund, such Bonds so called shall cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

Transfer or Exchange of Bonds

So long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of Bonds shall be made in accordance with DTC procedures. See APPENDIX F. Any Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any Bond or Bonds shall be surrendered for transfer or exchange, the City shall execute and the Fiscal Agent shall authenticate and deliver a new Bond or Bonds, for a like aggregate principal amount of Bonds of authorized denominations

and of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer or exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange.

No transfers or exchanges of Bonds shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

SECURITY FOR THE BONDS AND SOURCES OF PAYMENT

The 2026 Bonds are secured, on a parity basis with the 2018 Bonds, by and payable from a first pledge of the proceeds of the “**Special Tax Revenues**,” defined in the Fiscal Agent Agreement as the proceeds of the Facilities Special Tax (as defined in the Rate and Method) received by the City, less an amount equal to the Administrative Expenses Cap, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes. “**Administrative Expenses Cap**” means (i) for fiscal year 2025-26, \$60,950, and (ii) for each subsequent year, an amount equal to the preceding fiscal year’s Administrative Expenses Cap plus an additional 2% of such amount.

The Special Tax Revenues and all moneys deposited into said funds are pledged to the payment of the principal of, and interest and any premium on, the Bonds as provided in the Fiscal Agent Agreement and in the Mello-Roos Act until all of the Bonds have been paid and retired or until moneys or Federal Securities (as defined in the Fiscal Agent Agreement) have been set aside irrevocably for that purpose. Property in the District is also subject to a special tax levy component attributable to services provided to property in the District, which is referred to as the “Services Special Tax” in the Rate and Method and is not pledged to or available for payment of the Bonds.

The Facilities financed by the District’s bonds are not in any way pledged to pay the debt service on the Bonds. Any proceeds of condemnation, destruction or other disposition of any Facilities are not pledged to pay the debt service on the Bonds and are free and clear of any lien or obligation imposed under the Fiscal Agent Agreement.

Special Taxes

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City through the application of the Rate and Method prepared by Goodwin Consulting Group, Inc., Sacramento, California (the “**Special Tax Consultant**”) and set forth in APPENDIX A hereto, for all taxable properties in the District. Interest and principal on the Bonds is payable from the annual Special Taxes to be levied and collected on such property within the District, from amounts held in certain funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIII A of the California Constitution, pursuant to Section 4 thereof as a “special tax” authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Mello-Roos Act in a maximum amount determined according to the Rate and Method approved by the City. See “Rate and Method” below and “APPENDIX A - Rate and Method of Apportionment of Special Tax.”

The amount of Special Taxes that the District may levy in any year, from which principal and interest on the Bonds is to be paid, is limited by the maximum rates approved by the qualified electors within the District which are set forth as the “**Maximum Facilities Special Tax**” in the Rate and Method. Under the Rate and Method, Facilities Special Taxes for the purpose of making payments on the Bonds will be levied annually in an amount not in excess of the Maximum Facilities Special Tax. The Facilities Special Taxes and any interest earned on the Facilities Special Taxes shall constitute a trust fund for the principal of and interest on the Bonds pursuant

to the Fiscal Agent Agreement and, so long as the amount levied for principal of and interest on these obligations remains unpaid, the Facilities Special Taxes and investment earnings thereon shall not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and shall be held in trust for the benefit of the owners thereof and shall be applied pursuant to the Fiscal Agent Agreement. Property in the District, other than Final Map Property and Undeveloped Property (as defined in the Rate and Method), is also subject to a Maximum Services Special Tax for services provided to property in the District, which is not pledged to or available for payment of the Bonds. The Rate and Method apportions the Facilities Special Tax Requirement and the Services Special Tax Requirement (as defined in the Rate and Method and described below) among the taxable parcels of real property within the District according to the rate and methodology set forth in the Rate and Method. See “Rate and Method” below. See also “APPENDIX A - Rate and Method of Apportionment of Special Tax.”

The City may levy the Special Tax at the Maximum Facilities Special Tax rate authorized by the qualified electors within the District as set forth in the Rate and Method if conditions so require and the City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Facilities Special Tax Requirement (as defined below). Because each Special Tax levy for payment of the Bonds is limited to the Maximum Facilities Special Tax rates authorized as set forth in the Rate and Method, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Facilities Special Tax Requirement will in fact be collected in any given year. See “RISK FACTORS - Levy and Collection of the Special Tax” herein. The Special Taxes are collected for the City by the County in the same manner and at the same time as *ad valorem* property taxes.

In addition to the Maximum Facilities Special Tax rate limitation in the Rate and Method, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

The authorized levy of a special tax levy attributable to services provided to property in the District, referred to as the “Services Special Tax” in the Rate and Method, may be levied up to the “Maximum Service Special Tax” rate described in the Rate and Method. The Services Special Tax is not pledged to or available for payment of the Bonds.

Rate and Method

The Special Tax authorized under the Mello-Roos Act applicable to land within the District will be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate as described in the Rate and Method (defined terms set forth below in this section have the meanings set forth in the Rate and Method) set forth in “APPENDIX A - Rate and Method of Apportionment of Special Tax.” The Special Tax will be levied each year from parcels within the District in an amount at least sufficient to pay debt service on outstanding Bonds and administrative expenses of the District. The Special Tax is expected to be collected at the same time and in the same manner as *ad valorem* property taxes. The City reserves the right to collect the taxes in another manner if required to meet annual obligations of the District.

Each year, the City will determine the Facilities Special Tax Requirement of the District for the upcoming fiscal year. The “**Facilities Special Tax Requirement**” is defined in the Rate and

Method as the amount necessary in any fiscal year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such fiscal year, (ii) to create or replenish reserve funds to the extent such replenishment was not included in the computation of Facilities Special Tax Requirement in a previous fiscal year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior fiscal year, (iv) to pay Administrative Expenses that have not been included in the Services Special Tax Requirement, and (v) to pay a portion of the costs, as determined by the City, of Authorized Facilities. The Facilities Special Tax Requirement may be reduced in any fiscal year by (i) interest earnings on, or surplus balances in, funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, Bond resolution, or other legal document that set forth these terms, (ii) Capitalized Interest, (iii) proceeds from the collection of penalties associated with delinquent Special Taxes, and (iv) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

The City will also levy the “**Services Special Tax**” (as defined in the Rate and Method) on each parcel of Developed Property, which tax is authorized to be used for police services of benefit to property in the District. The Maximum Services Special Tax for Developed Property in Fiscal Year 2025-26 is \$448.54 per Residential Unit and, for Non-Residential Property, \$0,0269 per square foot of gross Parcel area. These amounts shall, on each July 1, commencing on July 1, 2026, be escalated by the increase, if any, in the United States Department of Labor Consumer Price Index (the “**CPI**”) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April, beginning with the period from April 2014 to April 2015. The Services Special Tax is not pledged to or available for payment of the 2026 Bonds or the 2018 Bonds.

Parcels Subject to the Special Tax. The City will prepare a list of the parcels subject to the Special Tax using the records of the City and the County Assessor. The City has the authorization to tax all parcels within the District except tax-exempt parcels as described in the Rate and Method. Taxable parcels that are acquired by a public agency after the District is formed will remain subject to the Special Tax unless a “trade” resulting in no loss of Special Tax revenue can be made, as described in the Rate and Method.

Assignment of Maximum Facilities Special Tax. *Defined terms in this subsection have the meaning ascribed to them in the Rate and Method.* The Rate and Method describes in detail the precise method for assigning the Maximum Facilities Special Tax to parcels within the District, which generally provides that each year the City will use the definitions contained in the Rate and Method to classify each parcel as tax-exempt or taxable.

On or about July 1 of each Fiscal Year, the City and the Special Tax Consultant shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property. Once the Special Tax Requirement has been determined for a particular fiscal year, the Special Tax will be levied. All of the parcels in the District are Developed Property and all Authorized Facilities have been funded. Accordingly, under the Rate and Method the Facilities Special Tax is levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel.

The following table shows the Maximum Facilities Special Tax for Fiscal Year 2026-27, calculated as set forth in the Rate and Method.

Land Use Category	Lot Category	FY 2026-27 Maximum Special Tax ⁽¹⁾⁽²⁾
--------------------------	---------------------	-------------------------------------------------------------

Single Family Detached Property	LDR/RD-5	\$2,243.78	per SFD Lot
	LDR/RD-7	\$2,050.62	per SFD Lot
	LDR/RD-10	\$1,352.20	per SFD Lot
Other Taxable Residential Property	Any Designation Other than RD-5, RD-7, or RD-10	\$14,413.70	per Acre
Non-Residential Property	All Commercial and Industrial Designations	\$14,413.70	per Acre

(1) On July 1 each fiscal year, the Maximum Special Taxes shall be increased by two percent of the amount in effect in the previous fiscal year.

(2) Represents the Maximum Special Tax rates based on current land uses in the CFD. Subject to change pursuant to Section D of the Rate and Method.

Source: Goodwin Consulting Group, Inc.

In addition to the Maximum Facilities Special Tax rate limitation in the Rate and Method, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Fiscal Year 2025-26 Special Tax Levy by Zoning Designation. The following table shows the Fiscal Year 2025-26 special tax levy by zoning designation.

**Fiscal Year 2025-26
Special Tax Levy by Zoning Designation ⁽¹⁾**

Zoning Designation	FY 2025-26 Maximum Special Tax	FY 2025-26 Actual Special Tax ^{(2)*}
LDR/RD-5	\$893,024	\$803,872
LDR/RD-7	\$416,276	\$374,718
LDR/RD-10	\$83,836	\$75,468
	\$1,393,137	\$1,254,058

**Preliminary, subject to change.*

(1) Based on building permits issued prior to June 1, 2025, and final maps recorded by June 30, 2025.

(2) Includes debt service due in 2026 on the outstanding Bonds at the time the special tax levy was prepared and estimated administrative expenses in the amount of \$60,950.

Sources: Goodwin Consulting Group, Inc.

Termination of the Facilities Special Tax. The Facilities Special Tax will be levied until all Bonds have been repaid and all authorized facilities have been funded; however, Facilities Special Taxes (other than the Services Special Tax) cannot be levied under any circumstance after fiscal year 2055-56.

Prepayment of the Facilities Special Tax. The Facilities Special Tax obligation assigned to a particular parcel within the District can be prepaid, which will release the parcel making the prepayment from the Mello-Roos special tax lien. Section H of the Rate and Method sets forth a detailed formula by which the prepayment for a parcel can be calculated. Proceeds of such prepayment will be used to redeem a portion of the Bonds. See "THE BONDS - Redemption."

Special Tax Fund

When received, the Special Tax Revenues are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City will establish and maintain two accounts, (i) the Debt Service Account, to the credit of which the City will deposit, immediately upon receipt, all Special Tax Revenue, and (ii) the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds. Notwithstanding the foregoing, the City may semi-annually transfer from the Special Tax Fund so held an amount equal to one-half of the Administrative Expenses Cap as necessary for the payment of Administrative Expenses Cap.

All Special Tax Revenue will be deposited in the Debt Service Account upon receipt. No later than 10 Business Days prior to each Interest Payment Date, the City will withdraw from the Debt Service Account of the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the Reserve Fund, an amount which when added to the amount then on deposit therein, is equal to the Reserve Requirement, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, including any mandatory sinking fund payments, premium, if any, and interest due on the Bonds on the next Interest Payment Date. At such time as deposits to the Debt Service Account equal the principal, including any mandatory sinking fund payments, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the balance of the Reserve Fund to the Reserve Requirement, the amount in the Debt Service Account in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 15th of each year.

Moneys in the Surplus Account may, at the City's discretion, be transferred to the Improvement Fund to pay for costs of the Facilities, to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement, but are not pledged to payment of the Bonds. See "Rate and Method - Assignment of Maximum Facilities Special Tax" above."

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City's option, the Special Taxes may be billed directly to property owners. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Mello-Roos Act to order institution of an action in superior court to foreclose the lien therefore.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the 2018 Bonds that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior fiscal year, and if the City determines on the basis of such review that the amount so collected is deficient by more than five percent (5%) of the total amount of the Special Tax levied in such fiscal year, it will within thirty (30) days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District

for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided*, that if the City determines on the basis of such review that (a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such fiscal year, but that property owned by any single property owner in the District is delinquent by more than \$5,000 with respect to the Special Tax due and payable by such property owner in such fiscal year, or (b) that property owned by any single property owner in the District is delinquent cumulatively by more than \$3,000 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District) then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided in the Fiscal Agent Agreement against each such property owner.

Under the Mello-Roos Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price which will be sufficient to pay or reimburse the delinquent Special Taxes.

The owners of the Bonds benefit from the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes are significant enough to completely deplete the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the Bonds pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Additionally, it is possible that no bids are received at a foreclosure sale. Provided that it is not levying the Special Tax at the Maximum Facilities Special Tax rates set forth in the Rate and Method, the City may adjust the Facilities Special Taxes levied on all property within the District subject to the Facilities Special Tax to provide an amount required to pay debt service on the Bonds, and to replenish the Reserve Fund, provided however such adjustment may not exceed the Maximum Facilities Special Tax or include an increase as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Under current law, a judgment debtor (property owner) has at least 140 days from the date of service of the notice of levy in which to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor's filing for relief under the Federal bankruptcy laws. The Mello-Roos Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments. See "OWENSHIP AND VALUE OF PROPERTY WITH THE DISTRICT - Priority of Lien."

Teeter Plan. In 1949, the California Legislature enacted an alternative method for the distribution of property taxes to local agencies. This method, known as the "Teeter Plan," is found

in Sections 4701-4717 of the California Revenue and Taxation Code. Upon adoption and implementation of this method by a county board of supervisors, local agencies for which the county collects property taxes and certain other public agencies and taxing areas located in the county receive annually the full amount of their shares of property taxes and other impositions collected on the secured roll, including delinquent property taxes which have yet to be collected. While the county bears the risk of loss on unpaid delinquent taxes, it retains the penalties associated with delinquent taxes when they are paid. In turn, the Teeter Plan provides participating local agencies with stable cash flow and the elimination of collection risk.

The Board of Supervisors of Sacramento County has adopted the Teeter Plan, and the County elects to apply its Teeter Plan to the collection of the Special Taxes annually. As such, the Teeter Plan has been applicable since the initial year of a Special Tax levy, but no assurance can be given that it will continue in any or all of the years that the Bonds are outstanding. To the extent that the County's Teeter Plan continues in existence and is carried out as adopted, and to the extent the County does not discontinue the Teeter Plan with respect to the City or the District, the County's Teeter Plan may help protect owners of the Bonds from the risk of delinquencies in the payment of Special Taxes. *However, there can be no assurance that the County will not modify or eliminate its Teeter Plan, or choose to remove the District from its Teeter Plan permanently in any year while the Bonds are outstanding.*

Once adopted, a county's Teeter Plan will remain in effect in perpetuity unless the board of supervisors orders its discontinuance or unless, prior to the commencement of a fiscal year, a petition for discontinuance is received and joined in by resolutions of the governing bodies of not less than two-thirds of the participating districts in the county. An electing county may, however, decide to discontinue the Teeter Plan with respect to any levying agency in the county if the board of supervisors, by action taken not later than July 15 of a fiscal year, elects to discontinue the procedure with respect to such levying agency and the rate of secured tax delinquencies in that agency in any year exceeds 3% of the total of all taxes and assessments levied on the secured roll by that agency.

Reserve Fund

Under the Fiscal Agent Agreement, the Fiscal Agent established the Reserve Fund (the "**Reserve Fund**"), which is available for payment of the Bonds and the Additional Bonds (if any) in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies.

The City is required to maintain on deposit in the Reserve Fund an amount, when combined with amounts previously deposited therein, that is equal to the Reserve Requirement. The "**Reserve Requirement**" is defined as an amount equal to the lesser of (a) Maximum Annual Debt Service on the Outstanding Bonds, (b) 125% of average annual Debt Service, or (c) ten percent (10%) of the original principal amount of the Bonds.

On the date of delivery of the 2026 Bonds, the Fiscal Agent will establish within the Reserve Fund a subaccount designated as the "**2026 Bond Reserve Account**" and will deposit an amount of proceeds into the 2026 Bond Reserve Account so that the amount therein, when combined with the existing Reserve Fund balance, equals the Reserve Requirement. The Fiscal Agent Agreement creates separate accounts for each series of Bonds, which accounts are used for purposes of accounting for the use and disposition of the amounts of the proceeds of the Bonds. The Reserve Fund is available for payment of the 2026 Bonds and the 2018 Bonds on a parity basis.

All amounts deposited in the Reserve Fund will be used and withdrawn by the Fiscal Agent, on a pro-rata basis among all series of Bonds, solely for the purpose of making transfers to the Bond Fund in the event of any deficiency at any time in the Bond Fund of the amount then required for payment of the principal of, and interest on, the Bonds. Whenever a transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent will provide written notice thereof to the City. If there are additional delinquencies after depletion of funds in the Reserve Fund, the City is not obligated to pay the Bonds or supplement the Reserve Fund.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund exceeds the then applicable Reserve Requirement, the Fiscal Agent will transfer an amount equal to the excess from the Reserve Fund to the Bond Fund or the Improvement Fund as provided below, except that investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the Federal government to comply with rebate requirements.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company (a "**Qualified Reserve Fund Credit Instrument**"), provided certain conditions are met, including that the long-term credit rating of such bank or insurance company is rated "AA" or higher by S&P or Moody's.

No Additional Bonds Except for Refunding

No Additional Parity Bonds Except for Refunding Purposes. The District is authorized to issue up to \$35 million of bonds (not including refunding bonds), of which the 2018 Bonds represent the second and final series. In addition to the 2026 Bonds and 2018 Bonds, the City may authorize the issuance of one or more additional series of bonds ("**Additional Bonds**") payable from Special Taxes and secured by the Special Taxes upon compliance by the City with the conditions set forth in the Fiscal Agent Agreement, so long as the Additional Bonds are issued for the purpose of refunding all or a portion of the Bonds.

BOND INSURANCE

[TO COME AS APPLICABLE]

DEBT SERVICE SCHEDULE AND COVERAGE

Debt Service Schedule. The annual debt service on the 2026 Bonds based on the interest rates and maturity schedule set forth on the cover of this Official Statement is set forth below (assuming no early redemptions).

**City of Rancho Cordova
Sunridge North Douglas Community Facilities District No. 2005-1
Special Tax Refunding Bonds Series 2026
Debt Service Schedule**

Period Ending Sept. 1	2026 Bonds Principal	2026 Bonds Interest	2026 Bonds Total Debt Service
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
Total			

The combined annual debt service schedule for the 2026 Bonds and the 2018 Bonds is shown below.

**Sunridge North Douglas Community Facilities District No. 2005-1
Debt Service Schedule for the 2026 Bonds and 2018 Bonds**

Bond Year Ending (Sept. 1)	2026 Bonds Debt Service	2018 Bonds Debt Service	Total Bond Debt Service
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
Total			

Projected Debt Service Coverage. The projected debt service coverage on the Bonds for fiscal year 2026-27 is set forth below.

**City of Rancho Cordova
Sunridge North Douglas Community Facilities District No. 2005-1
Special Tax Refunding Bonds Series 2026
Projected Fiscal Year 2026-27 Debt Service Coverage ^{(1) (2)}**

Bond Year	Developed Property Maximum Special Tax ⁽³⁾	Priority Administration ⁽⁴⁾	Special Tax Bonds Series 2018	Special Tax Refunding Bonds Series 2026*	Total Parity Debt Service ^{(5)*}	Debt Service Coverage from Developed Property*
2027	\$1,420,999	(\$62,169)	\$315,750	\$860,000	\$1,175,750	115.57%

* Preliminary; subject to change.

(1) Pursuant to Section 53321(d) of the Government Code, the special tax levied against any assessor's parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other assessor's parcel within the District by more than 10% above the amount that would have been levied in the fiscal year had there never been any such delinquencies or defaults.

(2) Represents the Maximum Special Tax rates based on current land uses in the CFD. Subject to change pursuant to Section D of the RMA.

(3) Includes projected Maximum Special Tax revenues based on the status of development as of June 1, 2025. Assumes no future development.

(4) As defined in the Fiscal Agent Agreement, the Administrative Expense Priority for fiscal year 2015-16 is \$50,000 and escalates by 2% per year.

(5) Represents the annual debt service due for bond year ending September 1, 2027.

Sources: Piper Sandler & Co.; Goodwin Consulting Group, Inc.

THE DISTRICT

This Official Statement presents certain information describing North Douglas CFD for informational purposes. See "SECURITY FOR THE BONDS."

Formation and Background

On September 6, 2005, the City Council adopted a Resolution of Intention to form the District under the Mello-Roos Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Facilities and making contributions to certain public facilities. After conducting a noticed public hearing, on October 17, 2005, the City Council adopted the Resolution of Formation, which established the District, set forth the Rate and Method within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$20,000,000. On the same day, an election was held within the District in which eligible landowner voters in the District, approved the proposed bonded indebtedness and the levy of the Special Tax. The \$20,000,000 authorization was increased to \$35,000,000 in 2015 by a vote of eligible landowner voters. Bonds were issued in 2015 in the original principal amount of \$14,225,000 and in 2018 in the original principal amount of \$5,450,000 as described herein, to finance the construction and acquisition of certain public improvements within the District necessary for new home and other development to occur.

All of the parcels subject to the Special Tax securing the Bonds are developed with single family residences. Homes in the District were constructed by Lennar Homes of California, LLC and Woodside 05N, LP, a California limited partnership (commonly referred to as Woodside Homes).

Description and Location

The District is located approximately 15 miles east of the Sacramento Central Business District, south of U.S. Highway 50, in the City limits. The District is north of Douglas Road and east of the newly constructed Americanos Boulevard, which provides access and frontage to the Property.

The District is referred to by the City as the North Douglas project, located within the Sunrise Douglas Community Plan on the northeast corner of Douglas Road and Americanos Boulevard. Development occurred in accordance with the Sunrise Douglas Community Plan. Approximately 2.8 acres is a water tank site that is not subject to the Special Tax. The development also includes a public park that is not to be subject to a Special Tax. The District contains 119.1 net acres, excluding the tax-exempt areas, and is mostly flat.

The Sunrise Douglas Community Plan area provides a mix of uses organized around the neighborhood unit. It is primarily residential but is supplemented with commercial and office uses. Housing types consist mostly of single-family residential units but also include multi-family garden apartments, townhouses, and condominiums.

Environmental Matters

Flood Hazard Map Information. Land in the District is located in Flood Zone X, described as areas outside of the 100 and 500-year flood plains (less than 0.2% annual chance of flooding in any given year - flood insurance not required). This information is according to the Federal

Emergency Management Agency Flood Map, Community Panel No. 06067C-0240J, revised July 19, 2018. Land in the District is not subject to the Central Valley Flood Protection Plan (SB 5).

Seismic Conditions. According to the California Seismic Safety Commission, the District is located within Zone 3, areas of moderate seismic activity. Zone 3 is considered to be the lowest risk zone in California. In addition, the District is not located within a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 of the California Department of Conservation, Division of Mines and Geology.

Wildfire Hazards. Land in the District has been classified as an area of moderate concern, as defined by CAL FIRE.

OWNERSHIP AND VALUE OF PROPERTY WITHIN THE DISTRICT

Ownership of Property

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District and the owners have made no commitment to pay the principal of or interest on the Bonds or to support payment of the Bonds in any manner. There is no assurance that the owners have the ability to pay the special taxes or that, even if they have the ability, they will choose to pay such taxes. An owner may elect to not pay the special taxes when due and cannot be legally compelled to do so. Neither the City nor any Bondholder will have the ability at any time to seek payment from the owners of property within the District of any special tax or any principal or interest due on the Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

Assessed Valuation

As provided by Article XIII A of the California Constitution, county assessors' assessed values are to reflect market value as of the date the property was last assessed (or 1975, whichever is more recent), increased by a maximum of 2% per year. Properties may be reassessed by the County only upon a change of at least 51% ownership of existing property or upon new construction. The assessed values of parcels in the District thus reflect the estimate of the County Assessor (the "**Assessor**") of market value when acquired (or 1975, whichever is later), possibly increased by up to 2% per year, and for parcels on which construction has occurred since their date of acquisition, the Assessor's estimate of market value as of the time of construction, possibly increased by up to 2% per year.

The following table provides assessed valuations of taxable property in the District for Fiscal Years 2021-22 through 2025-26.

**Table 1
Assessed Valuation
Fiscal Years 2021-22 through 2025-26**

Fiscal Year	Land Assessed Value	Improvement Assessed Value	Total Assessed Value
2021-22	\$82,837,608	\$239,483,337	\$322,320,945
2022-23	\$85,451,146	\$248,654,553	\$334,105,699
2023-24	\$89,747,267	\$259,122,362	\$348,869,629
2024-25	\$92,438,533	\$265,105,584	\$357,544,117
2025-26	\$95,041,946	\$271,274,729	\$366,316,675

Source: Sacramento County Assessor's Office, Goodwin Consulting Group, inc.

Value to Special Tax Burden Ratios

The principal amount of the direct and overlapping debt in the District is \$27,889,557*, which consists of the estimated principal amount of Bonds (\$16,715,000*) and \$11,174,557 of direct and overlapping tax and assessment debt. Consequently, the estimated value of property in the District subject to the Special Tax lien (\$1,254,058), is approximately 13.1* times the principal amount of the direct and overlapping debt in the District. This is an average, and individual parcels may vary considerably from this average.

In comparing the value of the real property within the District to the principal amount of the Bonds and other direct and overlapping debt for the District, it should be noted that only the real property upon which there is a delinquent Special Tax can be foreclosed upon, and the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes of the owners of such parcels within the District unless all of the property is subject to a delinquent Special Tax. In any event, individual parcels may be foreclosed upon separately to pay delinquent Special Taxes levied against such parcels.

Other public agencies whose boundaries overlap those of the District could, without the consent of the City and in certain cases without the consent of the owners of the land within the District, impose additional taxes or assessment liens on the land within the District. The purpose would be to finance additional regional or local public improvements or services. The lien created on the land within the District through the levy of such additional taxes or assessments may be on a parity with the lien of the Special Tax. In addition, construction loans may be obtained by a developer of property in the District or home loans may be obtained by ultimate homeowners. The deeds of trust securing such debt on property within the District, however, will be in a junior position to the lien of the Special Tax.

The land within the District is located within the boundary of an Elk Grove Unified School District community facility district, pursuant to which an annual special tax of approximately \$200 per parcel will be levied following issuance of a building permit. As additional development occurs in the District the Elk Grove USD CFD lien amount may be larger than what is shown.

* Preliminary; subject to change.

Value-to-lien Ratios by Development Status. The following table shows the projected status of development and value-to-lien ratios by zoning in the District for Fiscal Year 2025-26.

**Table 2
Value-to-Lien Ratios by Development Status
Projected for Fiscal Year 2025-26**

Development Status ⁽¹⁾	No. of Units	Assessed Value	FY 2025-26 Maximum Special Tax	FY 2025-26 Special Tax Levy ⁽²⁾	Percent of Special Tax Levy	CFD Bonds ^{(3)*}	Overlapping Debt ^{(4)*}	Total Debt*	Average Assessed Value-to-Lien*
Developed Property									
LDR/RD-5	398	\$229,872,744	\$893,024	\$803,872	64.1%	\$10,584,150	\$7,011,260	\$17,595,410	13.1
LDR/RD-7	203	\$106,232,035	\$416,276	\$374,718	29.9%	\$5,018,156	\$3,242,681	\$8,260,837	12.9
LDR/RD-10	62	\$30,211,896	\$83,836	\$75,468	6.0%	\$1,112,694	\$920,617	\$2,033,310	14.9
Total	663	\$366,316,675	\$1,393,137	\$1,254,058	100.0%	\$16,715,000	\$11,174,557	\$27,889,557	13.1

* Preliminary; subject to change.

(1) Development status is based on building permits issued by the City as of June 1, 2025, and assumes no further development.

(2) Includes debt service due in 2026 on the outstanding Bonds at the time the special tax levy was prepared and estimated administrative expenses in the amount of \$60,950.

(3) Includes the \$11,920,000 par amount of the Series 2026 Special Tax Refunding Bonds and the outstanding \$4,795,000 of the Series 2018 Bonds. Allocated based on the fiscal year 2025-26 special tax levy.

(4) Includes the overlapping debt liens listed under Direct and Overlapping Tax and Assessment Debt in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of fiscal year 2025-26. Does not include any PACE liens secured by assessments or special taxes on the property; there are two parcels with PACE liens that had 25-26 levies of \$2,539.80 and \$2,923.38.

Sources: Piper Sandler & Co.; California Municipal Statistics, Inc.; Goodwin Consulting Group, Inc.

Top Ten Taxpayers

The following table shows the top ten payers of the special taxes of the District based on the Fiscal Year 2025-26.

**Table 3
Top 10 Taxpayers
Projected for Fiscal Year 2025-26**

Owner	Number of Parcels	FY 2025-26 Total Assessed Value	FY 2025-26 Maximum Special Tax	FY 2025-26 Actual Special Tax ⁽¹⁾	Percent of FY 2025-26 Special Tax Levy	CFD Bonds ^{(2)*}	Overlapping Debt ⁽³⁾	Total Debt*	Average VTL*
Yellow Wood Recovery Inc.	4	\$2,738,520	\$8,975	\$8,079	0.6%	\$106,373	\$84,428	\$190,801	14.4
Individual Owner	2	\$1,209,644	\$4,488	\$4,040	0.3%	\$53,187	\$37,293	\$90,480	13.4
Individual Owner	2	\$1,276,634	\$4,294	\$3,866	0.3%	\$51,313	\$39,358	\$90,672	14.1
Individual Owner	1	\$894,067	\$2,244	\$2,020	0.2%	\$26,593	\$27,564	\$54,157	16.5
Individual Owner	1	\$859,578	\$2,244	\$2,020	0.2%	\$26,593	\$26,501	\$53,094	16.2
Individual Owner	1	\$843,659	\$2,244	\$2,020	0.2%	\$26,593	\$26,010	\$52,603	16.0
Individual Owner	1	\$827,741	\$2,244	\$2,020	0.2%	\$26,593	\$25,519	\$52,112	15.9
Individual Owner	1	\$822,436	\$2,244	\$2,020	0.2%	\$26,593	\$25,355	\$51,949	15.8
Individual Owner	1	\$811,823	\$2,244	\$2,020	0.2%	\$26,593	\$25,028	\$51,622	15.7
Individual Owner	1	\$774,681	\$2,244	\$2,020	0.2%	\$26,593	\$23,883	\$50,477	15.3
All Other Owners	648	\$355,257,892	\$1,359,673	\$1,223,935	97.6%	\$0	\$0	\$27,151,591	13.1
Total	663	\$366,316,675	\$1,393,137	\$1,254,058	100.0%	\$16,715,000	\$11,174,557	\$27,889,557	13.1

* Preliminary; subject to change.

(1) Includes debt service due in 2026 on the outstanding Bonds at the time the special tax levy was prepared and estimated administrative expenses in the amount of \$60,950.

(2) Includes the \$11,920,000 par amount of the Series 2026 Special Tax Refunding Bonds and the outstanding \$4,795,000 of the Series 2018 Bonds. Allocated based on the fiscal year 2025-26 special tax levy.

(3) Includes the overlapping debt liens listed under Direct and Overlapping Tax and Assessment Debt in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of fiscal year 2025-26. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Sacramento County Tax Collector's Office; Goodwin Consulting Group, Inc.

Value-to-lien Ratios By Category. The following table sets forth the value-to-lien ratios by category for parcels in the District for Fiscal Year 2025-26.

**Table 4
Value-to-Lien Ratio Ranges
Projected for Fiscal Year 2025-26**

Assessed Value-to-Lien Category	No. of Parcels	Assessed Value	FY 2025-26 Special Tax Levy ^{(1)*}	Percent of Special Tax Levy*	CFD Bonds ^{(2)*}	Overlapping Debt ^{(3)*}	Total Debt*	Average Assessed Value-to-Lien*
Greater than 10:1	656	\$364,492,031	\$1,239,919	98.9%	\$16,528,847	\$11,118,304	\$27,647,150	13.2
5:1 to 10:1	5	\$1,584,752	\$10,099	0.8%	\$132,967	\$48,858	\$181,824	8.7
Less than 5:1	2	\$239,892	\$4,040	0.3%	\$53,187	\$7,396	\$60,582	4.0
Total	663	\$366,316,675	\$1,254,058	100.0%	\$16,715,000	\$11,174,557	\$27,889,557	13.1

* Preliminary; subject to change.

- (1) Development status is based on building permits issued by the City as of June 1, 2025, and assumes no further development. Includes debt service due in 2026 on the outstanding Bonds at the time the special tax levy was prepared and estimated administrative expenses in the amount of \$60,950.
- (2) Includes the \$11,920,000 par amount of the Series 2026 Special Tax Refunding Bonds and the outstanding \$4,795,000 of the Series 2018 Bonds. Allocated based on the fiscal year 2025-26 special tax levy.
- (3) Includes the overlapping debt liens listed under Direct and Overlapping Tax and Assessment Debt in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of fiscal year 2025-26. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Piper Sandler & Co.; California Municipal Statistics, Inc.; Goodwin Consulting Group, Inc.

Priority of Lien

The principal of and interest on the Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Mello-Roos Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Mello-Roos Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District. In addition, property owners can voluntarily agree to incur Property Assessed Clean Energy (PACE) liens on their properties.

There can be no assurance that the developers will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities, however no other special districts are currently contemplated by the City or the developers.

Private liens, such as deeds of trust securing loans obtained by developers of land in the District, may be placed upon property in the District at any time. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Set forth below is a statement of direct and overlapping public bonded debt (the “**Overlapping Debt Report**”) prepared by California Municipal Statistics, Inc. The Overlapping Debt Report includes only such information as has been reported to California Municipal Statistics, Inc. by the issuers of the debt described therein and by others. The Overlapping Debt Report is included for general informational purposes only. Neither the City nor the Underwriter makes any representation as to its completeness or accuracy.

The first column in the table names each public agency which has outstanding bonded debt as of the date of the report and whose territory overlaps the District in whole or in part. The second column shows the assessed value of the area common to the District and the other public agency (overlapping territory), as a percentage of the total assessed value of the other public agency. This percentage, multiplied by the total outstanding bonded debt of each overlapping agency (which is not shown in the table) produces the amount shown in the third column, which is the apportionment of each overlapping agency’s outstanding debt to taxable property in the District. In addition to the bonded debt shown in the Overlapping Debt Report, various local agencies, including the City, levy additional parcels charges, assessments and special taxes on parcels in the District. See the sample tax bill at Table 6 for estimated amounts of these parcel charges, assessments and special taxes for Fiscal Year 2025-26.

The Overlapping Debt Report does not include PACE debt secured by assessments or special taxes on any property. According to the Special Tax Consultant, none of the parcels within the District currently have a PACE lien.

**Table 5
Direct and Overlapping Indebtedness
As of December 1, 2025**

2025-26 Local Secured Assessed Valuation: \$366,316,675

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 12/1/25</u>	
Los Rios Community College District	0.123%	\$ 372,970	
Folsom-Cordova Unified School District School Facilities Improvement District No. 1	3.416	141,757	
Folsom-Cordova Unified School District School Facilities Improvement District No. 3	5.711	10,073,273	
Sacramento Metropolitan Fire District	0.367	586,557	
City of Rancho Cordova Community Facilities District No. 2005-1	100.000	17,460,000	(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$28,634,557	
<u>OVERLAPPING GENERAL FUND DEBT:</u>			
Sacramento County General Fund Obligations	0.148%	\$115,931	
Sacramento County Pension Obligation Bonds	0.148	290,527	
Sacramento County Board of Education Certificates of Participation	0.148	1,655	
City of Rancho Cordova Certificates of Participation	2.465	259,396	
Sacramento Metropolitan Fire District General Fund Obligations	0.367	24,610	
Sacramento Metropolitan Fire District Pension Obligation Bonds	0.367	74,053	
Cordova Recreation and Park District General Fund Obligations	1.596	83,650	
TOTAL OVERLAPPING GENERAL FUND DEBT		\$849,822	
COMBINED TOTAL DEBT		\$29,484,379	(2)

Ratios to 2025-26 Local Secured Assessed Valuation:

Direct Debt (\$17,460,000)	4.77%
Total Direct and Overlapping Tax and Assessment Debt.....	7.82%
Combined Total Debt.....	8.05%

(1) Excludes Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics, Inc.

Estimated Tax Burden on a Single-Family Home

The following table sets forth the estimated total tax burden on a single-family home within the zones, as described in the Rate and Method for the District, based on maximum tax rates for Fiscal Year 2025-26.

**Table 6
Sample Tax Bill
Fiscal Year 2025-26**

Net Taxable Value	RD-5 Amount	RD-7 Amount	RD-10 Amount	
Median Assessed Value ⁽¹⁾	\$568,822.00	\$512,889.00	\$473,545.50	
Less: Homeowner's Exemption	(7,000.00)	(7,000.00)	(7,000.00)	
Net Taxable Value	\$561,822.00	\$505,889.00	\$466,545.50	
Ad Valorem Property Taxes	Rate	Amount	Amount	Amount
Base Property Tax	1.0000%	\$5,618.22	\$5,058.89	\$4,665.46
Sacramento Metro Fire GOB	0.0098%	\$55.06	\$49.58	\$45.72
Folsom Cordova IMP #1	0.0386%	\$216.86	\$195.27	\$180.09
Folsom Cordova IMP #3	0.1765%	\$991.62	\$892.89	\$823.45
Los Rios College GOB	0.0208%	\$116.86	\$105.22	\$97.04
Total Ad Valorem Property Taxes	1.2457%	\$6,998.62	\$6,301.86	\$5,811.76
Parcel Charges, Assessments, and Special Taxes ⁽²⁾⁽³⁾	Amount	Amount	Amount	
Transit Services Dist Zone 2	\$106.50	\$85.20	\$85.20	
Rancho Cordova Lighting District 2012-1	\$2.56	\$2.56	\$2.56	
Rancho Cordova CFD 2014-2	\$54.12	\$54.12	\$54.12	
Sunridge CFD	\$545.22	\$545.22	\$545.22	
Water & Drainage Studies Zone 13	\$6.92	\$6.92	\$6.92	
North Douglas CFD No. 2005-1 Services	\$448.54	\$448.54	\$448.54	
North Douglas CFD No. 2005-1 Facilities ⁽⁴⁾	\$2,243.78	\$2,050.62	\$1,352.20	
Total Parcel Charges, Assessments, and Special Taxes	\$3,407.64	\$3,193.18	\$2,494.76	
Total Taxes	\$10,406.26	\$9,495.04	\$8,306.52	
Total Effective Tax Rate	1.83%	1.85%	1.75%	

(1) Represents the median assessed value per zoning designation.

(2) Based on fiscal year 2025-26 charges identified on the Sacramento County-issued property tax bills. Charges subject to change in future years.

(3) Does not include any PACE liens secured by assessments or special taxes on the property.

(4) Equal to the applicable Maximum Special Tax rate in fiscal year 2025-26. The actual special tax rate levied is 90% of the maximum.

Sources: Sacramento County Tax Collector's Office; Goodwin Consulting Group, Inc.

Special Tax Collections and Delinquencies

Historical Collections and Delinquencies. The following tables summarize the delinquency status of property in the District for 2021-22 through 2025-26.

**Table 7
Historical Special Tax Collections and Delinquencies
Fiscal Years 2021-22 through 2025-26**

Fiscal Year	Total Special Tax Levied	Delinquencies at Fiscal Year End			As of January 5, 2026		
		Parcels Delinquent	Amount Delinquent	Delinquency Rate	Parcels Delinquent	Amount Delinquent	Delinquency Rate
2021-22	\$1,158,350	3	\$2,432	0.21%	0	\$0	0.00% ⁽¹⁾
2022-23	\$1,179,980	1	\$952	0.08%	0	\$0	0.00% ⁽¹⁾
2023-24	\$1,205,321	3	\$3,921	0.33%	0	\$0	0.00% ⁽¹⁾
2024-25	\$1,229,236	4	\$5,778	0.47%	2	\$2,975	0.24% ⁽¹⁾
2025-26	\$1,254,058	N/A	N/A	N/A	10	\$11,771	1.88% ⁽²⁾

* Preliminary; subject to change.

(1) The Sacramento County Tax Collector's Office reports that all prior year delinquent amounts were remitted to the City through the Teeter Plan.

(2) Represents only delinquencies from the first installment of the fiscal year 2025-26 special tax levy.

Sources: Sacramento County Tax Collector's Office; Goodwin Consulting Group, Inc.

RISK FACTORS

The purchase of the Bonds involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision. This discussion does not purport to be comprehensive or definitive or a complete statement of all factors that may be considered as risks in evaluating the credit quality of the Bonds.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the Bonds if Special Tax collections are delinquent or insufficient, other than from amounts, if any, on deposit in the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels for Special Tax delinquencies. The City is not obligated to advance funds to pay debt service on the Bonds.

Levy and Collection of the Special Tax

General. The principal source of payment of principal of and interest on the Bonds is the proceeds of the annual levy and collection of the Special Tax against property within the District.

Limitation on Maximum Annual Special Tax Rate. The annual levy of the Special Tax is subject to the maximum annual Special Tax rate authorized in the Rate and Method. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the Bonds.

In addition to the maximum annual Special Tax rate limitation in the Rate and Method, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Rate and Method is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels in the District subject to a Special Tax and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels in the District subject to a Special Tax and their proportionate share of debt service on the Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels in the District subject to a Special Tax could be reduced through the acquisition of Taxable Property by a governmental entity and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof,

immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels.

Property Tax Delinquencies. Failure of the owners of Taxable Property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Tax revenues. See “OWNERSHIP AND VALUE OF PROPERTY WITHIN THE DISTRICT – Special Tax Collections and Delinquencies.”

Delays Following Special Tax Delinquencies and Foreclosure Sales. The Fiscal Agent Agreement generally provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in “SECURITY FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure” and in the Mello-Roos Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to owners of the Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Reserve Fund is depleted. See “SECURITY FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

The ability of the City to collect interest and penalties specified by State law and to foreclose against properties having delinquent Special Tax installments may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the “FDIC”) has or obtains an interest. The FDIC would obtain such an interest by taking over a financial institution that has made a loan that is secured by property within the District. See “ – FDIC/Federal Government Interests in Properties” below.

Other laws generally affecting creditors’ rights or relating to judicial foreclosure may affect the ability to enforce payment of Special Taxes or the timing of enforcement of Special Taxes. For example, the Soldiers and Sailors Civil Relief Act of 1940 affords protections such as a stay in enforcement of the foreclosure covenant, a six-month period after termination of military service to redeem property sold to enforce the collection of a tax or assessment and a limitation on the interest rate on the delinquent tax or assessment to persons in military service if the court concludes the ability to pay such taxes or assessments is materially affected by reason of such service.

Overlapping Tax Districts. The land in the District is also located within the boundaries of various local agencies that could issue debt in the future payable from special taxes or other amounts levied on the parcels in the District; this would decrease the value to lien ratios of parcels in the District.

Payment of Special Taxes is not a Personal Obligation of the Property Owners

Property Owners are not personally obligated to pay their respective Special Taxes. Rather, the Special Taxes are obligations only against the respective parcels against which they are levied. If, after a default in the payment of the Special Tax and a foreclosure sale, the resulting

proceeds are insufficient, taking into account other obligations also constituting a lien against the parcel, the City has no personal recourse against the parcel owner.

Assessed Valuations

The City has not commissioned an appraisal of the parcels in the CFD in connection with the issuance of the Bonds. Therefore, the estimated valuation of the Taxable Property in the District set forth in this Official Statement are based on the County Assessor's values. The assessed value is not an indication of what a willing buyer might pay for a property. The assessed value is not evidence of future value because future facts and circumstances may differ significantly from the present.

No assurance can be given that any of the Taxable Property in the District could be sold for the assessed value if that property should become delinquent and subject to foreclosure proceedings.]

Property Values

The value of taxable property within the District is a critical factor in determining the investment quality of the Bonds. If a property owner defaults in the payment of the Special Tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land values could be adversely affected by economic and other factors beyond the City's control, such as a general economic downturn, relocation of employers out of the area, shortages of water, electricity, natural gas or other utilities, destruction of property caused by earthquake, flood, wildfires, or other natural disasters, environmental pollution or contamination, or unfavorable economic conditions.

The following is a discussion of specific risk factors that could affect the value of property in the District.

Natural Disasters. The value of the Taxable Property in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the Taxable Property and the continued habitability and enjoyment of such private improvements.

The areas in and surrounding the District, like those in much of California, may be subject to unpredictable seismic activity, including earthquakes.

Other natural disasters could include, without limitation, floods, wildfires, droughts or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. Land in the District is in a moderate fire hazard zone for wildfires, landslides, floods, or tornadoes, natural disasters such as these are unpredictable and may occur anywhere throughout the State, with devastating consequences. In particular, large fires have impacted other parts of the City and County in recent years. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the Taxable Property may well depreciate or disappear.

Droughts. The State is subject from time-to-time to drought conditions, which could have an impact on future development in the District. Drought conditions have been present in the State numerous times in the recent past. Although much of the State, including property in the City, is now out of the worst drought category, the City cannot predict when worsening drought conditions and concomitant water-reduction requirements will return, what effect drought conditions could have on property values, or whether or to what extent water reduction requirements may affect the development of the District.

Wildfires. In recent years, drought conditions in the State (see “– Drought above”) have led to increased risk of wildfire. In particular, certain electrical operators in the State have seen their distribution/transmission lines cause billions of dollars in property damage and the loss of lives. In 2023, as in several prior years, for example, devastating wildfires burned in various communities in California, causing wide-spread damage. In 2025, communities in Los Angeles County, including Pacific Palisades, Malibu and Altadena, experienced widespread devastation from wildfires causing losses of life, thousands of burned homes, and billions of dollars in property damage. Although not located in a very high fire hazard severity zone, no assurance can be given that wildfires will not erupt in the District and negatively impact property in the District in the future.

Various insurance companies in the State have restricted the availability of fire insurance. Should homeowners within the District be unable to obtain fire insurance, they may not be able to qualify for a mortgage, which in turn may affect the rate of home values within the District. The City can provide no assurance going forward that fire insurance will be readily available to homeowners within the District. The inability to obtain adequate insurance coverage could impact the ability of the homeowners in the District to reconstruct their home in the event of damage due to fire.

Legal Requirements. Other events that may affect the value of Taxable Property include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures.

Hazardous Substances. One of the most serious risks in terms of the potential reduction in the value of Taxable Property is a claim with regard to a hazardous substance. In general, the owners and operators of Taxable Property may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as “CERCLA” or the “Superfund Act,” is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of property whether or not the owner or operator has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the Taxable Property be affected by a hazardous substance, is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition.

The property values set forth in this Official Statement do not take into account the possible reduction in marketability and value of any of the Taxable Property by reason of the possible liability of the owner or operator for the remedy of a hazardous substance condition of the parcel. Although the City is not aware that the owner or operator of any of the Taxable Property has such a current liability with respect to any of the Taxable Property, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the Taxable Property resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but that has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently on the parcel of a substance not presently classified as hazardous but that may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of Taxable Property that is realizable upon a delinquency.

Other Factors. Other factors that could adversely affect property values in the District include, among others, relocation of employers out of the area, shortages of water, electricity, natural gas or other utilities, and destruction of property caused by man-made disasters.

Other Possible Claims Upon the Property Values

While the Special Taxes are secured by the Taxable Property in the District, the security only extends to the value of such property that is not subject to priority and parity liens and similar claims.

Tables listing of the outstanding governmental obligations affecting each District are set forth above under "OWNERSHIP AND VALUE OF PROPERTY WITHIN THE DISTRICT – Direct and Overlapping Governmental Liens."

In addition, other governmental obligations may be authorized and undertaken or issued in the future, the tax, assessment or charge for which may become an obligation of one or more of the parcels within the District, and may be secured by a lien on a parity with the lien of the Special Taxes securing the Bonds.

In general, the Special Taxes, and all other taxes, assessments and charges also collected on the tax roll, are on a parity, that is, are of equal priority. Questions of priority become significant when collection of one or more of the taxes, assessments or charges is sought by some other procedure, such as foreclosure and sale. If proceedings are brought to foreclose a delinquency, the Special Taxes will generally be on parity with the other taxes, assessments and charges, and will share the proceeds of such foreclosure proceedings on a pro-rata basis.

Exempt Properties

Certain properties are exempt from the Special Tax in accordance with the Rate and Method and the Mello-Roos Act, which provides that properties or entities of the state, federal or local government are exempt from the Special Tax; provided, however, that property within the District acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. See "SECURITY FOR THE BONDS – Rate and Method."

In addition, although the Mello- Roos Act provides that if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment, the constitutionality and operation of these provisions of the Mello- Roos Act have not been tested, meaning that such property could become exempt from the Special Tax. The Mello- Roos Act further provides that no other properties or entities are exempt from the Special Tax unless the

properties or entities are expressly exempted in a resolution of consideration to levy a new special tax or to alter the rate or method of apportionment of an existing special tax.

FDIC/Federal Government Interests in Properties

General. The ability of the City to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the FDIC, the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding."

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the City wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("**FNMA**") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The City has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes, and therefore, expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the City to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "**Policy Statement**") provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they

become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a Rate and Method which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from special taxes levied under the Act.

The City is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on the Reserve Fund and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the Bonds.

Depletion of Reserve Fund

The Reserve Fund is to be maintained at an amount equal to the Reserve Requirement as defined in the Fiscal Agent Agreement. See "SECURITY FOR THE BONDS – Reserve Fund." The Reserve Fund will be used to pay principal of and interest on the Bonds if insufficient funds are available from the proceeds of the levy and collection of the Special Tax against property within the District. If the Reserve Fund is depleted, it can be replenished from the proceeds of the levy and collection of the Special Taxes that exceed the amounts to be paid to the owners of the Bonds under the Fiscal Agent Agreement. However, because the Special Tax levy is limited to the annual Maximum Annual Special Tax rates, it is possible that no replenishment would be achieved if the Special Tax proceeds, together with other available funds, remain insufficient to pay all such amounts. Thus, it is possible that the Reserve Fund will be depleted and not be replenished by the levy and collection of the Special Taxes.

Bankruptcy Delays

The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid Special Tax, as discussed in "SECURITY FOR THE BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner or any other person claiming an interest in the property could result in a delay in superior court foreclosure proceedings and could result in the possibility of Special Tax installments not being paid in part or in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds.

In addition, the amount of any lien on property securing the payment of delinquent Special Taxes could be reduced if the value of the property were determined by the bankruptcy court to have become less than the amount of the lien, and the amount of the delinquent Special Taxes in excess of the reduced lien could then be treated as an unsecured claim by the court. Any such stay of the enforcement of the lien for the Special Tax, or any such delay or non-payment, would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds and the possibility of delinquent Special Taxes not being paid in full.

To the extent that property in the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Bonds on a timely basis.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on that property. The court upheld the priority of unpaid *ad valorem* taxes imposed before the bankruptcy petition (the "pre-petition taxes"), but unpaid taxes imposed after the filing of the bankruptcy petition ("post-petition taxes") were declared to be unsecured "administrative expenses" of the bankruptcy estate, and were therefore held to be payable from the bankruptcy estate only after payment of all secured creditors. As a result, the secured creditor of the property was able to foreclose on the property and retain all of the proceeds of the sale except for the amount of the pre-petition taxes.

According to the court's ruling, as administrative expenses, post-petition taxes would have to be paid, but only if the debtor had sufficient assets not subject to other perfected security interests to do so. In certain circumstances, payment of such administrative expenses may also be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would at that time again become subject to and would secure liens for then current and future *ad valorem* taxes.

Glasply was controlling precedent on bankruptcy courts in the State of California for several years subsequent to the date of the Ninth Circuit's holding. Pursuant to state law, the lien date for general *ad valorem* property taxes levied in the State of California is the January 1 preceding the fiscal year for which the taxes are levied. Under the *Glasply* holding, a bankruptcy petition filing would have prevented the lien for general *ad valorem* property taxes levied in fiscal years subsequent to the filing of a bankruptcy petition from attaching and becoming a lien so long as the property was a part of the estate in bankruptcy. However, the *Glasply* holding was for the most part subsequently rendered inoperative with respect to the imposition of a lien for and the collection of *ad valorem* taxes by amendments to the federal Bankruptcy Code (Title 11 U.S.C.) which were part of the Bankruptcy Reform Act of 1994 (the "Bankruptcy Reform Act") passed by Congress during the later part of 1994. The Bankruptcy Reform Act added a provision to the automatic stay section of the Bankruptcy Code which, pursuant to Section 362(b)(18) thereof, excepts from the Bankruptcy Code's automatic stay provisions, "the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state, if such tax comes due after the filing of the petition" by a debtor in bankruptcy court. The effect of this provision is to continue the secured interest of *ad valorem* taxes on real property (i.e., post-petition taxes) in effect during the period following the filing of a bankruptcy petition, including during the period bankruptcy proceedings are pending.

Without further clarification by the courts or Congress, the original rationale of the *Glasply* holding could, however, still result in the treatment of post-petition special taxes as "administrative expenses," rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings. This treatment might result from the fact that, although the lien of special taxes is of record from the date of the filing of a Notice of Special Tax Lien, the actual special tax is levied annually. As noted above, special taxes have a different lien date than the lien date for general *ad valorem* taxes in the State of California noted above. The lien of a Mello-Roos special tax attaches upon recordation of the notice of the special tax lien, as provided for in Section 53328.3 of the Act, as opposed to the annual January 1 lien date for general *ad valorem* taxes. Thus, in deciding whether the original *Glasply* ruling is applicable to a bankruptcy proceeding involving special taxes rather than general *ad valorem* property taxes, a court might consider the differences in the statutory provisions for creation of the applicable tax lien (general *ad valorem* or special tax) in determining whether there is a basis for post petition special taxes to be entitled to a lien on the property during pending bankruptcy proceedings. If a court were to apply *Glasply* to eliminate the priority of the special tax lien as a secured claim against property with respect to post-petition levies of the Special Taxes made against property owners within the District who file for bankruptcy, collections of the Special Taxes from such property owners could be reduced as the result of being treated as "administrative expenses" of the bankruptcy estate. Also, and most importantly, is the fact that the original holding in *Glasply* and the mitigation of that holding by the Bankruptcy Reform Act of 1994 both appear to be applicable only to general *ad valorem* taxes, and, therefore, the exemption from the automatic stay in Section 362(b)(18) discussed above may not be applicable to special taxes since they were not expressly mentioned or provided for in this section, nor defined to be included within the term "*ad valorem* taxes."

Disclosure to Future Purchasers

The City has recorded a notice of the Special Tax lien in the Office of the County Recorder. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such special tax obligation in the purchase of a parcel of land or a home in the District or the lending of money secured by property in the District. The Mello-Roos Act and the City's Mello-Roos Act Goals and Policies require the subdivider of a subdivision (or its agent or representative)

to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. California Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with these requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax when due.

No Acceleration Provisions

The Bonds do not contain a provision allowing for their acceleration in the event of a payment default or other default under the terms of the Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a Bondowner is given the right for the equal benefit and protection of all Bondowners similarly situated to pursue certain remedies. So long as the Bonds are in book-entry form, DTC will be the sole Bondowner and will be entitled to exercise all rights and remedies of Bondholders, in accordance with its procedures and rules.

Loss of Tax Exemption

As discussed under the caption "TAX MATTERS," interest on the Bonds might become includable in gross income for purposes of federal income taxation retroactive to the date the Bonds were issued as a result of future acts or omissions of the City in violation of its covenants in the Fiscal Agent Agreement. The Fiscal Agent Agreement does not contain a special redemption feature triggered by the occurrence of an event of taxability. As a result, if interest on the Bonds were to become includable in gross income for purposes of federal income taxation, the Bonds would continue to remain outstanding until maturity unless earlier redeemed pursuant to optional redemption, mandatory sinking fund redemption or special mandatory redemption upon prepayment of the Special Taxes. See "THE BONDS – Redemption."

Future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Bondowners from realizing the full current benefit of the tax status of such interest.

IRS Audit of Tax-Exempt Bond Issues

The Internal Revenue Service (the "IRS") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the Bonds will be selected for audit by the IRS. It is also possible that the market value of such Bonds might be affected as a result of such an audit (or by an audit of similar bonds or securities).

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the City. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the Bonds.

Proposition 218 – Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIII C and XIII D to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the “Supermajority Vote to Pass New Taxes and Fees Act.” Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as “fees.” Proposition 26 amended Articles XIII A and XIII C of the State Constitution. The amendments to Article XIII A limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIII C requires that all new local taxes be submitted to the electorate before they become effective. Special Taxes for general governmental purposes require a majority vote and taxes for specific purposes (“special taxes”) require a two-thirds vote.

The Special Taxes and the bond authorization for the District were each authorized by not less than a two-thirds vote of the landowners within the District who constituted the qualified electors at the time of such voted authorization. The City believes, therefore, that issuance of the Bonds does not require the conduct of further proceedings under the Act, Proposition 218 or Proposition 26.

Secondary Market for Bonds

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that any Bonds can be sold for any particular price. Prices of bond issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

No assurance can be given that the market price for the Bonds will not be affected by the introduction or enactment of any future legislation (including without limitation amendments to the Internal Revenue Code), or changes in interpretation of the Internal Revenue Code, or any action of the IRS, including but not limited to the publication of proposed or final regulations, the issuance of rulings, the selection of the Bonds for audit examination, or the course or result of any IRS audit or examination of the Bonds or obligations that present similar tax issues as the Bonds.

Pandemic Diseases

In recent years and particularly as a result of the COVID-19 pandemic, public health authorities have warned of threats posed by outbreaks of disease and other public health threats. Pandemic diseases arising in the future could have significant adverse health and financial impacts throughout the world, leading to loss of jobs and personal financial hardships, and/or actions by federal, State and local governmental authorities to contain or mitigate the effects of an outbreak.

Taxpayer assistance measures may include deferral of due dates of property taxes, which was an assistance program during the COVID-19 pandemic, and with or without a deferral some taxpayers may be unable to make their property and Special Tax payments. No assurance can be given that the property tax payment dates will not be deferred in the future, which may cause a delay in the receipt of Special Taxes. In addition, home values may be affected by a reduction in demand stemming from personal finances, or general widespread economic circumstances resulting from pandemic diseases.

Cyber Security

The City, like many other public and private entities, relies on computer and other digital networks and systems to conduct its operations. As a recipient and provider of personal, private or other sensitive electronic information, the City is potentially subject to multiple cyber threats, including without limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the City's efforts to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City, or the administration of the Bonds. The City is also reliant on other entities and service providers in connection with the administration of the Bonds, including without limitation the County tax collector for the levy and collection of Special Taxes, the Fiscal Agent, and the dissemination agent. No assurance can be given that the City and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

Potential Early Redemption of Bonds from Prepayments

Property owners within the District, are permitted to prepay their Special Tax obligation at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such prepayments will result in a redemption of the Bonds on the interest payment date for which timely notice may be given under the Fiscal Agent Agreement following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds.

LEGAL MATTERS

Legal Opinion

The legal opinion of Jones Hall LLP, as Bond Counsel, approving the validity of the Bonds will be made available to purchasers at the time of original delivery and is attached in substantially final form as APPENDIX E.

Jones Hall LLP has also served as Disclosure Counsel to the City. Meyers Nave, A Professional Law Corporation, Sacramento, California, will pass upon certain legal matters for the City as its City Attorney. Kutak Rock LLP, Irvine, California, is serving as counsel to the Underwriter.

No Litigation

At the time of delivery of the Bonds, the City will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending with respect to which the City has been served with process or threatened, which (i) in any way questions the powers of the City Council or the City, (ii) in any way questions the validity of any proceeding taken by the City Council in connection with the issuance of the Bonds, (iii) wherein an unfavorable decision, ruling or finding could have a material adverse effect on the transactions contemplated by the purchase contract with respect to the Bonds, (iv) which, in any way, could adversely affect the validity or enforceability of the resolutions of the City Council adopted in connection with the formation of the District, or the issuance of the Bonds, the Fiscal Agent Agreement, the Continuing Disclosure Agreement or the purchase contract with respect to the Bonds, (v) to the knowledge of the City, which in any way questions the exclusion from gross income of the recipients thereof of the interest on the Bonds for federal income tax purposes, or (vi) in any other way questions the status of the Bonds under State tax laws or regulations.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall LLP, as Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the Bonds may be subject to the corporate alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the “**Tax Code**”) that must be satisfied subsequent to the issuance of the Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes “original issue discount” for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a Bond is sold

is greater than the amount payable at maturity thereof, then such difference constitutes "original issue premium" for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the Bonds who purchase the Bonds after the initial offering of a substantial amount of such maturity. Owners of such Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the Bond (said term being the shorter of the Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a Bond is amortized each year over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized bond premium is not deductible for federal income tax purposes. Owners of premium Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the Bonds, or as to the consequences of owning or receiving interest on the Bonds, as of any future date. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the Bonds, the ownership, sale or disposition of the Bonds, or the amount, accrual or receipt of interest on the Bonds.

CONTINUING DISCLOSURE

The City will covenant for the benefit of owners of the Bonds to provide certain financial information and operating data by not later than nine months after the end of the City's fiscal year, or April 1 of each year (based on the City's current fiscal year-end of June 30), commencing April 1, 2026, with the report for the 2024-25 fiscal year (the "**Annual Report**") (provided that the City Annual Report due by April 1, 2026 shall be satisfied by the posting of this Official Statement and the City's audited financial statements for Fiscal Year 2024-25), and to provide notices of the occurrence of certain enumerated events.

The Annual Report and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events is summarized in "APPENDIX E – Form of Continuing Disclosure Undertaking."

A review of the City's compliance with prior continuing disclosure undertakings in the last five years indicates that the City has been in compliance during such period, other than being two days late filing financial statements.

The City retains Goodwin Consulting Group, Inc. to serve as dissemination agent with respect to the filings to be made with respect to the Bonds and its other undertakings under the Rule.

RATINGS

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("**S&P**") is anticipated to assign the 2026 Bonds that are insured its municipal bond rating of "____" with the understanding that upon delivery of the 2026 Bonds, a policy insuring the payment of principal and interest on the 2026 Bonds that are insured will be issued by the Bond Insurer. S&P has assigned an underlying rating of "____" to the Bonds.

Such ratings reflect only the views of S&P and any desired explanation of the significance of such ratings should be obtained from S&P. Generally, a rating agency bases its ratings on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such ratings will continue for any given period of time or that such ratings will not be revised downward or withdrawn entirely by S&P, if in the judgment of S&P, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price for the 2026 Bonds.

UNDERWRITING

The Bonds are being purchased by Piper Sandler & Co., as underwriter (the “Underwriter”), at a purchase price of \$_____ (which represents the aggregate principal amount of the Bonds (\$_____), [plus/minus][net] original issue [premium/discount] of \$_____, and less an Underwriter’s discount of \$_____).

The purchase agreement relating to the Bonds provides that the Underwriter will purchase all of the Bonds, if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in such purchase agreement.

The Underwriter may offer and sell the Bonds to certain dealers and others at prices lower than the offering prices stated on the inside cover page hereof. The offering prices may be changed from time to time by the Underwriter.

PROFESSIONAL FEES

In connection with the issuance of the Bonds, some or all of fees or other compensation payable to certain professionals is contingent upon the issuance and delivery of the Bonds. Those professionals include:

- Piper Sandler & Co., as the Underwriter;
- Jones Hall LLP, as Bond Counsel and Disclosure Counsel;
- Kutak Rock LLP, as Underwriter’s Counsel;
- Goodwin Consulting Group, Inc., as Special Tax Consultant;
- NHA Advisors, LLC, as Municipal Advisor; and
- U.S. Bank Trust Company, National Association, as Fiscal Agent for the Bonds.

EXECUTION

The execution and delivery of the Official Statement by the City have been duly authorized by the City Council, acting as the legislative body of the District.

CITY OF RANCHO CORDOVA

By: _____
Administrative Services Director

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B

SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

APPENDIX C

SACRAMENTO COUNTY AND CITY OF RANCHO CORDOVA
DEMOGRAPHIC INFORMATION

The following information concerning the City of Rancho Cordova (the “City”) and the County of Sacramento (the “County”) is included only for the purpose of supplying general information regarding the area of the City and County. The Bonds are not a debt of the City, the County, the State of California (the “State”) or any of its political subdivisions, and neither the City, the County, the State nor any of its political subdivisions is liable therefor.

General

The City. The City was incorporated on July 1, 2003, is located in the northeastern portion of the County, 10 miles east of downtown Sacramento and 90 miles northeast of San Francisco. Organized as a General Law City under State law, the City operates under the Council-Manager form of government with five members elected to the Council, one of which serves as mayor for a year.

The County. The County was incorporated in 1850 as one of the original 27 counties of the State. The County’s largest city, the City of Sacramento, serves as the seat of government for both the County and the State. Sacramento became the State Capital in 1854. The County is the major component of the Sacramento Metropolitan Statistical Area (“SMSA”), which includes Sacramento, El Dorado, and Placer Counties.

The County encompasses approximately 994 square miles in the northern portion of the Central Valley, which is California’s prime agricultural region. The County is bordered by Contra Costa and San Joaquin Counties on the south, Amador and El Dorado Counties on the east, Placer and Sutter Counties on the north, and Yolo and Solano Counties on the west. The County extends from the low delta lands between the Sacramento and San Joaquin rivers north to about ten miles beyond the State Capitol and east to the foothills of the Sierra Nevada Mountains. The southernmost portion of the County has direct access to San Francisco Bay.

Population

The following table lists population estimates for the City, the County and the State for the last five calendar years, as of January 1, 2025.

**CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO
AND STATE OF CALIFORNIA
Population Estimates
Calendar Years 2021 through 2025, as of January 1**

<u>Calendar Year</u>	<u>City of Rancho Cordova</u>	<u>County of Sacramento</u>	<u>State of California</u>
2021	79,712	1,581,162	39,369,530
2022	80,554	1,577,672	39,179,680
2023	81,851	1,583,676	39,228,444
2024	82,837	1,596,281	39,420,663
2025	85,451	1,604,745	39,529,101

Source: State Department of Finance.

Employment and Industry

The unemployment rate in the Sacramento-Roseville-Folsom MSA was 5.2 percent in September 2025, down from a revised 5.4 percent in August 2025, and above the year-ago estimate of 4.6 percent. This compares with an unadjusted unemployment rate of 5.6 percent for California and 4.3 percent for the nation during the same period. The unemployment rate was 5.0 percent in El Dorado County, 4.5 percent in Placer County, 5.3 percent in Sacramento County, and 5.6 percent in Yolo County.

The following table summarizes the civilian labor force, employment and unemployment, as well as employment by industry for the Sacramento MSA for calendar years 2020 through 2024.

**CIVILIAN LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT
Sacramento-Roseville-Folsom MSA
(El Dorado, Placer, Sacramento and Yolo Counties)
March 2024 Benchmark
Annual Averages**

	2020	2021	2022	2023	2024
<u>Civilian Labor Force</u> ⁽¹⁾					
Employment	1,018,500	1,054,600	1,096,600	1,114,500	1,125,600
Unemployment	96,800	71,400	43,000	48,900	55,100
Unemployment Rate	8.7%	6.3%	3.8%	4.2%	4.7%
<u>Wage and Salary Employment</u> ⁽²⁾					
Agriculture	8,300	9,000	8,600	9,000	8,900
Goods Producing	106,800	113,200	118,200	115,900	117,000
Mining and Logging	500	500	500	500	400
Construction	70,200	74,900	77,100	74,900	76,500
Manufacturing	36,100	37,700	40,600	40,600	40,100
Wholesale Trade	26,600	26,900	28,300	28,400	28,200
Retail Trade	95,100	100,600	100,300	98,900	97,500
Trade, Transportation & Utilities	34,300	37,500	40,800	41,700	41,500
Transportation, Warehousing & Utilities	10,200	10,100	10,500	10,000	9,400
Information	34,800	34,100	33,000	29,900	28,800
Finance & Insurance	16,900	17,700	18,800	18,200	17,800
Real Estate & Rental & Leasing	132,600	137,200	139,800	136,000	134,900
Professional & Business Services	164,000	168,800	175,600	187,300	198,900
Educational & Health Services	83,900	93,600	108,700	112,400	112,200
Leisure & Hospitality	31,000	33,300	36,100	38,200	39,200
Other Services	14,800	14,500	14,400	14,500	14,800
Federal Government	121,700	127,300	129,800	134,300	136,600
State Government	98,900	98,400	102,700	107,200	111,600
Local Government	8,300	9,000	8,600	9,000	8,900
Total, All Industries	979,800	1,021,900	1,065,500	1,081,900	1,097,300

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Totals may not add due to rounding.

Source: State of California Employment Development Department.

Principal Employers

The following table shows the principal employers in the City, as shown in the City's Annual Comprehensive Financial Report for fiscal year ending June 30, 2024.

**CITY OF RANCHO CORDOVA
Principal Employers
As of June 2024**

Employer	Number of Employees	Percent of Total Employment
VSP Global	1,600	3.32%
Franklin Templeton	1,200	2.49
Cordova Folsom Unified School District	1,017	2.11
Accentcare Home Health	727	1.51
Health Net Federal Services	700	1.45
The Permanente Medical Group	559	1.16
Kaiser Foundation Hospitals	497	1.03
Plexus Optix, Inc	428	0.89
Nidec Motor Corporation	400	0.83
Automotive Importing Manufacturing	303	0.63

Source: City of Rancho Cordova, Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024.

Major Employers

The following table lists the major employers within the County as of January 2026, in alphabetical order.

**COUNTY OF SACRAMENTO
Major Employers
As of January 2026**

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>
Aerojet Rocketdyne Inc	Rancho Cordova	Aerospace Industries (mfrs)
Agreeya Solutions Inc	Folsom	Information Technology Services
American River College	Sacramento	Junior-Community College-Tech Institutes
Ampac Fine Chemicals LLC	Rancho Cordova	Electronic Equipment & Supplies-Mfrs
Apple Distribution Ctr	Elk Grove	Distribution Centers (whls)
California State Univ Scrmnt	Sacramento	Schools-Universities & Colleges Academic
Colliers International Ltd	Sacramento	Real Estate
Department-Corrections-Rehab	Sacramento	State Govt-Correctional Institutions
Disabled American Veterans	Sacramento	Veterans' & Military Organizations
Employment Development Dept	Sacramento	Outplacement Consultants
Environmental Protection Agcy	Sacramento	State Government-Air/Water/Solid Waste Manage
Intel Corp	Folsom	Semiconductor Devices (mfrs)
Kaiser Permanente South	Sacramento	Hospitals
L A Care Health Plan	Sacramento	Health Plans
Mercy General Hospital	Sacramento	Hospitals
Mercy San Juan Medical Ctr	Carmichael	Hospitals
Sacramento Bee	Sacramento	Newspapers (publishers/Mfrs)
Sacramento Municipal Utility	Sacramento	Utility Contractors
Securitas Security Svc USA	Sacramento	Security Guard & Patrol Service
SMUD	Sacramento	Utility Contractors
State Compensation Ins Fund	Sacramento	Insurance
Summit Funding Inc	Sacramento	Real Estate Loans
Sutter Medical Ctr-Sacramento	Sacramento	Hospitals
Villara	Mcclellan	Building Contractors
Water Resource Dept	Sacramento	Government Offices-State

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2025 2nd Edition.

Effective Buying Income

“Effective Buying Income” is defined as personal income less personal tax and nontax payments, a number often referred to as “disposable” or “after-tax” income. Personal income is the aggregate of wages and salaries, other labor-related income (such as employer contributions to private pension funds), proprietor’s income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), nontax payments (fines, fees, penalties, etc.) and personal contributions to social insurance. According to U.S. government definitions, the resultant figure is commonly known as “disposable personal income.”

The following table summarizes the total effective buying income for the City, the County, the State and the United States for the period 2022 through 2026.

**CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, THE STATE OF CALIFORNIA
AND THE UNITED STATES
Effective Buying Income
As of January 1, 2022 through 2026**

Year	Area	Total Effective Buying Income (000s' Omitted)	Median Household Effective Buying Income
2022	City of Rancho Cordova	\$2,246,178	\$68,685
	County of Sacramento	51,287,459	70,279
	California	1,452,426,153	77,058
	United States	11,208,582,541	64,448
2023	City of Rancho Cordova	\$2,533,621	\$71,022
	County of Sacramento	51,865,551	70,001
	California	1,461,799,662	77,175
	United States	11,454,846,397	65,326
2024	City of Rancho Cordova	\$2,710,561	\$78,751
	County of Sacramento	55,595,639	76,261
	California	1,510,708,521	80,973
	United States	11,987,185,826	67,876
2025	City of Rancho Cordova	\$2,846,188	\$80,412
	County of Sacramento	56,462,729	77,174
	California	1,557,429,767	82,725
	United States	12,525,577,707	69,687
2026	City of Rancho Cordova	\$3,234,674	\$88,335
	County of Sacramento	63,932,574	85,776
	California	1,730,654,738	90,403
	United States	13,932,177,817	75,433

Source: Claritas, LLC.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables.

Total taxable sales during the first two quarters of calendar year 2025 in the City were reported to be \$954,742,316, a 7.70% decrease from the total taxable sales of \$1,034,341,118 reported during the first two quarters of calendar year 2024.

**CITY OF RANCHO CORDOVA
Taxable Transactions
(Dollars in Thousands)**

	<u>Retail and Food Services Stores</u>		<u>Total All Outlets</u>	
	<u>Number of Permits</u>	<u>Taxable Transactions</u>	<u>Number of Permits</u>	<u>Taxable Transactions</u>
2020	1,512	\$1,089,203	2,788	\$1,655,571
2021	1,404	1,341,515	2,597	1,983,873
2022	1,429	1,390,475	2,682	2,171,811
2023	1,400	1,376,732	2,634	2,109,504
2024	1,420	1,395,249	2,692	2,058,816

Source: California Department of Tax and Fee Administration.

Total taxable sales during the first two quarters of calendar year 2025 in the County were reported to be \$17,765,059,567, a 1.90% increase over the total taxable sales of \$17,433,708,537 reported during the first two quarters of calendar year 2024.

**COUNTY OF SACRAMENTO
Taxable Transactions
(Dollars in Thousands)**

	<u>Retail and Food Services Stores</u>		<u>Total All Outlets</u>	
	<u>Number of Permits</u>	<u>Taxable Transactions</u>	<u>Number of Permits</u>	<u>Taxable Transactions</u>
2020	28,055	\$18,488,106	45,361	\$27,173,406
2021	25,936	23,795,032	42,482	33,918,020
2022	26,589	24,679,703	44,158	36,511,260
2023	25,913	24,289,157	43,252	35,778,877
2024	26,277	24,776,206	44,359	36,004,024

Source: California Department of Tax and Fee Administration.

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

OPINION: \$ _____ City of Rancho Cordova
 Sunridge North Douglas Community Facilities District No. 2005-1
Special Tax Refunding Bonds, Series 2026

Members of the City Council:

We have acted as bond counsel to the City of Rancho Cordova (the "City") in connection with the delivery by the City of the above-referenced bonds (the "Bonds"), issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, *et seq.* (the "Act"), and pursuant to a Fiscal Agent Agreement, dated as of _____, 2026, by and between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the "Fiscal Agent Agreement"). We have examined the Act, an executed copy of the Fiscal Agent Agreement and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The City is duly organized and existing under the laws of the State of California, with power to enter into the Fiscal Agent Agreement, to perform the agreements on its part contained therein, and to issue the Bonds.
2. The Bonds have been duly authorized, executed and delivered by the City and are legal, valid and binding obligations of the City.
3. The Fiscal Agent Agreement has been duly approved by the City and constitutes a legal, valid and binding obligation of the City, enforceable against the City in accordance with its terms.
4. Pursuant to the Act, the Fiscal Agent Agreement establishes a valid lien on and pledge of the Special Tax Revenues (as defined in the Fiscal Agent Agreement) and the other sources pledged for the security of the Bonds.
5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. Interest

on the Bonds may be subject to the corporate alternative minimum tax. The opinions set forth in the preceding sentences are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The City has covenanted to comply with each of such requirements. Failure to comply with certain of such requirements may cause the inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of delivery of the Bonds.

6. The interest on the Bonds is exempt from personal income taxation imposed by the State of California.

We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in accordance with principles of equity or otherwise in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Moreover, our opinions are not a guarantee of a particular result and are not binding on the Internal Revenue Service or any court; rather, our opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations, opinions, and covenants referenced above.

Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

APPENDIX E

FORM OF CONTINUING DISCLOSURE UNDERTAKING

CONTINUING DISCLOSURE CERTIFICATE

\$ _____
CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS COMMUNITY FACILITIES DISTRICT NO. 2005-1
SPECIAL TAX REFUNDING BONDS
SERIES 2026

THIS CONTINUING DISCLOSURE CERTIFICATE (the “Disclosure Certificate”) is executed and delivered by the City of Rancho Cordova, a public body, corporate and politic, organized and existing under and by virtue of the laws of the State of California (the “City”), in connection with the issuance of the bonds captioned above (the “Bonds”). The Bonds are being issued pursuant to a Supplemental Agreement No. 2 to the Fiscal Agent Agreement, dated as of _____, 2026, which supplements a Fiscal Agent Agreement dated as October 1, 2015, as previously supplemented (collectively, the “Fiscal Agent Agreement”), by and between the City and U.S. Bank Trust Company, National Association, as fiscal agent (the “Fiscal Agent”). The City hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“*Annual Report*” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“*Annual Report Date*” means the date that is nine months after the end of the City’s fiscal year (currently April 1 based on the City’s fiscal year end of June 30).

“*Dissemination Agent*” means Goodwin Consulting Group, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“*District*” means the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1.

“*EMMA System*” means the Electronic Municipal Market Access system of the MSRB or such other electronic system designated by the MSRB or the Securities and Exchange Commission for compliance with the Rule.

“*Listed Events*” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“*MSRB*” means the Municipal Securities Rulemaking Board, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“*Official Statement*” means the final official statement executed by the City in connection with the issuance of the Bonds.

“*Participating Underwriter*” means Piper Sandler & Co., as the initial underwriter of the Bonds.

“*Rule*” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing April 1, 2026, with the report for the 2024-25 fiscal year (provided that the City Annual Report due by April 1, 2026 shall be satisfied by the posting of this Official Statement and the City’s audited financial statements for Fiscal Year 2024-25), provide to the MSRB through the EMMA System an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide, or cause the Dissemination Agent to provide, an Annual Report by the Annual Report Date as required in subsection (a) above, the Dissemination Agent shall provide in a timely manner to the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, a notice to such effect.

(c) The Dissemination Agent shall:

(1) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(2) if the Dissemination Agent is other than the City, file a report with the City and the Participating Underwriter certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City's Annual Report shall contain or incorporate by reference the following documents and information:

(a) Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available. This submission should be made with the following caveat:

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15c2-12. NO FUNDS OR ASSETS OF THE CITY (OTHER THAN THE PROCEEDS OF THE SPECIAL TAXES LEVIED FOR THE DISTRICT AND SECURING THE BONDS) ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

(b) The following additional items, indicating information as of the previous September 30th, with respect to the Bonds:

- (1) Principal amount of Bonds outstanding under the Fiscal Agent Agreement.
- (2) Balance in Reserve Fund.
- (3) Table indicating Special Tax levy, amount collected, delinquent amount and percent delinquent for the most recent year, and whether the Special Tax levy is covered by the Teeter Plan.
- (4) Status of foreclosure proceedings and summary of results of foreclosure sales, if any.
- (5) Identity of any delinquent taxpayer representing more than 5% of levy and value-to-lien ratios of applicable properties (using assessed values unless more accurate information is available without charge to the City).
- (6) Aggregate assessed value for all parcels in the District.

(c) In addition to any of the information expressly required to be provided under paragraphs (a), (b) and (c) of this Section, the Issuer shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and

Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Listed Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Rating Changes.
- (7) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
- (8) Modifications to rights of security holders, if material.
- (9) Bond calls, if material, and tender offers.
- (10) Defeasances.
- (11) Release, substitution, or sale of property securing repayment of the securities, if material.
- (12) Bankruptcy, insolvency, receivership or similar event of the City.
- (13) The consummation of a merger, consolidation, or acquisition involving the City, or the sale of all or substantially all of the assets of the City (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional Fiscal Agent or the change of name of the Fiscal Agent, if material.
- (15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for a definition of "financial obligation," see clause (e)).
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for a definition of "financial obligation," see clause (e)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(9) and (10) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Fiscal Agent Agreement.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the

qualifier “if material” and that subparagraph (a)(6) also contains the qualifier “material” with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event’s occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(e) For purposes of Section 5(a)(15) and (16), “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent will be Goodwin Consulting Group, Inc.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule

at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (1) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (2) does not, in the opinion of the Fiscal Agent or nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be filed in the same manner as for a Listed Event under Section 5(b).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Identifying Information for Filings with EMMA. All documents provided to EMMA under this Disclosure Certificate will be accompanied by identifying information as prescribed by the MSRB.

Section 12. Default. In the event of a failure of the City to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 13. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and

the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Fiscal Agent, the Bond owners or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 14. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds and shall create no rights in any other person or entity.

Section 15. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Date: _____, 2026

CITY OF RANCHO CORDOVA for and on
behalf of CITY OF RANCHO CORDOVA
SUNRIDGE NORTH DOUGLAS
COMMUNITY FACILITIES DISTRICT NO.
2005-1

By: _____
Authorized Officer

AGREED AND ACCEPTED:
GOODWIN CONSULTING GROUP,
as Dissemination Agent

By: _____
Name: _____
Title: _____

APPENDIX F

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company (“DTC”), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the issuer of the Bonds (the “Issuer”) nor the trustee, fiscal agent or paying agent appointed with respect to the Bonds (the “Agent”) take any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned

subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices will be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting

rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. A Beneficial Owner will give notice to elect to have its Securities purchased or tendered, through its Participant, to the Agent, and will effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to the Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to the Agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

APPENDIX G

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

MEMORANDUM



ITEM 12.3.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Lorianne Carl, Community Engagement Manager
SUBJECT: **COMMUNITY ENGAGEMENT DIVISION ANNUAL UPDATE**

RECOMMENDATION

Receive the presentation and provide feedback.

RESULT OF RECOMMENDED ACTION

Receive an update on the Community Engagement Division's accomplishments for calendar year 2025, as well as an overview of projects planned for 2026. Council will not take any formal action on this item.

BACKGROUND

Annually, the Community Engagement Division presents an update to the City Council. During the updates, staff provided the Council with:

- Community Engagement Division project and program overview (Beautification, Neighborhood Engagement, Special Projects, and Events)
- Community Engagement accomplishments from the prior calendar year
- Community Engagement future action plan

The goal of the update is to provide the City Council with a review of the Community Engagement Division's 2025 accomplishments, as well as the 2026 actions plan.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Presentation

Community Engagement Division



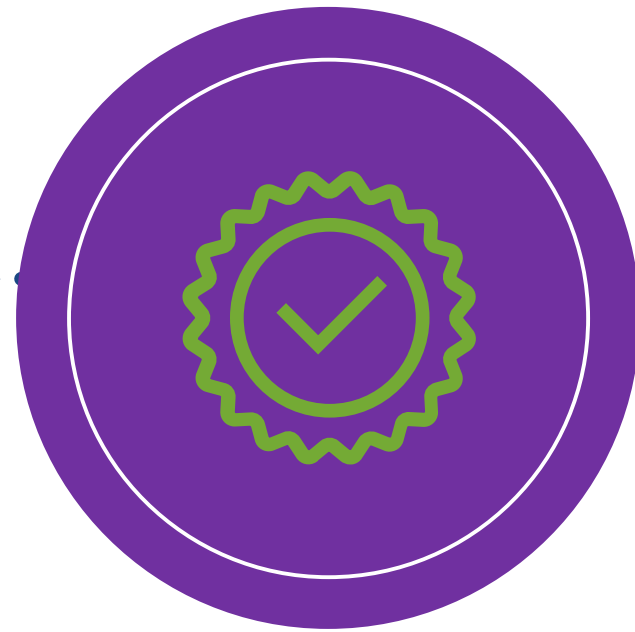
2025 Annual Update



TONIGHT'S PRESENTATION



**Division
Components**

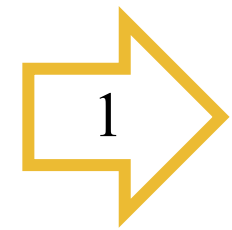


**Projects &
Accomplishments
2025**

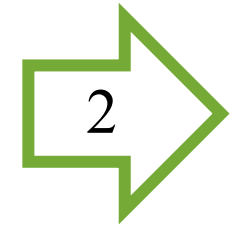


**Priorities for
2026**

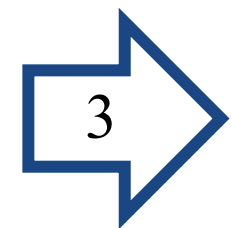
COMPONENTS OF DIVISION



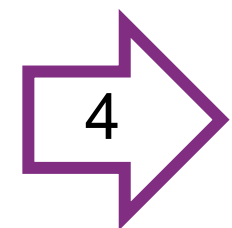
Neighborhood Engagement



Beautification



Community Support and Partnerships



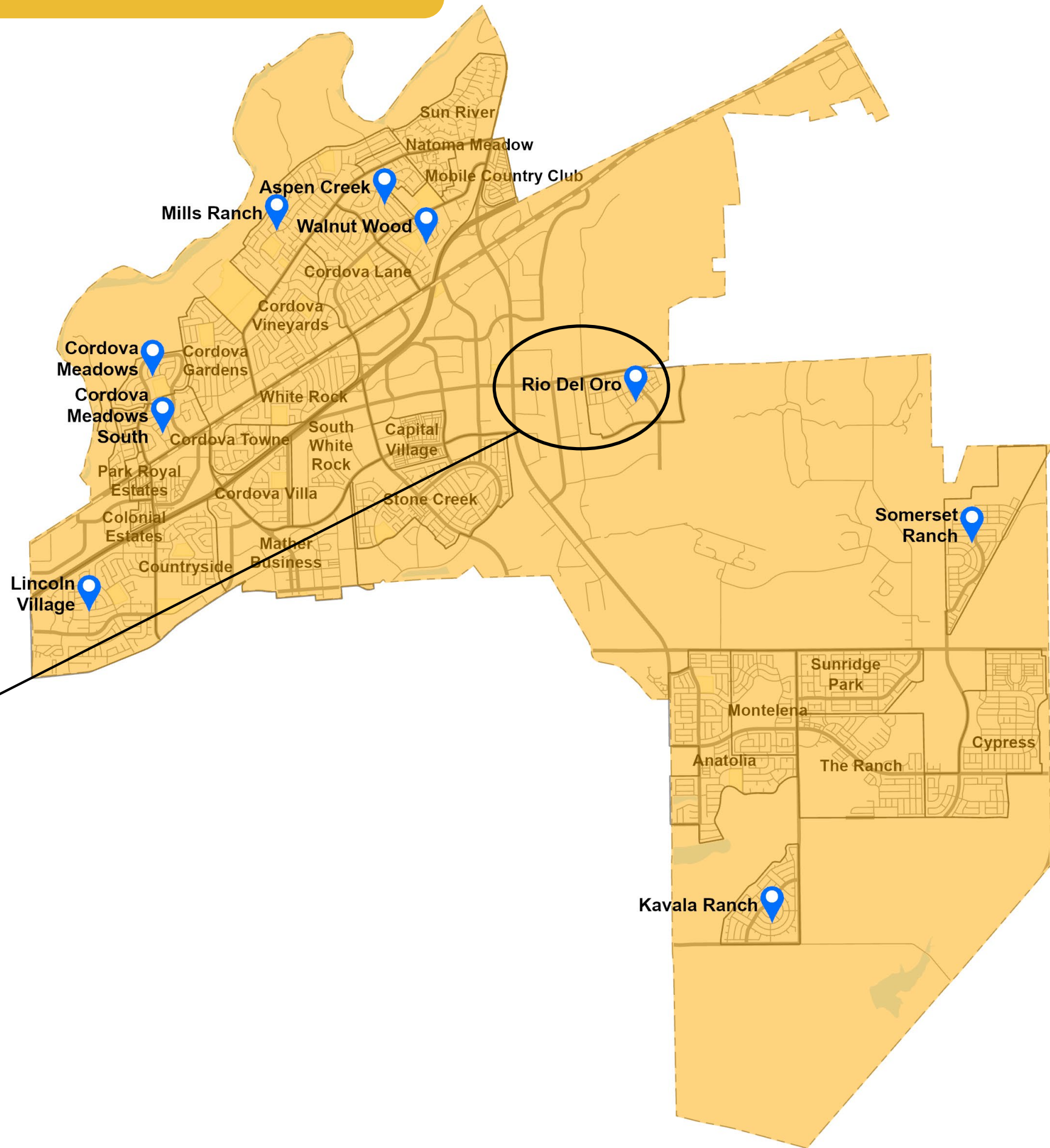
Special Projects & Events



Neighborhood Engagement



NEIGHBORHOOD ENGAGEMENT PROGRAM



RESIDENTIAL MICROGRANTS

**14 Residential Microgrants
2,400 Residents Reached
27% Increase from 2024**

- Lincoln Village (ITLV) Monthly Meetings
- Lincoln Village Art in the Park
- Stone Creek Community Event
- Anatolia Moms Walk – Bash for Moms
- Cordova Meadows National Night Out
- Sunridge 4th of July Block Party
- Rio Del Oro Movies in Gold Rush Park
- Rio Del Oro National Night Out
- Lincoln Village (ITLV) National Night Out
- Rio Del Oro International Potluck Event
- Lincoln Village (ITLV) Tents & Treats
- Somerset Ranch Trunk or Treat Event
- Anatolia Moms Walk Halloween Parade
- Lincoln Village (ITLV) Holiday Parade



RANCHO CORDOVA SCHOOL ENGAGEMENT

Field Trips to City Hall: Mock City Council Meetings & Recycling Education

Hosted: 163 Students

FCUSD

- Cordova Meadows Elementary
57 Students
- Innovations Academy
20 Students
Cordova Villa Elementary
20 Students

EGUSD

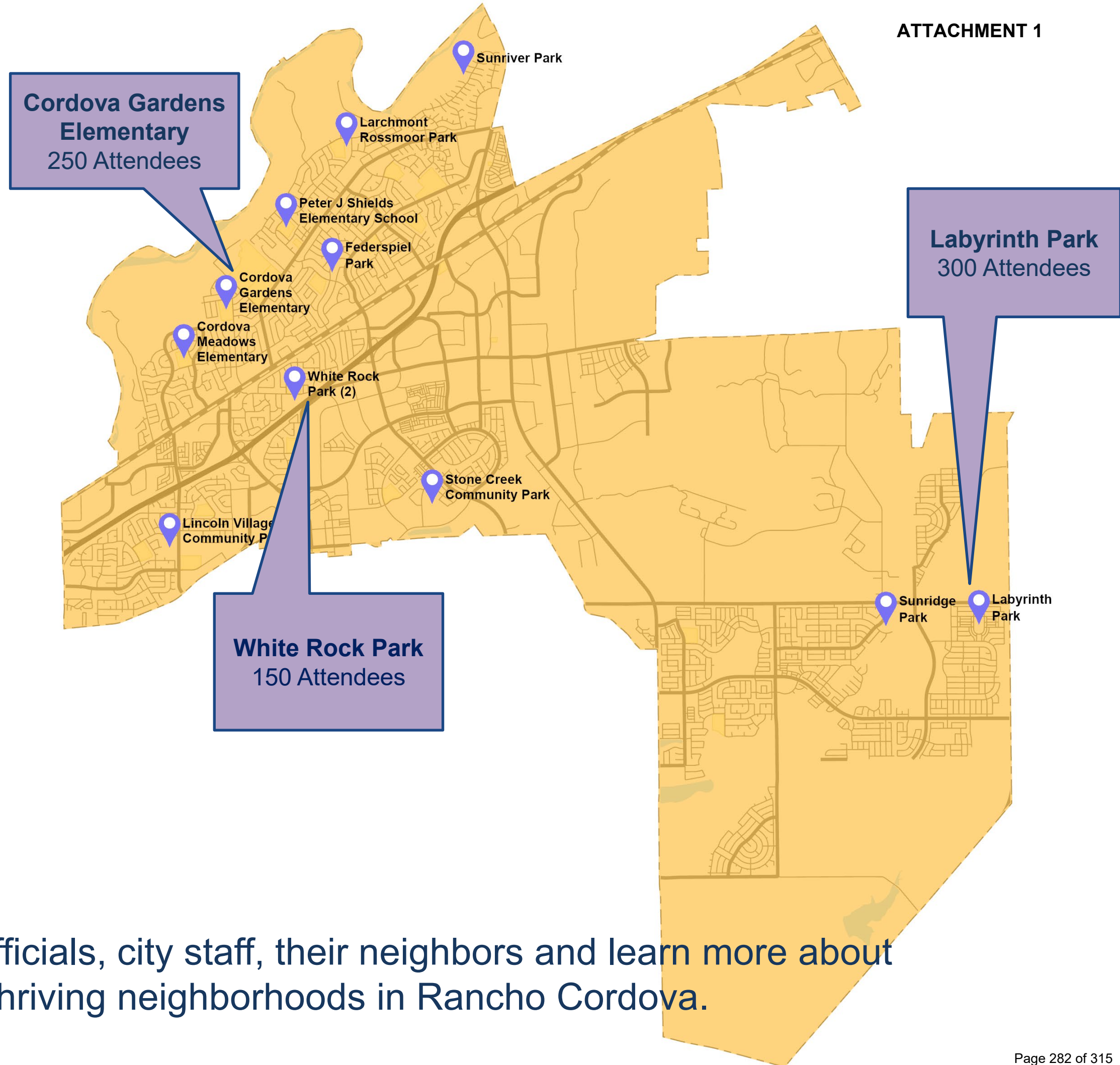
- Sunrise Elementary
56 Students RC
- Girl Scouts Group
10 Youth

SCUSD

- Abraham Lincoln Elementary
Back to School Event



GOOD NEIGHBOR DAYS



A fun event for residents to meet city officials, city staff, their neighbors and learn more about helpful resources to continue building thriving neighborhoods in Rancho Cordova.

THANK YOU - ORGANIZATIONS

- City Council
- City Staff
- RCPD
- Rancho Cordova Youth Center/PAL
- Cordova Community Council
- Whisker Warriors
- Bike Lab
- Cordova Recreation & Park District
- Atlas Disposal
- City Arborist
- Sacramento Tree Foundation
- Explore Rancho Cordova
- FCUSD– Community Schools Liaison
- 50 Corridor TMA

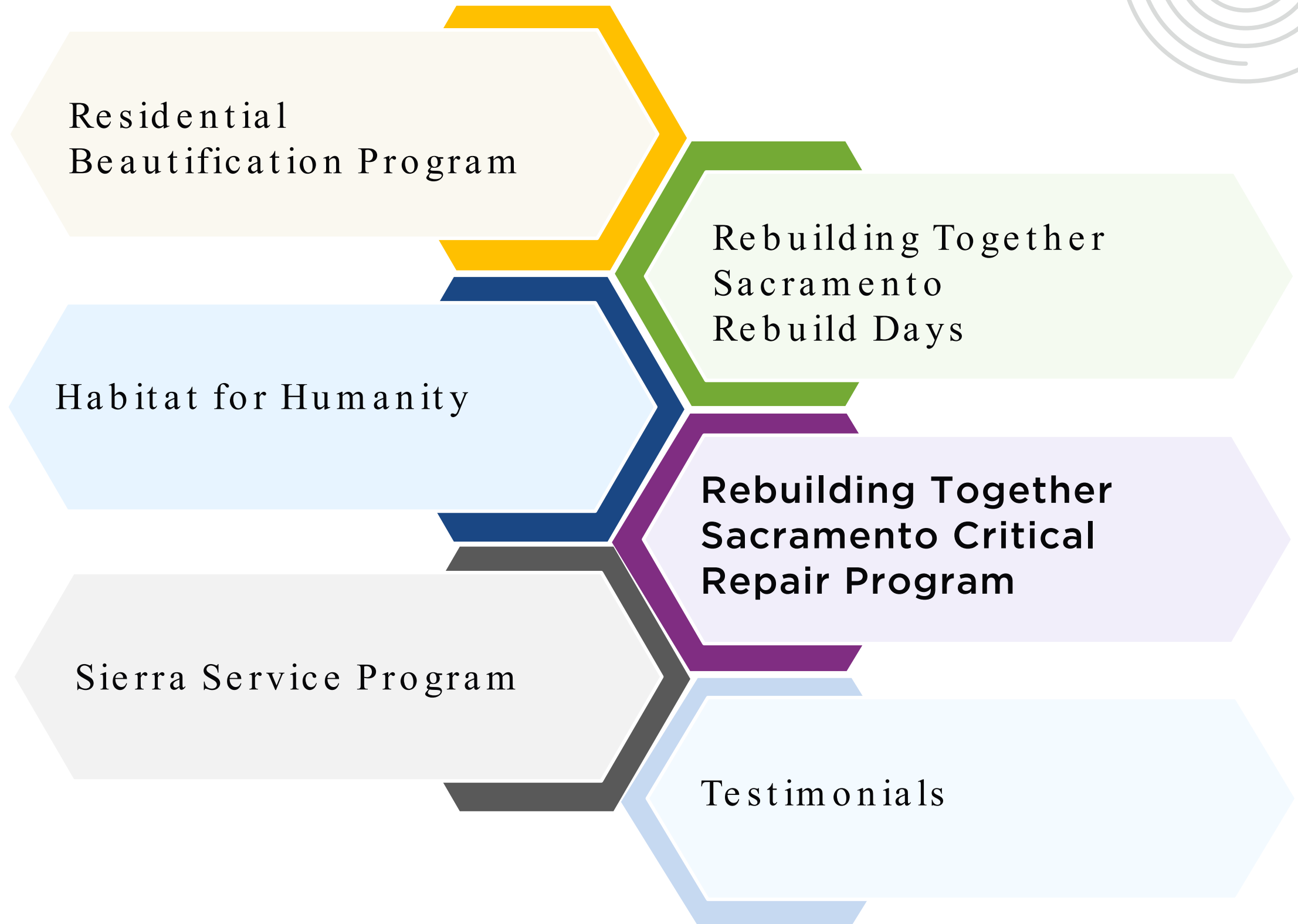




Beautification



BEAUTIFICATION



The Residential Beautification Program helps income qualified property owners beautify their properties.

Good Neighbor Assistance Program

- 14 Properties (2025)
- 122 Properties Completed Since Program Began

Project Focus:

- Low Water Landscape
- Fence Repair/Replacement
- Junk and Debris Removal



RESIDENTIAL BEAUTIFICATION PROGRAM INCENTIVES

Chain Link Fence Incentive: Up to \$1,000 for the removal of your chain link fence.

- 6 Fences Removed (2025)
- 78 Removed Since Program Began

Cash For Clunkers Incentive: Up to \$500 to remove your unwanted or inoperable vehicle.

- 5 Vehicles Removed (2025)
- 57 Vehicles Removed Since Program Began



HOME REVITALIZATION PROGRAMS



REBUILDING TOGETHER SACRAMENTO

Rebuild Days

FY 24/25 Program Details:

- 15 Major Home Renovations and
- 38 Safe at Home Renovations

Total Number of Volunteers: 200

- 1,600 Volunteer Hours with a Dollar Value of \$55,664

Critical Repair Program

- 13 Home Repairs



HABITAT FOR HUMANITY OF GREATER SACRAMENTO

Brush for Kindness

FY 24/25 Program Details:

- 12 Home Renovations and
- 5 Critical Repairs

- Total Number of Volunteers: **32**

- **256** Volunteer Hours with a Dollar Value of **\$8,906**



SIERRA SERVICE PROJECT

FY 24/25 Program Details:

- 6 Home Renovations and
- 8 Mobility Oriented Projects

- Total Number of Volunteers: **50**

- **1,428** Volunteer Hours with a Dollar Value of **\$49,680**

- Total Number of Rancho Youth Volunteers: **24**



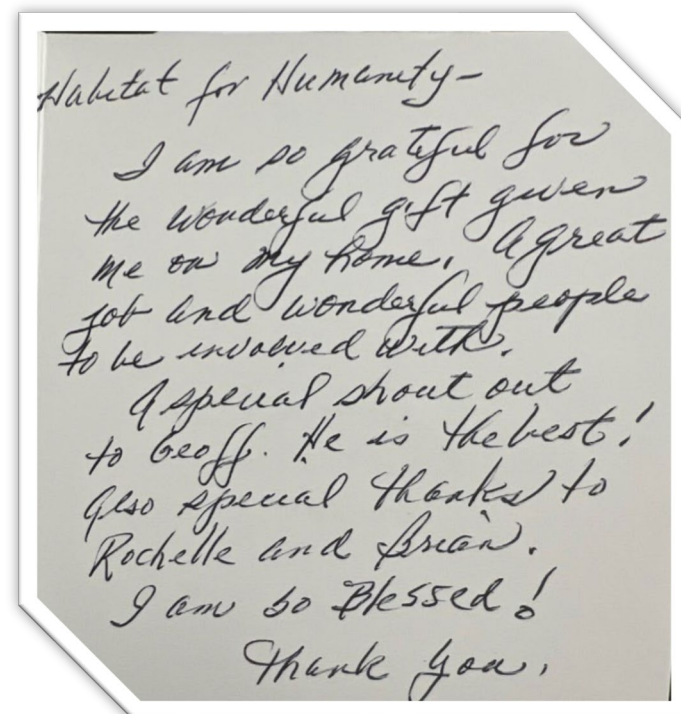
URBAN FOREST PROGRAM

Urban Forest Program

- 433 Trees Planting
- 25 Stumps Removed
- 2 Tree Planting Events
- 3 Education Workshops
- 6 Outreach events



TESTIMONIALS



“I am so grateful for the wonderful gift given me on my home. A great job and wonderful people to be involved with.”

Resident – Habitat for Humanity

“This garden has been in my dreams. You’re making my dreams come to life.”

Resident – Good Neighbor Assistance



BEAUTIFICATION WORKSHOPS AND SUSTAINABILITY

JOIN US!
LEARN ABOUT THE CITY'S
BEAUTIFICATION PROGRAMS
& INCENTIVES



**FUN ACTIVITIES FOR KIDS
HAVE FUN & ASK QUESTIONS** | Scan the QR Code to See How
We're Making Your City Shine!




Thursday, September 18
5:30 PM - 6:30 PM

Lincoln Village Park
3450 Routier Road
Sacramento, CA 95827




**GOOD NEIGHBOR
ASSISTANCE PROGRAM TIPS**

CONGRATULATIONS, Your Good Neighbor Assistance Project(s) are Now Complete.
We hope you had a great experience and that you will enjoy your project(s) for years to come. Here are tips from the Good Neighbor Assistance Program contractors, Ethan Fleener Construction and Excel Landscape to help care for your home. For more information, consult the city's Good Neighbor Guide.



Fence Maintenance

A sturdy new fence will last many years if you keep up on maintenance. Here's how.

- Staining your fence can increase its longevity by protecting it from the weather. Reach out to your contractor or visit your nearest home repair store for a recommendation on an all-weather fence stain.
- Inspect your fence regularly and look for any damaged areas, loose boards, nails or screws. If you see any damage, replace the board, nail or screw so the fence stays sturdy and secure.
- You may also want to clean the fence. Washing the fence periodically will help remove dirt, mold, or mildew that can negatively impact the look of the fence and shorten its lifespan.



Removal of Junk and Debris

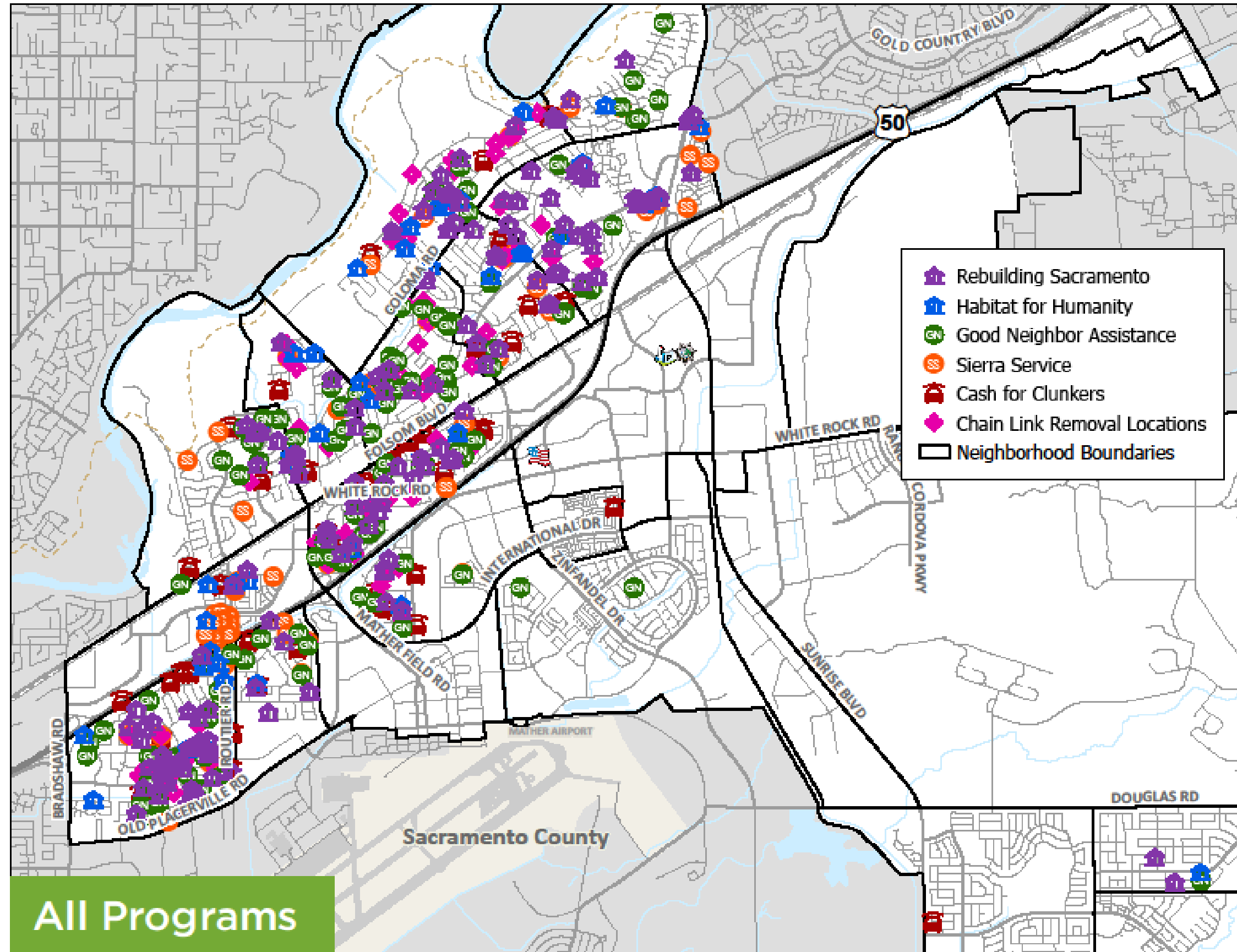
It's all about keeping up with the clutter before it becomes an overwhelming job.

Make it a habit to clear leaves, branches, trash, or other debris from your front and side yard. This prevents clutter from accumulating and keeps the space looking tidy. If you accumulate any junk or debris over time, try to dispose of it quickly, either through a waste disposal service or by using designated collection bins.

For larger items, schedule a bulky item pick up with Atlas Disposal.



IMPACT





Community Support and Partnership Building



COMMUNITY PARTNERSHIPS

- Cordova Community Council/ MACC
- Rotary Club of Rancho Cordova
- Kiwanis Club of Rancho Cordova
- Rancho Cordova Area Chamber of Commerce
 - Leadership Rancho Cordova
 - Explore Rancho Cordova
- Rancho Cordova Library
- Folsom Cordova Community Partnership
- Rancho Cordova Community Food HUB
- Local School Districts (FCUSD, SCUSD, EDUSD)
- Children's Museum
- Whisker Warriors
- SMUD
- Sacramento Tree Foundation
- Bike Lab



COMMUNITY MICROGRANTS



Pictured:

- Rancho Cordova Bangladesh Community - Eid al-Fir Event
- Suvidha International Foundation - Diwali Festival
- Rotary Club of Rancho Cordova - Rotary Dictionary Project
- AM Winn Community Guild - Transformative Murals Project



COMMUNITY MICROGRANTS

AI Boot Camp (Suvidha International Foundation)

Sober Senior Celebration (Cordova High School PTSA)

Multi -Cultural Fair (Sunrise Elementary PFO)

Wildlife Wonders (Sac Valley Chapter of CNPS – California Native Plant Society)

Snake Festival (Save the Snakes)

Punt, Pass, Kick Event (Mayes Freeman Youth Sports League)

Choir Club T -shirts (Rancho Cordova Elementary PTA)

Eid al -Fitr Event (RCADC – Rancho Cordova Afghan Development Community)

Eid al -Fitr Event (Rancho Cordova Bangladeshi Community)

Pavement Art & Bathroom Mural Project (AM Winn Community Guild)

Magic of Making a Difference Project (All Ways Learning, LLC.)

Eid al -Adha Event (Rancho Cordova Bangladeshi Community)

Korean Festival (Sacramento Valley Korean American Community)

Community BBQ (Rancho Cordova Junior Lancers)

End of Year Series Events (Abraham Lincoln Elementary PTO)

Juneteenth Event (FCCP- Folsom Cordova Community Partnership)

Koren Cultural Festival Series (Sacramento Valley Korean American Community)

Nritya Sangeet Utsav (TAGS - Telugu Association of Greater Sacramento)

Rotary Dictionary Project (Rotary Club of Rancho Cordova)

Healing Through Music (Ri-Nu Imagination)

Fire Prevention Week (Sacramento Metro Fire)

Seeds of Strength Resource Festival (Family Relief Project)

Sac Valley Margazhi (Kaladhaara Arts Academy)

COMMUNITY MICROGRANTS

- Diwali Festival (Suvidha International Foundation)
- Trunk or Treat (Abraham Lincoln PTO)
- Ranga Vasantha Event (Kannada Sangha of Sacramento)
- Harvest Festival (FCCP– Folsom Cordova Community Partnership)
- Sudanese Cultural Day (Sudanese Association of the Greater Sacramento)
- Kite Festival Day (Sacramento Telangana Association)
- Fall Carnival (Rancho Cordova Elementary PTA)
- Festival of Knowledge (Ankur, Inc.)
- Cordova Cares Hoodies (ILRC – Elliott Stevenson)
- Toy Giveaway (Blessings in a Backpack)



VOLUNTEER CENTRAL



Volunteer Central Where all Rancho Cordova volunteers and organizations can connect!



Volunteer Central provides a centralized website for service minded residents and volunteer-based organizations to connect to better the lives of Rancho Cordovans.

Registered Volunteers: 1,412

Community Organizations: 33

Community Opportunities: 60

60% increase from 2024

VOLUNTEER CENTRAL

- 4 Paws 2 Freedom
- AIM HIGHER Rancho Cordova
- American River Parkway Foundation
- Art of Living
- Blessings in a Backpack- Rancho Cordova
- California Capital International Documentary Film Festival
- Child Action, Inc.
- City of Rancho Cordova Event Volunteers
- City of Rancho Cordova Neighborhood Services
- City of Rancho Cordova Stormwater Cleanup Projects
- City of Rancho Cordova Urban Forestry
- Cordova Community Council
- Cordova Golf Course
- Cordova Recreation & Park District
- Fitrah
- Friends of the Rancho Cordova Public Library
- Mercy Hospice Volunteers
- Rancho Cordova Food Locker
- Rancho Cordova HART
- Rancho Cordova Library
- Rancho Cordova Police Activities League
- Rebuilding Together Sacramento
- Ri-Nu Imagination
- Sacramento Children's Museum
- Sewa International, Sacramento
- Sierra Service Project
- SKY For Kids
- Soil Born Farms
- Spring Service Day– 2026
- Stop the Bleed Sponsored By Rancho Cordova Rotary
- The Folsom Cordova Community Partnership
- The MACC
- UCP of Sacramento and Northern California

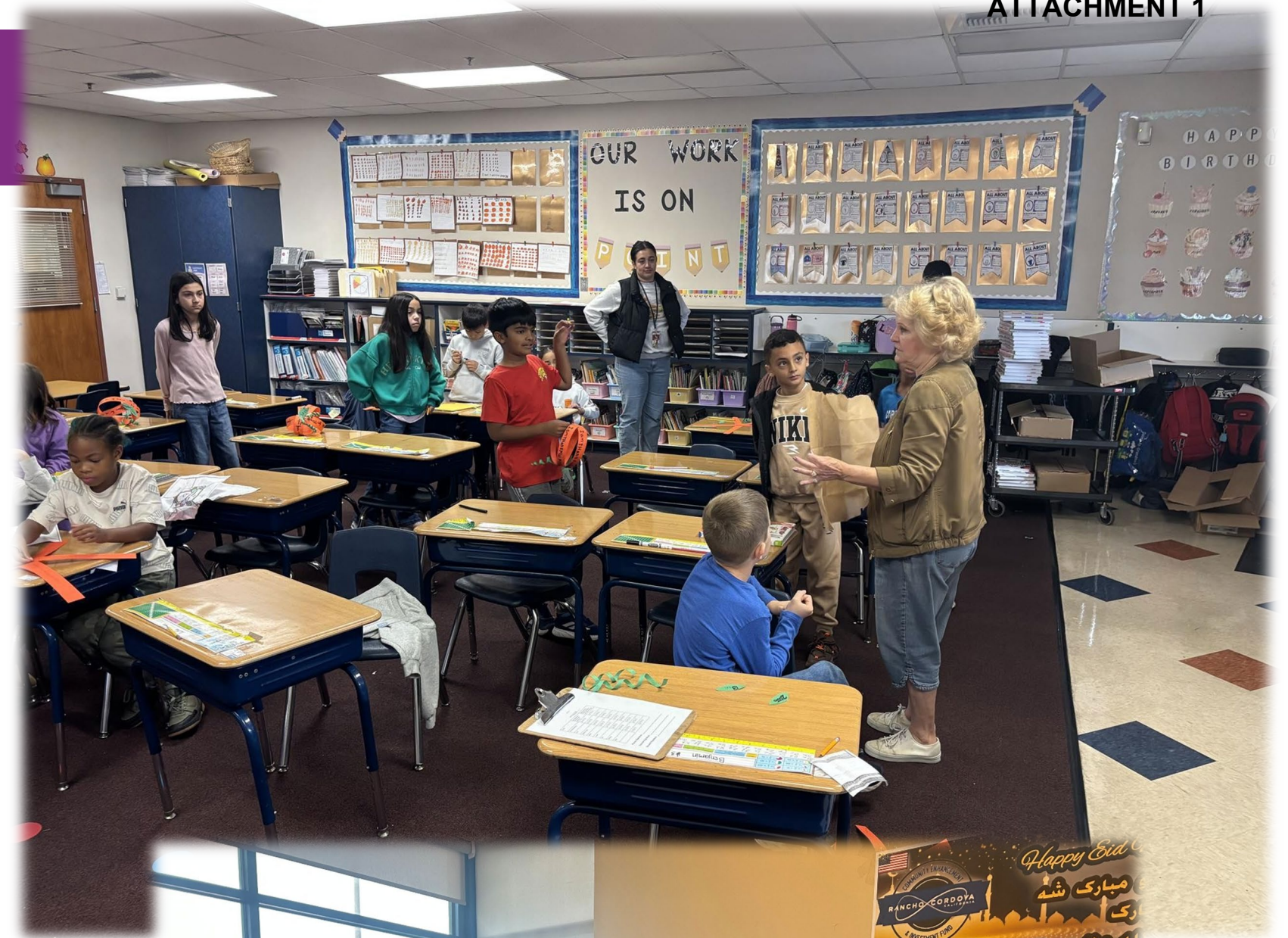


Special Projects and Events



SPECIAL PROJECTS & PROGRAMS

- Grow Strong Neighborhood Initiatives
- Rancho Cordova Chamber of Commerce:
 - Leadership Rancho Cordova: Building Strong Communities Module
- Resources for Refugee Families
- FCUSD Community Schools Steering Committee
- Urban Forest Program
- Rotary Club of Rancho Cordova Dictionary Project
- Bike Lab Events



CITY PARTNERED EVENTS

- Cordova Community Council
 - iFest (City Booth)
 - Tree Lighting (City Booth)
- Spring Service Day
- 4th of July City Float
- Back to School Night (City Booths)
- National Night Out
- Trunk or Treat Events
- School Field Trips
- Beautification Workshops
- Rancho Cordova Community Food Hub (Thanksgiving)
- State of the City
- Holiday STAR
- Holiday Parade



2ND ANNUAL SPRING SERVICE DAY



350
Volunteers



1,795
Volunteer Hours



\$62,448
Volunteer Dollar Value



21
Projects
(5 more in 2025)



2ND ANNUAL SPRING SERVICE DAY

Environmental Cleanup

82+ bags of trash collected, 21 trees planted, 20 bikes repaired

Food Donations & Drives

Over 200lbs of pet food collected

Book & Learning Material Support

1,000 books cleaned; 1,150 books scanned; 150 boxes donated



Kits & Essential Supplies

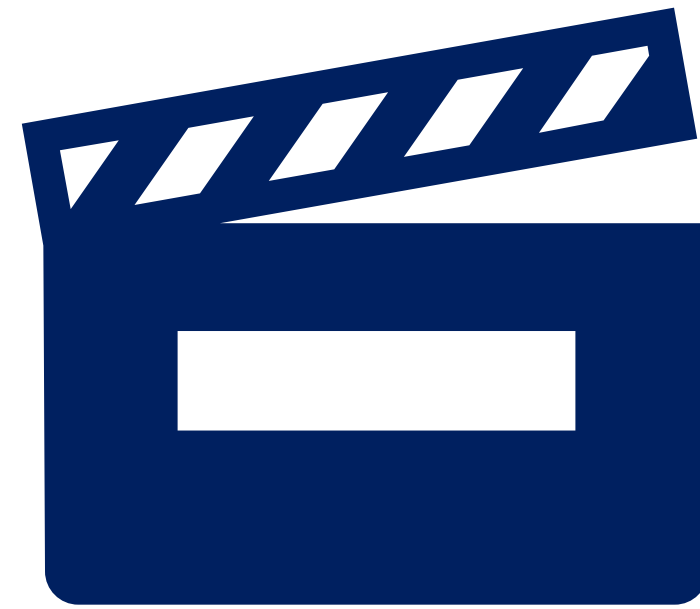
200 backpacks & 200 comfort kits distributed to community members in need

Community Improvement & Arts

4 murals & 4 beautification projects

- Lincoln Village Asphalt Art
- FCCP Daycare
- Straw Hat Pizza
- Private residence
- Cordova High
- Hagan Park Barn

2025 Highlights



COMMUNITY ENGAGEMENT



Priorities for 2026



Priorities for 2026



ENHANCING NEIGHBORHOOD BEAUTIFICATION

- Continue Enhancing Neighborhoods
- Host Additional Beautification Workshops
- Beautification Sustainability



NEIGHBORHOOD ENGAGEMENT

- Expand Neighborhood Engagement Program
- Continue Supporting Neighborhood Events
- Good Neighbor Days
 - Dave Roberts Park
 - Countryside Park
 - Gold Rush Park



CONTINUE BUILDING PARTNERSHIPS

- Youth Engagement
- Connect Service Group with City Resources
- Community Microgrants
- Volunteer Central



PROMOTE POSITIVE IMAGE AND CIVIC PRIDE

- 3rd Annual Spring Service Day – May 16, 2026
- Promote Community Service
- Enhance City Events



MEMORANDUM



ITEM 12.5.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Adam Lindgren, City Attorney
SUBJECT: **APPOINTMENT OF REAL PROPERTY NEGOTIATORS TO EXPLORE POTENTIAL COMMUNITY CENTER PROPERTIES (FOR EXAMPLE: LIBRARY, EVENTS HALL, PERFORMING ARTS).**

RECOMMENDATION

Approve appointment of Real Property Negotiators Micah Runner, City Manager, and Adam U. Lindgren, City Attorney.

RESULT OF RECOMMENDED ACTION

BACKGROUND

FISCAL IMPACT AND FUNDING SOURCE

ATTACHMENT(S)

None

MEMORANDUM



ITEM 12.6.

DATE: February 17, 2026
TO: Honorable Mayor and Council Members
FROM: Micah Runner, City Manager
Megan Siren, Assistant to the City Manager
SUBJECT: **COUNCIL DISCRETIONARY FUNDS DISCUSSION**

RECOMMENDATION

Receive presentation, provide feedback and direction.

RESULT OF RECOMMENDED ACTION

Provide staff direction on funding allocation for Council discretionary funds program; any budgetary changes will come back with the budget.

BACKGROUND

The City Council Discretionary program was established in Fiscal Year 2006/07 with funding in the budget. At that time, the Mayor was allocated \$12,500 annually and each individual Council Member was allocated \$10,000 annually. The amounts have not changed since FY 2006/07. These funds have historically been used to support local non-profit organizations and community-based activities within the City of Rancho Cordova.

The City Council requested that staff evaluate the current Council Discretionary program process, including the amount budgeted and distributed to Council Members. In response, staff conducted a comparative review of discretionary funding practices at other local agencies. The review found that discretionary fund programs vary widely among jurisdictions, including differences in funding levels, distribution methods, and allowable uses. Some agencies provide discretionary funds to individual elected officials, while others allocate funds collectively or do not offer discretionary programs at all. The comparative agencies that were reviewed and responded are included in [Attachment 1](#).

Staff is presenting this information for Council review and discussion and is requesting direction on next steps, including whether changes to the funding levels or process should be considered. Any changes directed by Council would require future action and would be incorporated into the budget accordingly.

FISCAL IMPACT AND FUNDING SOURCE

The adopted budget incorporates the current level of funding of \$52,500 per fiscal year.

ATTACHMENT(S)

1. Council Discretionary Review

Council Discretionary Review

City	Annual Allocation	How Requests are Approved	Notes
Rancho Cordova	\$12,500 (Mayor), \$10,000 per Council Member	Council Member	Started in FY 2006/07
Citrus Heights	No Direct Council Discretionary Funding	Any request from Council would be directed to the City Manager for review and approval	Community Engagement has a budget of \$200k managed by Staff with an application process. City Manager has discretion to approve requests up to \$5,000 (e.g. Rotary Crab Feed Table, Soroptimist Crab Feed Table, Etc.)
Elk Grove	\$20,000 per Council Member	Council Member	FY 2023/24 Budget Allocation increased to \$20,000 per member from \$10,000 (originally set in 2017 for \$10k)
Galt	\$1,000 per Council Member	Council Member	
Folsom	No Direct Council Discretionary Funding	Any request from Council would be directed to the City Manager for review and approval	Not budgeted at this time
Roseville	\$15,000 (Council Total)	When a request is received the City Council is provided the request. If one or more members wish to support the request the item is listed on an agenda. When the item is heard Council will decide as a group if/how much they will grant the requestor.	Funding comes from the Citizen's Benefit Fund earnings and not from the General Fund.
Sacramento	No Direct Council Discretionary Funding	N/A	Council Offices have individual budgets for staffing, events, donations so harder to decipher
West Sacramento	No Direct Council Discretionary Funding	Any request from Council would be directed to the City Manager for approval under the Community & Cultural Events Fund	Maintain a Community & Cultural Events Fund totaling \$50,000 annually for use by the Mayor and the City Council. Informally, the Council has approximately \$10,000 per member.
School District	Annual Allocation	How Requests are Approved	Notes
Elk Grove Unified School District	No Direct Board Discretionary Funding	N/A	Not budgeted at this time
Folsom Cordova Unified School District	No Direct Board Discretionary Funding	N/A	Not budgeted at this time
Sacramento City Unified School District	\$10,000 per Board Member	Board Member	