

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, March 2, 2026

4:00 PM – Special Meeting - Cancelled

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 Monday, March 2, 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 Monday, March 2, 2026, at 2:00 p.m.

AMENDED 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

Mahima Patel and Prathna Desai BAPS Charities will give the invocation.

5. PRESENTATIONS

None.

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 Regular City Council Meeting of February 17, 2026.
Recommendation: Adopt the minutes.

- 9.2. **Subject:** Second Reading of 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 second reading and adopt the Ordinance.

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-19 with Willdan Engineering in an Amount not to Exceed \$3,200,000 for On-Call Professional Engineering Services.
Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-24 with FBD Vanguard Construction, Inc. in an Amount not to Exceed \$432,238.80 for the 2025 ADA Sidewalk Project.
Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Agreements with the United States Department of Transportation for a Fiscal Year 2024 Safe Streets and Roads for All Grant Program for the Rancho Cordova Traffic Safety Action Plan.
Recommendation: Adopt the Resolution.
- 9.6. **Subject:** A Resolution Approving the Annexation of the Asteria Flats Apartments Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance).
Recommendation: Adopt the Resolution.
- 9.7. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Asteria Flats Apartments Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Asteria Flats Apartments project.
- 9.8. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2025-271-1 with Creative Noggin, LLC in an Amount not to Exceed \$30,000 for Economic Development Marketing and Communications Services Making the Cumulative Amount of the Contract \$130,000.
Recommendation: Adopt the resolution.
- 9.9. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2025-18-1 with Civica Law Group for an Amount not to Exceed \$50,000, Making the Cumulative Amount of the Contract \$150,000, for On-call Receivership Attorney Services.
Recommendation: Adopt the Resolution.
10. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**
- 10.1. **Subject:** A Resolution Approving the 2025 Community Development Block Grant Consolidated Annual Performance Evaluation Report for Submittal to the United States Department of Housing and Urban Development.
Recommendation: Adopt the Resolution.
11. **PUBLIC HEARING ITEMS**
None.
12. **REGULAR CALENDAR ITEMS**
- 12.1. **Subject:** Discussion Regarding Historical Buildings and Sites Inventory within the City of Rancho Cordova.
Recommendation: Receive information and provide direction.
- 12.2. **Subject:** Rancho Cordova Police Department Update.
Recommendation: Receive presentation.
- 12.3. **Subject:** Fiscal Year 2025-26 Mid-Year Financial Report.
Recommendation: Receive the Fiscal Year 2025-26 Mid-Year Financial Report.
13. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**
14. **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 Department 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 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
June 1, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting

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

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast 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 Department at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Persephonie Riley, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 2, 2026, Special and Regular Meeting of the Rancho Cordova City Council was posted and available for review on February 26, 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.cityofranchocordova.org.

Signed February 26, 2026, at Rancho Cordova, California.

A handwritten signature in blue ink, appearing to be 'Persephonie Riley', written above a horizontal line.

Persephonie Riley, CMC
Assistant City Clerk

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

Council Members Present: Linda Budge, Joe Little (arrived at 5:37 p.m.), David Sander, and Mayor Garrett Gatewood

Council Members Absent: Siri Pulipati

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

United States Representative Ami Bera led the pledge.

4. INVOCATION

Chaplain Sylvia with the Sacramento Law Enforcement Chaplaincy gave 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.

ITEM 9.1.

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ATTACHMENT 1

6. PUBLIC COMMENT

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

1. Davi Rodrigues
2. Niraj Dhanani
3. Anish Puroshothaman
4. James Garcia

Mayor Gatewood closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Gatewood stated that Item 9.2 would be pulled for separate discussion.

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

ACTION: Motion to approve items 9.1 and items 9.3 through 9.7 by Budge second by Sander;
Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

- 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.

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

ACTION: Motion to approve item 9.2. by Little second by Budge;
Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

- 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

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ATTACHMENT 1

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).

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

1. Helen Whelan-Bashaw

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve option two, enhance program scope and increase funding, allocating 12% of total program budget for outreach (\$200,000) per year, by Little second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

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- 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.

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

ACTION: Motion to approve item 12.2 with the amendment by staff to the Resolution by Gatewood second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

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

Recommendation: Receive the presentation and provide feedback.

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

1. Laura Butler
2. Bonnie Patterson

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Community Engagement Division Annual Update.

- 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.

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

ACTION: Motion to approve item 12.4 by Little second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 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.

Mayor Gatewood opened the public comment period. The following individuals

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addressed the Council or submitted public comment via email:

1. James Garcia

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 12.5 by Sander second by Little;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

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.

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

1. James Garcia

Mayor Gatewood closed the public comment period.

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ACTION: Motion to change the funding allocation for Council Discretionary Funds to \$20,000 per Council Member per calendar year by Gatewood second by Little;

Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Municipal Code Update related to Property Improvement/Maintenance.

14. ADJOURN TO CLOSED SESSION

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

Mayor Gatewood adjourned the meeting to closed session at 7:29 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 7:29 p.m.

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

Council Members Absent: Siri Pulipati

Staff Members Present: Adam Lindgren and Micah Runner

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

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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

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

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting in honor of Jacob Gatewood's birthday at 8:12

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Rancho Cordova City Council - DRAFT MINUTES
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p.m.

ATTACHMENT 1

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Erin Naderi, Management Analyst
Russell Ducharme, Neighborhood Services Director
SUBJECT: **SECOND READING OF 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 second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption 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 fireworks stand licensing.

BACKGROUND

On February 17, 2026, the Rancho Cordova City Council waived the first reading and passed to a second reading of the ordinance amending 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 reside 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 the 15th day of May 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 the 15th day of May 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 the 1st day of March, 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 2nd day of March 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](#).

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2. Ten thousand dollars for each violation which occurs on school property.

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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: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Quoc Nham, Principal Civil Engineer
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-19 WITH WILLDAN ENGINEERING IN AN AMOUNT NOT TO EXCEED \$3,200,000 FOR ON-CALL PROFESSIONAL ENGINEERING SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2026-19 for on-call professional services with Willdan Engineering in an amount not to exceed \$3,200,000 through June 30, 2029.

BACKGROUND

In order to maintain flexibility in response to fluctuations in the development, design, and construction market, the Public Works Department employs the assistance of qualified consultants to provide engineering services for the City of Rancho Cordova. This on-call contract enables the city to draw upon greater resources on projects, effectively manage workload demands, and maintain timely and efficient service delivery. This contract supports development review activities that facilitate orderly growth and promote connectivity within new developments citywide, while providing continuity and consistency in the review of major development projects currently underway.

FISCAL IMPACT AND FUNDING SOURCE

Engineering support for development projects is directly billed to the development projects. Project management of design and construction of capital improvement projects are paid through various funding sources appropriated for the projects. Engineering support and oversight related to city infrastructure and facilities are paid for through city operations budgets. These consulting services do not impact the general fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-19

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. 2026-19 IN AN AMOUNT NOT TO EXCEED \$3,200,000 WITH WILLDAN ENGINEERING, FOR ON-CALL PROFESSIONAL SERVICES

WHEREAS, the on-call services provide flexibility to adapt to a variable development and construction market; and

WHEREAS, adoption of this Resolution authorizes the City Manager to execute a three-year, four-month contract with Willdan Engineering in an amount not to exceed \$3,200,000; and

WHEREAS, the contract will be paid through direct billing to developers and utility companies; and

WHEREAS, the amount exceeds the maximum 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. 2026-19 in an amount not to exceed \$3,200,000 with Willdan Engineering, a California Corporation, in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND WILL DAN ENGINEERING**

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 Willdan Engineering, a California Corporation ("Professional") as of March 2, 2026.

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.

Term of Services. The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2029, 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.

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.

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.

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.

COMPENSATION. City hereby agrees to pay Professional a sum not to exceed \$3,200,000, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. 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.

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.

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.

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.

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.

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.

Reimbursable Expenses. Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed \$1,000. 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.

Payment of Taxes. Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

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.

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.

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

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

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.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Governing Law. The laws of the State of California shall govern this Agreement.

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.

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.

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.

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.

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

Professional may cancel this Agreement upon 90 days' written notice to City and shall include in such notice the reasons for cancellation.

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

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.

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

Notices.

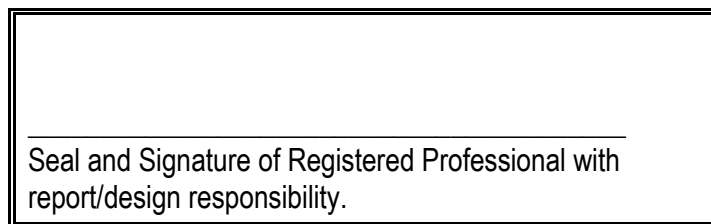
Any written notice to City shall be sent to:

Khaliq McClean
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
kmclean@cityofranhocordova.org

Any written notice to Professional shall be sent to:

Jonathan Mitchell, P.E.
Willdan Engineering
2240 Douglas Blvd., Suite 270
Roseville, CA 95661
jmittell@willdan.com

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.



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.

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

Jonathan Mitchell, Director

Date:_____

Date:_____

Attest:

Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date:_____

EXHIBIT A
SCOPE OF SERVICES

Exhibit A



Willdan Proposed Scope of Work

Land Development Services

Grading Plans



Willdan will perform grading and site accessibility plan review for conformance with County codes and ordinances, including the County grading code and manual, California Building Codes related to site accessibility, or with the County's Drainage design policies. Our grading plan review will be consistent with Willdan plan review quality guidelines. We will utilize the County's grading plan checklist and mark up plans. Willdan will ensure plans meet all applicable codes and ordinances upon completion of plan reviews, evaluation of the engineers cost estimate, and final recommendation on bond amount and permit fees.

Erosion and Sediment Control Plans



Willdan will review associated erosion and sediment control plans in accordance with County and State Regional Water Quality Control Board requirements. The best management practices during construction will be reviewed for compliance and appropriateness for the proposed project improvements. Willdan staff has experience with preparation of erosion and sediment control plans for the associated grading and drainage improvement plans and, therefore, a working knowledge of the design requirements and implementation of appropriate BMPs selection and design.

Soils Report



We will review the submittals for adequacy with respect to geotechnical and geologic conditions and to ensure all developments are in conformance with applicable County, State and Federal laws, comply with the governing codes, and are in conformance with County Standard Plans

Sewer, On-Site & Off-Site



Sewer Improvement Plans will be checked under the direct supervision of a registered civil engineer. Specifically, the following tasks will be performed:

- Review general notes, title block, signature block, benchmark data, quantities, unit costs, vicinity map, index map, and other general requirements.
- Check plans for compliance with general design criteria established by the County standards for underground wet utilities.
- Check to assure that plans reflect all required improvements as shown on the approved tentative map and in the subdivision resolution.
- Check data shown on plans for consistency with previously approved plans and the record map.
- Review available sewer study against the sewer improvement plans, including capacities, minimum slopes, geometry, manhole spacing, pipe size and types.
- Review proposed sewer plans for conformance with County's approved master plan of sewers.
- Review the proposed improvements for constructability; require redesign of any proposed improvement when the plans propose a situation where the improvement is not buildable, conflicts with an existing improvement, creates a public hazard or nuisance, creates a maintenance problem, creates a potentially unsafe condition, or will not function due to an inadequate level of engineering.
- Check for accuracy of design and fit with existing improvements and underground utilities.



- Point out conflicts, mistakes, inaccuracies, and omissions on the plans.
- Check stationing and alignments of the sewer improvements for agreement with the record map and record data.
- Review plans for any special conditions which could be anticipated during construction such as street closures, protection of existing utilities, etc.

Water, On-Site & Off-Site



Water Improvement Plans will be checked under the direct supervision of a registered civil engineer. Specifically, the following tasks will be performed:

- Review general notes, title block, signature block, benchmark data, quantities, unit costs, vicinity map, index map, and other general requirements.
- Check plans for compliance with general design criteria established by the County standards underground wet utilities.
- Check to assure that plans reflect all required improvements as shown on the approved tentative map and in the subdivision resolution.
- Check data shown on plans for consistency with previously approved plans and the record map.
- Review available water service study/report against the proposed water plans.
- Review proposed water plans for conformance with County's approved master plan.
- Review the proposed improvements for constructability; require redesign of any proposed improvement when the plans propose a situation where the improvement is not buildable, conflicts with an existing improvement, creates a public hazard or nuisance, creates a maintenance problem, creates a potentially unsafe condition, or will not function due to an inadequate level of engineering.
- Check for accuracy of design and fit with existing improvements and underground utilities.
- Point out conflicts, mistakes, inaccuracies, and omissions on the plans.
- Check stationing and alignments of the waterline improvements for agreement with the record map and record data.
- Review plans for any special conditions which could be anticipated during construction such as street closures, protection of existing utilities, etc.

Hydrology/Hydraulics Reports & Storm Drain, On-Site & Off-Site



Drainage plans will include review of calculations and reports for:

- H/H reports will be checked under the direct supervision of a registered civil engineer. Specifically, the following tasks will be performed:
- A field review will be performed to familiarize the plan reviewer with the existing conditions and digital photos taken at each project site for record and reference purposes as necessary.
- Check H/H report for compliance with County and County standards and design guidelines.
- Check grading, street, and storm drain plans for conformance with the H/H report.
- Check H/H report for compliance with County conditions of approval and the approved tentative map.
- Check for any diversion of flows from their historic patterns.
- Check for any adverse effect of drainage on down-stream properties.
- Check various plan sets to assure no discrepancies from set to set.
- Review general notes, title block, signature block, benchmark data, quantities, unit costs, vicinity map, index map, and other general requirements.
- Check plans for compliance with general design criteria established by the County standards for streets, curbs, gutters, storm drain and flood control systems, and underground wet utilities.



- Check to assure that plans reflect all required improvements as shown on the approved tentative map and in the subdivision resolution.
- Check data shown on plans for consistency with previously approved plans and the record map.
- Review hydrology/hydraulic study against the storm drain plans, including street capacities, HGLs, velocities, inlet or outlet control, and other hydraulic factors.
- Review proposed storm drain plans for conformance with County's approved master plan of drainage.
- Review the proposed improvements for constructability; require redesign of any proposed improvement when the plans propose a situation where the improvement is not buildable, conflicts with an existing improvement, creates a public hazard or nuisance, creates a maintenance problem, creates a potentially unsafe condition, or will not function due to an inadequate level of engineering.
- Check for accuracy of design and fit with existing improvements and underground utilities.
- Point out conflicts, mistakes, inaccuracies, and omissions on the plans.
- Check stationing and alignments of the storm drain improvements for agreement with the record map and record data.
- Review plans for any special conditions which could be anticipated during construction such as street closures, protection of existing utilities, etc.

LID (Low Impact Development)



The Development will be required by the County to meet the current LID requirements in order to address stormwater runoff pollutions and meet Regional Water Quality Control Board requirements.

Our review of the LID will be based on the aforementioned documents and requirements. We have developed a check list based upon our experience with review services for the County of Los Angeles and other cities that ensure consistent plan reviews that meet the necessary regulatory requirements. Our review comments will be provided in the marked-up LID report, on the LID checklist, and summarized in a review memorandum. The County should provide any guidelines that they wish to have used for this project so that this project will be consistent with other priority projects County wide. We will use the County's adopted LID ordinance and the County MS4 Permit as guidance for the review process.

Low Impact Development is defined under Order R4-2012-0175 as one of the following projects:

- All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area.
- Industrial parks 10,000 square feet or more of surface area.
- Commercial malls 10,000 square feet or more surface area.
- Retail gasoline outlets 5,000 square feet or more of surface area.
- Restaurants (SIC 5812) 5,000 square feet or more of surface area.
- Parking lots 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
- Street and road construction of 10,000 square feet or more of impervious surface area shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets²⁶ (December 2008 EPA-833-F-08-009) to the maximum extent practicable. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.
- Automotive service facilities (SIC 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) 5,000 square feet or more of surface area.
- Redevelopment projects in subject categories that meet Redevelopment thresholds identified in Part VI.D.6.b.ii.



- Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will:
 - Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - Create 2,500 square feet or more of impervious surface area.
- Single-family hillside homes. To the extent that a Permittee may lawfully impose conditions, mitigation measures or other requirements on the development or construction of a single-family home in a hillside area as defined in the applicable Permittee's Code and Ordinances, each Permittee shall require that during the construction of a single-family hillside home, the following measures are implemented:
 - Conserve natural areas.
 - Protect slopes and channels.
 - Provide storm drain system stenciling and signage.
 - Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability.
 - Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

These project types and any other project that the County establishes as an LID project shall be checked to assure that the design meets the standards established in the Manual the County chooses to utilize.

Street Improvements



Street improvement plans will be checked under the direct supervision of a registered civil engineer. Improvement plan reviewing will include, but not necessarily be limited to, street and drainage plans, sewer and water plans, hydrology and hydraulic studies, preliminary drainage studies, FEMA requirements and design connections to existing systems, landscape and irrigation, bridges and structures, traffic signal, signing and striping plans, and park facilities. Specifically, the following tasks will be performed:

- A field review will be performed to familiarize the plan reviewer with the existing conditions and digital photos taken at each project site for record and reference purposes as necessary.
- Check plans for compliance with general design criteria established by the City standards for streets, curbs, gutters, sidewalks, street lights, drive approaches, storm drain and flood control systems, underground wet utilities, traffic signals, and signing and striping.
- Check street improvement plans for compliance with City and County standards, design guidelines and check grading, street and storm drain plans for conformance with the street improvement plans.
- Check street improvement plans for compliance with City conditions of approval and the approved tentative map.
- Check street improvement plans and plans against easement documents, record maps, and right-of-way documents; determine need for permanent easements, additional right-of-way, or temporary easements.
- Check various plan sets to assure no discrepancies from set to set.
- Review general notes, title block, signature block, benchmark data, quantities, unit costs, vicinity map, index map, and other general requirements; check for Underground Service Alert note on plans.
- Check plans for compliance with general design criteria established by the City standards for streets, curbs, gutters, storm drain and flood control systems, and underground wet utilities.
- Check to assure that plans reflect all required improvements as shown on the approved tentative map and in the subdivision resolution.
- Check data shown on plans for consistency with previously approved plans and the record map.



- Review proposed street improvement plans for conformance with City's approved specific plan.
- Review the proposed improvements for constructability; require redesign of any proposed improvement when the plans propose a situation where the improvement is not buildable, conflicts with an existing improvement, creates a public hazard or nuisance, creates a maintenance problem, creates a potentially unsafe condition, or will not function due to an inadequate level of engineering.
- Check for accuracy of design and fit with existing improvements and underground utilities.
- Point out conflicts, mistakes, inaccuracies, and omissions on the plans.
- Check stationing and alignments of the street improvements for agreement with the record map and record data.
- Check horizontal and vertical sight distance based on appropriate design speed.
- Review pavement design for consistency with the recommendations of the soils engineer.
- Review hydrology/hydraulic study against the storm drain plans, including street capacities, HGLs, velocities, inlet or outlet control, and other hydraulic factors.
- Review plans for any special conditions, which could be anticipated during construction such as street closures, protection of existing utilities, etc.

Traffic Signal Plans, Signing & Striping, Street Lighting Plans



- Willdan's plan review staff will check all improvement plans for facilities under the jurisdiction of the County as requested for compliance with general plan requirements, the conditions of approval of the proposed project, County standards, standard County checklists, and sound engineering practice.
- As required, Willdan's plan review staff will review and prepare comments on documents, such as, traffic studies related to an application for consistency with County standards, policies, and guidelines.

Parcel/Tract Maps, Lot Mergers, Easements, Lot Line Adjustments, Survey



- Willdan's review of easement documents, lot line adjustments, dedications, vacations, Parcel and Tract Maps shall be by or under the direction of a Licensed Land Surveyor to assure compliance with applicable provisions of the Subdivision Map Act, County ordinances, and other conditions of approval and requirements.
- There will be detailed checks made, including, but not limited to, review of survey documentation and title reports, lot and boundary closures, dedication and easement provisions, legal descriptions, completeness, and accuracy of data notation, and necessary certifications of County and County staff.

Construction Management

- Assist City with public awareness and information program to keep residents and local stakeholders advised of project status along with impacts to traffic flow circulation, including answering public's questions about project.
- Prepare construction file. A copy of Willdan's LAPM file checklist can be provided upon request.
- Ensure contractor distributes public construction notices and places construction and information signs.
- Prepare special concerns to be presented at preconstruction conference.
- Conduct preconstruction meeting, prepare meeting minutes, and distribute to attendees.
- Review contractor's safety program in consultation with City staff.



- Through Willdan's system of project control, monitor activities related to project such that project is constructed in timely fashion pursuant to contract documents and LAPM.
- Log, track, and process submittals, RFIs, releases for construction (RFCs), contract change orders (CCOs), field directives, notices of proposed change (NOPCs), non-conformance reports (NCRs), construction schedule, and detailed traffic control plan.
- Closely review schedule and advise contractor to take action on schedule slippage.
- Document contractor's 20-day notices, mechanic's liens, and stop notices.
- Assume responsibility for coordination with inspection staff and City staff.
- Monitor and coordinate activities of design engineering support, surveying, testing, and work by utilities or other agencies.
- Coordinate contractor's field work with utility companies and other agencies.
- Prepare weekly statement of working days and submit to contractor and City.
- Provide monthly progress report. A sample of Willdan's monthly report can be provided upon request.
- Establish and conduct weekly construction progress meetings to:
 - Resolve all old business issues to maximum extent possible
 - Address all items of new business as presented by any party
 - Review project schedule and address any deviations
 - Review submittal log in terms of items needed and resubmittals required and review RFI, RFC, CCO, NCR, and NRPC logs
 - List status of construction items recently undertaken or ongoing
 - List planned construction items for next two weeks (two-week look ahead schedule)
 - Review SWPPP issues
 - Review contractor's safety program
- Prepare minutes for weekly construction progress meeting.
- Provide claims mitigation monitoring, including proactively applying foresight to discover unforeseen conflicts prior to contractor encounter.
- Evaluate and respond to contractor's requests for clarification of plans and specifications.
- Ensure that all questions, conflicts, and issues are immediately brought to City's attention and addressed with appropriate directives to contractor.
- Conduct special site meetings, when necessary, with contractor and City staff to review job progress, scheduling, and coordination.
- Perform quantity, time, and cost analyses required for negotiation of contract changes.
- Negotiate and prepare change orders, including memorandum of explanation and cost estimates, to substantiate change order and send to City for review.
- Monitor and perform immediate and thorough analysis of validity of all potential claims that arise.
- Maintain all data for change orders and record information with regard to time of dispute, time of notification by contractor, and action taken by inspector.
- Monitor materials documentation and testing results and enforce corrections.
- Review for approval contractor's progress payment requests, including verifying LAPM compliance status and impact on payment; negotiate differences over amount with contractor; and process payments through City's Project Manager.
- Monitor preparation of punch list at substantial completion and follow up.
- Routinely review construction files to ensure conformance to City standards and good construction management practices.
- Ensure City receives as-built set of drawings at completion.
- Assist City with stop notices and release of retention.
- Provide memorandum of clearance to issue notice of completion.
- Finalize and deliver all construction files and supplies to City for their records.



Construction Inspection/Observation

- Review plans, specifications, and all other contract- and construction-related documents.
- Conduct a field investigation of the project area to become familiar with the existing facilities and the project environment.
- Become familiar with traffic control plans, construction schedule, construction sequence, and permit requirements from other agencies.
- Verify that the contractor conforms to the design survey line and grades.
- Attend weekly progress meetings with the construction manager, contractor, and subcontractors.
- Inspector will be on-call 24-hours a day, seven days a week during construction, providing full-time and as-needed construction inspection, including night inspection, of the work to monitor materials and methods for compliance with plans, specifications, and contract documents; and address and document non-conforming items as they are discovered.
- Monitor compliance with Cal OSHA requirements and compliance with all local, state, and federal regulations. Although Willdan will monitor the activities, it is the contractor's sole responsibility to provide workers with a safe working environment.
- Monitor compliance with the Clean Air Act and the Clean Water Act (National Pollutant Discharge Elimination System – NPDES best management practices). Also, monitor the contractor's compliance with approved SWPPP.
- Meet with the contractor at the beginning of each day and review the proposed work plan, including specific details that may affect progress.
- Conduct daily measurements of quantities of work with the contractor.
- Review actual contractor performance throughout the day and discuss discrepancies with the contractor as they occur.
- Assist in coordination of engineering support, surveying, specialty inspections, and fieldwork by utility companies.
- Coordinate with Contractor and utility companies to assist in the identification of unknown utilities and possible relocation of interfering structures or lines.
- Ensure contractor restores centerline ties and provides updated centerline tie-out notes, if any are disturbed.
- Ensure compliance of Underground Service Alert notification/delineation.
- Evaluate the contractor's operation and production with respect to quality and progress and report to the construction manager.
- Photograph continuous property frontages along the street alignment once prior to construction and once immediately following construction. Maintain a photographic record of key elements of each major operation of work each day, with increased detail in situations of potential changes or claims.
- Closely monitor testing results and require the contractor to provide corrective measures to achieve compliance.
- Maintain copies of all permits needed to construct the projects and enforce special requirements of each.
- Prepare and maintain detailed daily diary inspector reports on construction progress.
- Prepare clear and concise letters and memoranda, as needed. Establish a solid paper trail.
- Assist with the review and evaluation of change order work.
- Provide complete measurements and calculations documentation to administer progress payments.
- Maintain and submit a clean set of plans marked in red for as-built corrections on record drawings to be filed with the City.
- Prepare a punch list at substantial completion and follow up with the contractor regarding progress of corrections.

**Technician Services**

- Staffing to receive Encroachment Permit applications, answer questions and provide assistance to applicants;
- Review Encroachment Permit applications to ensure that all County requirements are met and that good engineering practices are included in the proposed projects;
- Prepare correspondence on behalf of the County to applicants informing them of the approval of, or modifications necessary to gain approval of, their Encroachment Permit.
 - Assist City with public awareness and information program to keep residents and local stakeholders advised of project status along with impacts to traffic flow circulation, including answering public's questions about project.
 - Prepare construction file. A copy of Willdan's LAPM file checklist can be provided upon request.
 - Ensure contractor distributes public construction notices and places construction and information signs.
- Manage and coordinate utility notifications and associated processing and administration
- Field review, surveys, observations and associated reporting and documentation
- Professional services in support of planning, project development, engineering, bid and award support, and construction technical services.
- Engineering, project management, and technical support services as requested in support of the Public Works Department.

EXHIBIT B
COMPENSATION SCHEDULE



Schedule of Hourly Rates

Effective July 1, 2025 to June 30, 2026

DESIGN ENGINEERING		BUILDING AND SAFETY		CONSTRUCTION MANAGEMENT	
Technical Aide I	\$83	Code Enforcement Technician	\$109	Labor Compliance Specialist	\$150
Technical Aide II	\$106	Code Enforcement Officer	\$125	Senior Labor Compliance Specialist	\$165
Technical Aide III	\$124	Senior Code Enforcement Officer	\$147	Assistant Labor Compliance Manager	\$180
CAD Operator I	\$132	Supervisor Code Enforcement	\$178	Labor Compliance Manager	\$200
CAD Operator II	\$153	Fire Plans Examiner	\$178	Utility Coordinator	\$172
CAD Operator III	\$170	Senior Fire Plans Examiner	\$195	Office Engineer I	\$151
GIS Analyst I	\$169	Fire Inspector	\$164	Office Engineer II	\$165
GIS Analyst II	\$185	Senior Fire Inspector	\$178	Assistant Construction Manager	\$172
GIS Analyst III	\$193	Fire Marshal	\$210	Construction Manager	\$191
Environmental Analyst I	\$149	Plans Examiner Aide	\$117	Senior Construction Manager	\$207
Environmental Analyst II	\$166	Plans Examiner	\$178	Resident Engineer I	\$215
Environmental Analyst III	\$177	Senior Plans Examiner	\$195	Resident Engineer II	\$223
Environmental Specialist	\$191	Assistant Construction Permit Specialist	\$125	Project Manager IV	\$253
Designer I	\$174	Construction Permit Specialist	\$131	Deputy Director	\$270
Designer II	\$181	Senior Construction Permit Specialist	\$155	Director	\$285
Senior Designer I	\$190	Supervising Construction Permit Specialist	\$164	INSPECTION SERVICES	
Senior Designer II	\$199	Assistant Building Inspector	\$147	Public Works Observer **	\$135
Design Manager	\$205	Building Inspector	\$164	Public Works Observer ***	\$170
Senior Design Manager	\$212	Senior Building Inspector	\$178	Senior Public Works Observer**	\$147
Plans Reviewer I	\$160	Supervising Building Inspector	\$195	Senior Public Works Observer ***	\$170
Plans Reviewer II	\$178	Inspector of Record	\$208	MAPPING AND EXPERT SERVICES	
Senior Plans Reviewer	\$195	Assistant Building Official	\$185	Survey Analyst I	\$151
Project Manager I	\$198	Deputy Building Official	\$211	Survey Analyst II	\$174
Project Manager II	\$220	Building Official	\$221	Senior Survey Analyst	\$187
Project Manager III	\$238	Plan Check Engineer	\$204	Supervisor - Survey & Mapping	\$209
Project Manager IV	\$253	Supervising Plan Check Engineer	\$206	Principal Project Manager	\$263
Principal Project Manager	\$263	Principal Project Manager	\$263	LANDSCAPE ARCHITECTURE	
Assistant Engineer I	\$146	Deputy Director	\$270	Assistant Landscape Architect	\$157
Assistant Engineer II	\$160	Director	\$285	Associate Landscape Architect	\$181
Assistant Engineer III	\$169	PLANNING		Senior Landscape Architect	\$199
Assistant Engineer IV	\$180	CDBG Technician	\$97	Principal Landscape Architect	\$211
Associate Engineer I	\$189	CDBG Specialists	\$114	Principal Project Manager	\$263
Associate Engineer II	\$198	CDBG Analyst	\$132	ADMINISTRATIVE	
Associate Engineer III	\$202	Sr. CDBG Analyst	\$140	Administrative Assistant I	\$102
Senior Engineer I	\$205	CDBG Coordinator	\$156	Administrative Assistant II	\$123
Senior Engineer II	\$210	CDBG Manager	\$188	Administrative Assistant III	\$144
Senior Engineer III	\$213	Housing Specialist	\$138	Project Accountant I	\$116
Senior Engineer IV	\$217	Housing Program Coordinator	\$156	Project Accountant II	\$136
Supervising Engineer	\$226	Planning Technician	\$134	Project Controller I	\$144
Traffic Engineer I	\$226	Assistant Planner	\$167	Project Controller II	\$163
Traffic Engineer II	\$253	Associate Planner	\$181		
City Engineer I	\$241	Senior Planner	\$206		
City Engineer II	\$253	Principal Planner	\$215		
Deputy Director	\$270	Planning Manager	\$228		
Director	\$285	Deputy Director	\$270		
Principal Engineer	\$325	Director	\$285		

** For Non-Prevailing Wage Project *** For Prevailing Wage Project

Mileage/Field Vehicle usage will be charged at the rate in accordance with the current FTR mileage reimbursement rate, subject to negotiation.

Additional billing classifications may be added to the above listing during the year as new positions are created. Consultation in connection with litigation and court appearances will be quoted separately. The above schedule is for straight time. Overtime will be charged at 1.5 times, and Sundays and holidays, 2.0 times the standard rates. Blueprinting, reproduction, messenger services, and printing will be invoiced at cost plus fifteen percent (15%). A sub consultant management fee of fifteen percent (15%) will be added to the direct cost of all sub consultant services to provide for the cost of administration, consultation, and coordination. Valid July 1, 2025 thru June 30, 2026, thereafter, the rates may be raised once per year to the value between the 12-month % change of the Consumer Price Index for the Los Angeles/Orange County/Sacramento/San Francisco/San Jose area and five percent. For prevailing wage classifications, the increase will be per the prevailing wage increase set by the California Department of Industrial Relations.

MEMORANDUM



ITEM 9.4.

DATE: March 2, 2026

TO: Honorable Mayor and Council Members

FROM: Jonathan Lujano, Assistant Civil Engineer
Edgar Medina, Assistant Public Works Director
Albert Stricker, Public Works Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-24 WITH FBD VANGUARD CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$432,238.80 FOR THE 2025 ADA SIDEWALK PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would result in a safer, more accessible intersection with better visibility, improved drainage, and design features that slow traffic and make crossing easier for pedestrians, providing long-term benefits for the community.

BACKGROUND

The City of Rancho Cordova maintains an ongoing program to repair sidewalks and install accessible sidewalk ramps within residential neighborhoods. The work under this contract includes the removal and replacement of the concrete curb, gutter, and sidewalk at the intersection of Mills Park Drive and Croetto Way ([Attachment 2](#)). Additional improvements include drainage and visibility enhancements, as well as the installation of traffic-calming devices, as shown on the Project Location Map ([Attachment 3](#)). This intersection was prioritized based on factors including the severity of existing damage and its proximity to schools.

This Project was subject to environmental review under the California Environmental Quality Act (CEQA). The Project was determined to be exempt from CEQA regulations pursuant to CEQA Regulation 15301(c) regarding repairs, maintenance, or minor alterations to "existing facilities," because the project only involves negligible or no expansion beyond the current facilities.

Bids for the project were solicited on the city's website and OpenGov.com. Bids were publicly opened on February 4, 2026. A total of eight bids were received. The lowest responsible and responsive base bid was \$432,238.80 from FBD Vanguard Construction, Inc. The contractor award was based on the lowest, responsive and responsible base bid. The Bid Summary Checklist is provided as [Attachment 4](#).

The Project is expected to be under construction and completed this Summer 2026.

FISCAL IMPACT AND FUNDING SOURCE

This project is included in the Capital Improvement Plan budget for Fiscal Year 2025-26. The project budget consists of funding from Community Development Block Grant (CDBG), Community Enhancement & Investment Fund, and Measure A Fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-24
3. Project Area Map
4. Bid Summary Table

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. 2026-24 IN AN AMOUNT TO NOT EXCEED \$432,238.80 WITH FBD VANGUARD CONSTRUCTION, INC. TO CONSTRUCT THE 2025 ADA SIDEWALK PROJECT NO. CS80092

WHEREAS, the city solicited bids for the 2025 ADA Sidewalk Project, City Project No. CS80092, under the requirements of state and local law and publicly opened bids on February 4, 2026; and

WHEREAS, the lowest responsible and responsive bidder was FBG Vanguard Construction Inc.; and

WHEREAS, adoption of this Resolution will award construction Contract No. 2026-24 in an amount to not exceed \$432,238.80 with FBD Vanguard Construction, Inc.; and

WHEREAS, the project will consist of a curve ramp, gutter, drainage and street light updates; and

WHEREAS, the project is funded by Community Development Block Grant (CDBG) Funds, Community Enhancement & Investment Funds, and Measure A Funds; and

WHEREAS, the project was reviewed under the requirements of the California Environmental Quality Act (CEQA), and has been determined to be exempt from further review pursuant to CEQA Regulation 15301(I) for existing facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-24 in an amount not to exceed \$432,238.80 with FBD Vanguard Construction, Inc. in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.4.

ATTACHMENT 1

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND FBD VANGUARD CONSTRUCTION INC.
FOR THE 2025 ADA SIDEWALK PROJECT**

THIS AGREEMENT (hereinafter referred to as "Agreement") is made by and between the City of Rancho Cordova, a California municipal corporation, (herein "City") and FBD Vanguard Construction, Inc., (herein "Contractor"), as of March 02, 2026.

WHEREAS, the City Council for the City heretofore caused and specifications for the 2025 ADA Sidewalk Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

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

WHEREAS, the notice was published on January 7, 2026 in OpenGov ("Notice"); and

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

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

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

SECTION 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications ("Contract Specifications") dated November 2024; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2026, unless the term of this Agreement is otherwise terminated in accordance with Section 5-22 of the Standard Specifications.

SECTION 1. SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-24, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and Specifications are hereby referred and by such reference incorporated herein and made a part of this

Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with the Plans and Specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with the Plans and Specifications.

SECTION 4. COMPLETION. Said work shall be completed and ready for acceptance.

SECTION 5. PAYMENT. Attached hereto as Exhibit A and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to in the amount not to exceed Four Hundred Thirty Two Thousand Two Hundred Thirty-Eight and Eighty Cents: (\$432,238.80). Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

SECTION 6. PREVAILING WAGES. To the extent required by law, Contractor and all of the Contractor's subcontractors shall comply with California Health and Safety Code Section 33422.1, and shall comply with California Labor Code Section 1770 et seq. and all regulations adopted pursuant thereto (referred to herein as, "Prevailing Wage Laws"), and be responsible for carrying out the requirements of such provisions. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Project contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said Project by Contractor, or by any subcontractor doing or contracting to do any part of said Project. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, in the City Clerk's Department. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations. The Contractor shall, and hereby agrees to, unconditionally indemnify, reimburse, defend, protect and hold harmless the City and its elective and appointive boards, commissions, officers, agents, attorneys, consultants and employees, and all of their respective successors and assigns, from and against any and all claims, demands, suits and actions at law or in equity, and losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, and costs and damages of every kind, nature and description (including but not limited to attorneys' fees and court costs; with counsel reasonably acceptable to the City), and administrative, enforcement or judicial proceedings, whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction of the Project, the failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Section 1770 et seq. and the Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of

prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

SECTION 7. INSURANCE. The Contractor shall carry and maintain for the duration of the term of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the specifications.

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

SECTION 8. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

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

SECTION 9. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work for the Project, file two (2) bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Section 3247 et seq., and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

SECTION 10. INDEMNIFICATION.

- 1.1 10.1 Contractor's Performance.** To the fullest extent permitted by law, Contractor shall indemnify, defend with counsel selected by the City, and hold harmless City, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from Services performed pursuant to this Agreement caused in whole or in part by any negligent or willful act or omission of Contractor, its officers, agents, employees, or anyone directly or indirectly acting on behalf of Contractor. The foregoing obligation of Contractor 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 Contractor 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 Contractor 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 Contractor 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, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

10.2 PERS Indemnification. In the event that Contractor or any employee, agent, or subcontractor of Contractor providing Services under this Agreement is determined by a court of competent jurisdiction of the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS as an employee of City, Contractor 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 Contractor 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.

10.3 No Limitation of Liability for Indemnification. The indemnities set forth in this Section shall not be limited by the insurance requirements set forth in the Contract.

SECTION 11. NONDISCRIMINATION AND EQUAL OPPORTUNITY. Contractor 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 subcontractor, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor 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 obligation required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

SECTION 12. TERMINATION OF CONTRACT. The City and/or authorized representative may terminate this Contract in accordance with Section 5-22 of the Standard Specifications.

SECTION 13. AMENDMENTS. No modification or amendment of this Agreement is effective unless made in writing and signed by both the City and Contractor.

SECTION 14. ASSIGNMENT AND SUBCONTRACTING. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

SECTION 15. MISCELLANEOUS PROVISIONS.

1.2 15.1 Successors. This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in

the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

15.2 Contract Administration. This Agreement shall be administered by Jonathan Lujano ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

15.3 Notices.

Any written notice to City shall be sent to:

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

Any written notice to Contractor shall be sent to:

Dominic Sposeto
550 Greenville Road
Livermore, CA 94550
dsposeto@vc-inc.net

15.4 IRS Form W-9. Contract 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.

15.5 Governing Law and Venue. The laws of the State of California shall govern this Agreement. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Sacramento or in the United States District Court for the Eastern District of California.

15.6 Attorneys' Fees. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provisions 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.

15.7 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.

15.8 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.

15.9 Survival. The obligation of this Agreement, which by their nature would continue beyond the term or expiration of this Agreement, including without limitation obligations regarding indemnification shall survive the term or expiration of this Agreement.

15.10 Entire Agreement. This Agreement, including the terms of payment attached hereto and incorporated herein as Exhibit A, and the Contract Documents as referenced above in Section 1, of this Agreement, represents the entire and integrated Agreement between City and Contractor and supersedes all prior negotiations, representations, and Agreements regarding the subject matter of this Agreement, either written or oral.

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

CONTRACTOR

Micah Runner, City Manager

Dominic Sposeto, CEO

Date:_____

Date:_____

Attest:

Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date:_____

EXHIBIT A
SCOPE OF WORK



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

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

RESPONSE DEADLINE: February 4, 2026 at 10:00 am

Report Generated: Wednesday, February 4, 2026

FBD Vanguard Construction, Inc. Response

CONTACT INFORMATION

Company:

FBD Vanguard Construction, Inc.

Email:

anava@vc-inc.net

Contact:

Lexi Nava

Address:

550 Greenville Road
Livermore, CA 94550

Phone:

(925) 245-1300

Website:

www.vc-inc.net

Submission Date:

Feb 4, 2026 9:45 AM (Pacific Time)

ITEM 9.4.

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

ATTACHMENT 2

ADDENDA CONFIRMATION

Addendum #1

Confirmed Feb 3, 2026 4:19 PM by Erin Hutchison

QUESTIONNAIRE

1. Project Contact*

Please provide the following regarding the point of contact for your submittal:

- Full Name (First and Last)
- Title
- Phone Number
- Email

Dominic Sposeto

CEO

925-245-1300

dsposeto@vc-inc.net

2. Contractor's License*

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

ITEM 9.4.

ATTACHMENT 2

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

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

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

Please enter the California Contractor's License Number for your company.

833032

[Click to Verify](#) *Value will be copied to clipboard*

3. DIR Registration*

Enter your California Department of Industrial Relations (DIR) Contractor Registration Number.

Please Note:

If the City is unable to confirm that the bidder/contractor's DIR registration is current, the City must disqualify the bidder, as required by Labor Code section 1725.5."

1000008493

[Click to Verify](#) *Value will be copied to clipboard*

4. Equal Employment Opportunity Certification*

This certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

Invitation For Bid - 2025 ADA Sidewalk Project

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ATTACHMENT 2

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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2025 ADA Sidewalk Project

the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of \$10,000 or under are exempt.)

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

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

Bidder shall confirm whether or not Bidder, and any proposed subcontractors, have participated in previous contract or subcontract subject to the equal opportunity clauses, as required by Executive Orders 10925, 11114, or 11246, and that, where required, have filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance, a Federal Government contracting or administering agency, or the former President's Committee on Equal Employment Opportunity, all reports due under the applicable filing requirements.

Bidder and/or a Proposed Subcontractors Have Participated

5. Public Contract Code Section 10285.1 Statement*

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

Note: The bidder must select "has" or "has not". The above Statement is part of the Proposal. Submitting this Proposal shall also constitute signature of this Statement. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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ATTACHMENT 2

HAS NOT

6. Public Contract Code Section 10162*

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

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

No

7. Public Contract Code 10232 Statement*

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

Note: The above Statement and Questionnaire are part of the Proposal. Submitting this Proposal thereof shall also constitute signature of this Statement and Questionnaire. Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

Confirmed

8. Subcontractors?*

Will you be using subcontractors for this project?

In compliance with the provisions of Section 4100-4114 of the Public Contracts Code of the State of California, and any amendments thereof, each Bidder shall set forth below the name and location of the place of business of each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement to be performed under these specifications in excess of one-half of one percent (0.5%) of the prime Contractor's total bid or ten thousand dollars (\$10,000.00) whichever is greater. The prime Contractor shall list the portion of the work which will be done by such Subcontractor.

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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ITEM 9.4.

ATTACHMENT 2

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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2025 ADA Sidewalk Project

If the Contractor fails to specify a Subcontractor for any portion of the work to be performed under the Contract, the Contractor shall be deemed to have agreed to perform such portion itself, and the Contractor shall not be permitted to subcontract that portion of the work except under the conditions allowed by applicable law.

Yes

SUBCONTRACTORS*

You have indicated that you will be using subcontractors for this project. Please download the attached form, complete it, and upload it back here as part of your submittal.

- [12-B.pdf](#)

12-B_Part_1_&_2_FBD_Vanguard_Construction_Inc..pdf

9. Years of Experience Under Current Business Name*

Please state the number of years for which the Bidder has been engaged in the contracting of business under its current name.

24

10. Years of Similar Experience*

Please state the number of years of experience the Bidder has in work of a nature similar to that noted in this Bid.

24

11. Failure to Complete Work Satisfactorily*

Has the Bidder, as a Contractor, ever failed to satisfactorily complete a Contract awarded to it?

No

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[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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2025 ADA Sidewalk Project

ATTACHMENT 2

12. Completed Contracts*

Provide information for at least three (3) contracts that have been satisfactorily completed by the Bidder in the last three (3) years.

For each contract, provide the following:

- Year
- Type of Work
- Contract Amount
- Owner/Agency for Whom Work Was Performed

ITEM 9.4.**ATTACHMENT 2**

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

YEAR	PROJECT NAME & DESCRIPTION	CONTRACT AMOUNT	OWNER CONTACT
February 2024	PROJECT NAME: Redwood Ave Sidewalk Curb & Gutter Improvement Project at Redwood Avenue SCOPE OF WORK: Work included the replacement of curb and gutter, sidewalk, driveway aprons, curb ramps, tree removal, landscaping, surveying, SWPPP and signage.	\$1,653,788.00	Alex Chan City of Redwood City 1017 Middlefield Road Redwood City, CA 94063 650-780-7307
February 2023	PROJECT NAME: Harriet Avenue Sidewalk Improvement Project SCOPE OF WORK: Sawcutting, installation of PCC sidewalk, driveway, curb ramps, curb & gutter; conform paving, AC pavement, pavement striping and markings; utility relocation; public notification; adding inlet and associated work for storm drain; and traffic control.	\$ 995,024.00	Fredrick Ho City of Campbell 70 N. First Street Campbell, CA 95008 408-866-2156
June 2023	PROJECT NAME: City Wide Curb Ramps 2023 Project SCOPE OF WORK: Work included reconstructing existing concrete curb ramps, SWPPP, installation of striping and signage at various locations throughout the City of Elk Grove.	\$798,998.50	Matthew Taliaferro City of Elk Grove 8401 Laguna Palms Way Elk Grove, CA 95758 916-969-6646

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ATTACHMENT 2

December 2023	PROJECT NAME: ADA Ramp and Sidewalk Improvements Project, No. 1220-CON-23 SCOPE OF WORK: Work included the installation of ADA-compliant pedestrian access ramps, driveways, sidewalk, and miscellaneous striping at various locations throughout Yuba City.	\$347,536.00	Fabiola Vazquez City of Yuba City 1201 Civic Center Blvd. Yuba City, CA 95993 530-822-4787
June 2023	PROJECT NAME: ADA Parking/Curb Compliance Project SCOPE OF WORK: Installation of concrete sidewalk, curb, curb ramp replacement, and asphalt concrete patching.	\$578,641.00	Kevin Fong City of Davis 23 Russell Boulevard Davis, CA 95616 530-747-8285

13. Equipment List*

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

For each item, please provide:

- Quantity
- Name, Type and Capacity
- Condition
- Location
- A document with the equipment list can also be attached under the "Additional Information" question towards the end of this submittal. Please add "See Attachment in Additional Information" to the Response below.

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ATTACHMENT 2

See Attachment in Additional Information.

14. Bid Bond*

Please download the below documents, complete, and upload.

- [Bid Bond Updated.pdf](#)

Bid_Bond_FBD_Vanguard_Construction_Inc.pdf

15. Non-Collusion Affidavit*

NON-COLLUSION AFFIDAVIT

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

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

The bidder confirms that they are the party making the foregoing bid and declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

Invitation For Bid - 2025 ADA Sidewalk Project

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ITEM 9.4.

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

ATTACHMENT 2

Confirmed

16. Debarment and Suspension Certification*

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

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

No Exceptions

17. Nonlobbying Certification*

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

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31,

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

Invitation For Bid - 2025 ADA Sidewalk Project

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ATTACHMENT 2

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Confirmed

18. Disclosure of Lobbying Activities*

Please download the below documents, complete, and upload.

- [Disclosure of Lobbying Acti...](#)

Disclosure_of_Lobbying_Activities_FBD_Vanguard_Construction_Inc.pdf

19. Federal Minimum Wage Rates*

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

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

Copies of the prevailing wage determinations are on file in the office of the City Clerk.

See the Caltrans Homepage on the internet for the current rates at <http://www.dot.ca.gov/hq/LocalPrograms/fedwages.htm> or contact your District Local Assistance Engineer for a hard copy.

Confirmed

20. Build America, Buy America Act Compliance

The contractor acknowledges that all products shall comply with BABAA requirements. Documentation with Manufacturer's Certification for BABAA requirements shall be included with all product submittals.

Yes

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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21. CARB Certificate of Reported Compliance*

Is the Contractor or any sub-contractors proposing to use any vehicle and/or equipment subject to California Air Resources Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulations (§ 2449 General Requirements)?

Yes

CERTIFICATE UPLOAD*

Upload CARB Certificate of Reported Compliance

Vanguard_Air_Resource_Board_Cert_(Exp_02.2026).pdf

Sub_CARB_Certs.pdf

22. Additional Information

For any additional information requested or required by any of your previously provided answers please upload that additional documentation here.

FBD_Vanguard_Construction_Pages.pdf

Master_Equipment_List_FBD_Vanguard_Construction_Inc.pdf

23. Submittal Confirmation*

The party submitting on behalf of the Company noted on the submittal is authorized to submit on behalf of said Company and has provided any authorization showing such if required by this Bid.

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

Confirmed

PRICE TABLES

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

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ITEM 9.4.**ATTACHMENT 2**

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Traffic Control Plan	1	LS	\$26,100.00	\$26,100.00
3	Water Pollution Control Plan	1	LS	\$3,000.00	\$3,000.00
4	Construction Staking	1	LS	\$9,000.00	\$9,000.00
5	Remove Base and Surfacing (Concrete Sidewalk, Curb, and Gutter)	1,953	SF	\$11.00	\$21,483.00
6	Remove Base and Surfacing (Pavement Only)	1,777	SF	\$5.00	\$8,885.00
7	Remove Base and Surfacing (Roadway, 12" Max)	1,095	SF	\$15.00	\$16,425.00
8	DI (Type B)	4	EA	\$7,800.00	\$31,200.00
9	DI (Type C)	1	EA	\$6,300.00	\$6,300.00
10	StormRing Trash Capture Device	5	EA	\$1,600.00	\$8,000.00
11	SDMH (48" Precast)	1	EA	\$8,400.00	\$8,400.00
12	12" Storm Drainpipe	217	LF	\$225.00	\$48,825.00
13	Connect to Existing Storm Drain Manhole	4	EA	\$1,400.00	\$5,600.00
14	Cut & Cap Storm Drainpipe	3	EA	\$540.00	\$1,620.00
15	Cap DI Lead at Manhole	3	EA	\$410.00	\$1,230.00
16	Abandon Drop Inlet (DI)	3	EA	\$1,200.00	\$3,600.00

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ITEM 9.4.**ATTACHMENT 2**

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. CS80092

2025 ADA Sidewalk Project

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
17	Adjust Utility to Grade	7	EA	\$1,500.00	\$10,500.00
18	PCC, Stamped and Colored	865	SF	\$27.00	\$23,355.00
19	Concrete Sidewalk	1,001	SF	\$25.00	\$25,025.00
20	PCC Driveway Conform	161	SF	\$28.00	\$4,508.00
21	Detectable Warning Surface	6	EA	\$490.00	\$2,940.00
22	Concrete Curb and Gutter	311	LF	\$60.00	\$18,660.00
23	2" Cold Plane	4,506	SF	\$1.80	\$8,110.80
24	2" RHMA	56	TON	\$446.00	\$24,976.00
25	Roadway Reconstruction	934	SF	\$22.00	\$20,548.00
26	Type "A" Solar Powered Street Light	2	EA	\$22,800.00	\$45,600.00
27	Pavement Marking	392	SF	\$18.00	\$7,056.00
28	Pavement Marking, Type "D"	56	EA	\$7.00	\$392.00
29	Remove Street Light	1	EA	\$9,000.00	\$9,000.00
30	Remove Sign Post	1	EA	\$400.00	\$400.00
31	Relocate Roadside Sign	3	EA	\$500.00	\$1,500.00
TOTAL					\$432,238.80

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

Invitation For Bid - 2025 ADA Sidewalk Project

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Exhibit 12-B: Bidder's List of Subcontractor (DBE and Non-DBE) - Part 1

As of March 1, 2015 Contractors (and sub-contractors) wishing to bid on public works contracts must be registered with the State Division of Industrial Relations and certified to bid on Public Works contracts. Please register at <https://www.dir.ca.gov/Public-Works/Contractor-Registration.html>. The local agency will verify registration of all contractors and subcontractors on public works projects at bid and thereafter annually to assure that yearly registration is maintained throughout the life of the project.

In accordance with Title 49, Section 26.11 of the Code of Federal Regulations, and Section 4104 of the Public Contract Code of the State of California, as amended, the following information is required for each sub-contractor who will perform work amounting to more than one half of one percent (0.5%) of the Total Base Bid or \$10,000 (whichever is greater).

Photocopy this form for additional firms.

FEDERAL PROJECT NUMBER:

CS80092(city bid)

Subcontractor Name & Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number DIR Reg Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
Sierra Traffic Markings Inc. Roseville, CA	1-Mobilization (P) 1-10% 27-Pavement Marking 28-Pavement Marking, Type D	10,916	27-31 100%	755317 1000002783	N	N/A	☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☒ < \$15 million Age of Firm in years: 28
Pacific Excavation Inc. Elk Grove, CA	26-Type C. A Solar powered Street Light 29-Remove Street Light	48,685	100%	694400 1000000188	N	N/A	☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☒ < \$15 million Age of Firm in years: 28
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:
							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years:

Distribution – Original: Local Agency File; Copy: DLAE w/Award Package

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

In accordance with Title 49, Section 26 of the Code of Federal Regulations, the Bidder shall list all subcontractors who provided a quote or bid but **were not selected** to participate as a subcontractor on this project.

Photocopy this form for additional firms.

FEDERAL PROJECT NUMBER:
CS80092 (city bid)

Subcontractor Name & Location	Line Item & Description	Subcontract Amount	Percentage of Bid Item Subcontracted	Contractor License Number	DBE (Y/N)	DBE Cert Number	Annual Gross Receipts
				DIR Reg Number			
NAME St Francis Electric City, State San Leandro, CA	26-Type A Solar Powered Street light 29- Remove Street light	52,000	100%	1003811 1000022208	N	N/A	☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☒ < \$15 million Age of Firm in years: 11
NAME Compass Engineering Contractors, Inc. City, State Hayward, CA	27- Pavement Marking 28- Pavement Marker, Type "D"	10,766	100%	868996 1000003328	N	N/A	☐ < \$1 million ☐ < \$5 million ☒ < \$10 million ☐ < \$15 million Age of Firm in years: 21
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years
NAME							☐ < \$1 million ☐ < \$5 million ☐ < \$10 million ☐ < \$15 million Age of Firm in years

Distribution – Original: Local Agency File; Copy: DLAE w/Award Package

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

We, FBD Vanguard Construction, Inc.
_____ as Principal, and
Travelers Casualty and Surety Company of America

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

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for 2025 ADA Sidewalk Project CS80092

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

for which bids are to be opened at Rancho Cordova, CA on February 4th, 2026
(Insert place where bids will be opened) (Insert date of bid opening)

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

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

Dated: January 28th, 2026.

FBD Vanguard Construction, Inc.



Billie Spaseto, President

Principal

Travelers Casualty and Surety Company of America

Surety

By 
Magdalena R. Wolfe, Attorney-in-fact

CERTIFICATE OF ACKNOWLEDGEMENT

See Attached Notary
Acknowledgment
Certificate

State of California, City Rancho Cordova

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

Attorney-in-fact

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

(SEAL)

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

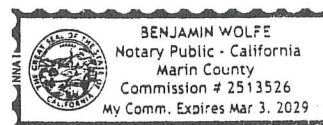
On JAN 28 2026 before me, Benjamin Wolfe, Notary Public
(insert name and title of the officer)

personally appeared Magdalena R. Wolfe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





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

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Arturo Ayala, Daniel Huckabay, Adrian Langrell, Chelsea Liberatore, Frank Morones, R. Nappi, Shaunna Rozelle Ostrom, Dwight Reilly, Ben Stong, Michael D Stong, Benjamin Wolfe, Magdalena R Wolfe, and Robert Wood of Orange, California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

City of Hartford ss.

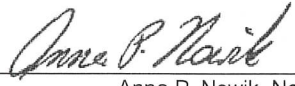
By: 
 Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

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

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




 Anna P. Nowik, Notary Public

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

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

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

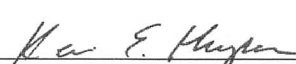
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice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

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

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

Dated this **28th** day of **January**, **2026**




 Kevin E. Hughes, Assistant Secretary

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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

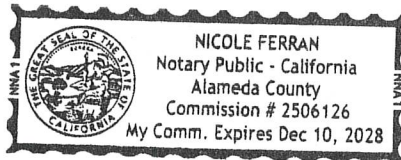
On 02-03-2026 before me, Nicole Ferran, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Billie Sposeto
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

ITEM 9.4.

DISCLOSURE OF LOBBYING ACTIVITIES

ATTACHMENT 2

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

1. Type of Federal

Action:

- ☐ a. contract
☐ b. grant
☐ c. cooperative agreement
☐ d. loan
☐ e. loan guarantee
☐ f. loan insurance

2. Status of Federal

Action:

- ☐ a. bid/offer/application
☐ b. initial award
☐ c. post-award

3. Report Type:

- ☐ a. initial
☐ b. material change

For Material Change Only:

year ____ quarter ____
 date of last report ____

4. Name and Address of Reporting Entity

☐ Prime☐ Subawardee

Tier ____, if known

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known

6. Federal Department/Agency:

Congressional District, if known

7. Federal Program Name/Description:

CFDA Number, if applicable ____

8. Federal Action Number, if known:

9. Award Amount, if known:

10. a. Name and Address of Lobby Entity
(If individual, last name, first name, MI)b. Individuals Performing Services (including address if different from No. 10a)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

11. Amount of Payment (check all that apply)

\$ ____ ☐ actual ☐ planned

12. Form of Payment (check all that apply):

- ☐ a. cash
☐ b. in-kind; specify: nature ____
 value ____

13. Type of Payment (check all that apply)

- ☐ a. retainer
☐ b. one-time fee
☐ c. commission
☐ d. contingent fee
☐ e. deferred
☐ f. other, specify ____

14. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 11:

(attach Continuation Sheet(s) if necessary)

15. Continuation Sheet(s) attached: Yes ☐ No ☐

16. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature: Print Name: Billie SposetoTitle: PresidentTelephone No.: (925)245-1300 Date: 11/29/2020

Authorized for Local Reproduction
 Standard Form - LLL

Federal Use Only:

Standard Form LLL Rev. 09-12-97

ITEM 9.4.**INSTRUCTIONS FOR COMPLETION OF SF-LLL ATTACHMENT 2
DISCLOSURE OF LOBBYING ACTIVITIES**

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

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

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

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

California Environmental Protection Agency
Air Resources Board

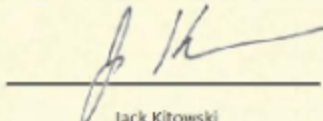
January 1, 2025

**CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION**

is issued to

FBD VANGUARD CONSTRUCTION, INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**



Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

12582

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

California Environmental Protection Agency
Air Resources Board

January 1, 2026

**CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION**

is issued to

PACIFIC EXCAVATION

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2027**

Michelle Buffington

Michelle Buffington
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

3295

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html



ITEM 9.4.

ATTACHMENT 2

California Environmental Protection Agency
Air Resources Board

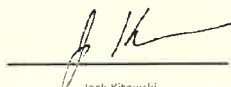
January 1, 2025

**CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION**

is issued to

SIERRA TRAFFIC MARKINGS, INC.

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Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

240534

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

FBD VANGUARD CONSTRUCTION, INC.
CERTIFICATE OF SECRETARY
AS TO ELECTION AND AUTHORITY OF OFFICERS
Effective August 1, 2013

Barbara Welch certifies that:

1. She is the Secretary of FBD Vanguard Construction, Inc., a California Corporation ("Corporation").
2. The directors of the Corporation have authorized the following resolution in the Action By Written Consent of the Board of Directors of FBD Vanguard Construction, Inc. dated August 1, 2013:

Election of Officers

RESOLVED, that the following persons are elected to the offices as set forth below to serve until the next annual meeting of the Board of Directors, or until their removal, resignation, or death, or until the election and qualification of their successors, whichever shall first occur:

President	Billie Sposeto
Chief Executive Officer	Dominic Sposeto
Chief Financial Officer	Barbara Welch
Secretary	Barbara Welch

Therefore, it is RESOLVED that the officers of the Corporation, and each of them, are authorized and directed to execute all documents on behalf of the Corporation.

Dated August 1, 2013

By: _____

Barbara Welch, Secretary

California Environmental Protection Agency
Air Resources Board

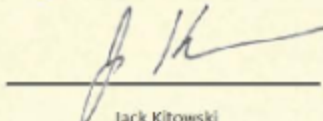
January 1, 2025

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OFF-ROAD DIESEL VEHICLE REGULATION**

is issued to

FBD VANGUARD CONSTRUCTION, INC.

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Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

12582

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

CA



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1000008493 - FBD VANGUARD CONSTRUCTION INC

1000008493 - FBD VANGUARD CONSTRUCTION INC

Customer Account Lookup

PWCR

1000008493

Contractor Status

DIR Approved

CSLB

833032

Business Phone

ITEM 9.4.**ATTACHMENT 2**

925 245-1300

Ext

Registration Start Date

2025-07-01

Legal Entity Name

FBD VANGUARD CONSTRUCTION INC

Doing Business As (DBA)

FBD VANGUARD CONSTRUCTION INC

Business Structure

Corporation - S corp

President

Billie Sposeto

Email

billies@vc-inc.net

Registration End Date

2028-06-30

Crafts

Laborer (Construction-Fence Erector-Housemover) (Engineering Construction)

Operating Engineer

Carpenter and Related Trades

Iron Worker

Cement Mason

Teamster (Work on a construction site)

Address

Mailing Address

550 Greenville Rd.

ITEM 9.4.

ATTACHMENT 2

Mailing Address - City

Livermore

Mailing Address - State

CA

Mailing Address - Zip

94550

Mailing Address - Country

United States

Physical Address

Physical Address - City

Physical Address - State

Physical Address - Zip

Physical Address - Country

Related Lists

Registration Dates (8)

[Terms & Conditions](#)

[Privacy Policy](#)

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ATTACHMENT 2

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ITEM 9.4.

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ID #	Year	Make	Model	Description	VIN/Serial Number	Plate
24	2000	Towmaster	N/A	Trailer Backhoe	4KNFB1926YL163865	1WX3476
46	2003	Witzco	RG35	T/A Lowboy Trailer 35 Ton- yellow	1W8A11D2X3S000039	4DF8263
53	1992	Norcal	N/A	Line Stake Trailer	1N9US1026N2PS1017	4PG7586
59	2008	Custombilt	Marksman MF6	5x10" Utility Trailer	055819US	W563395
71	1989	Easi-Pour	Compact 880	Slipform Trimmer/Paver	SN 32-1248	N/A
76	2002	JS Extruded Cu	Motor Model 303	Extruded Curb Machine	Motor Code 01061911	N/A
80	1985	Interstate	300A	Trailer	1JKODA245FA150006	4FC1752
100		ALLMAND BR	ECLIPSE	SOLAR POWERED ARROW BOARD	0538AB01	SE516485
120	2005	Meco	M-42WCI-04	HP 1/SPD Saw	M-42WCI-04	N/A
131	2006	Trail King	TK40LP	Tag Trailer w/26' Deck	1TKC0262X5M062628	4HD6598
145	2007	Case	590 SM 2	Backhoe w/ Wet Kit w 4-Gang drill #749	N6C420600	N/A
152		Millerbilt	TBET80X1	Trailer/Tilt/5 Ton	1M9BE15244L516017	N/A
153	2007	Magnum	MWT0500	500 Gallon Water Tank Trailer	45080	4GD4507
167	2008	Gomaco	GT6300	Commander III Trimmer/Slipform Paver	900100-862	N/A
169	2008	Gomaco		Spanit Powered Work Bridge	905700-035	N/A
170	2005	Best Trailer	5X12US	Trailer/box/5'x12' Double Axl	1B9UF162X51245556	4FZ5429
171	1974	Specialty		Line Stake Trailer Norcal	CAL42677	KZ1943
172	1998	Easi-Pour	TP880	Easi Pour Curb and Gutter Machine	32-1322	N/A
178	2000	Erie Strayer	MG-11C-HP	Movable Batch Plant		N/A
185	1999	Cenca	Util	Bobcat Trailer	1C9C11426XF045134	1WK7691
187	2009	Cementec #1 (Lane)	MDX-200T	3 Axl Trailer w/ Mobile Conc Disp	1L9LF343X9G321740	4KP7471
189	2005			End Dump Trailer	1UNSD34205C034616	4GC3801
194	2005	Cozad	35-ton	RGN Lowboy Trailer- white	1C9WL462561772041	4KP7499
196	2009	Chevy	C2500	3/4 Ton Pick Up	1GCHC44K69F186408	8Y11339
203	2001	Towmaster	T-40	23' Flat Deck Trailer	4KNFT23251L162983	1XD2814
204	2010	Gomaco	GHP 2800	4 Track Slipform Paver	905200-170	N/A
206	2010	Gomaco	TC-600	Cure Texture Machine	904400-203	N/A
207	2000	Magnum	MWT0500	500 Gallon Portable Water Tank	045107	SE702425
210	2011	Ford	F-550	1 ton flatbed	1FDUF5GTXBEB53760	38695H1
211	2011	Ford	F-550	1 ton flatbed	1FDUF5GT3BEB49372	42460B1
214	2011	Cemco	275-3D	3 Bin Batch Plant with Accessories	12451210248	N/A
214S		Cemco		Auxiliary Silo		N/A
215	2010	Sullair	375-DPQ-CAT	375 CFM Diesel Compressor	200606280169	SE702426
216	2011	Pearson	P-10-15W	Direct Fire Hot Water System	01266-11	N/A
217	2010	Minnich	A-3SC	Multiple Drill-Self Propelled (3-gang)	104-357720	N/A
218	2010	Multiquip	WRS1400LP	Hydraulic Roller Screed	VA1800471	N/A
222	2000	Cementec #2 (Elkin)	MCD1DX	Trailer Mounted Mobile Concrete Dispenser	1E9MJ3535BM430024	SE674351
222T	2011	Pace	Shadow GT	24' Covered Trailer	4P2WB2426YU020014	4CJ12561

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223	2010	CAT	TL1255	TELESCOPIC HANDLER (LOADER)	TBN00800	N/A
226	2011	Kor-Mobile	K-160-G15/KV-55	Core Drill System + 55 Gal. Kor-Vac System	4PBTC1916A35K0082	N/A
228	2012	Husqvarna	FS6100	65 HP walk-behind saw	001289800001	N/A
230	2004	Miller		Trailer/Tilt/5 Ton	1M9BE15274L516013	4GB1155
231	2011	CB	Barrier	14' Dump Trailer	4JUBD142XBN036257	4LN5570
232	1997	SPCN		Enclosed Cargo Trailer	CA785705	4AY7871
235	1980	Fruehauf	DFF240	40' T/A HILBOY Flat Deck Trailer	FRT002444	4BC5676
236	2011	Mustang	2086	Skid Steer Loader w/Tooth Bucket	02086D00004673	N/A
237	2006	Vermac	1210-QS	Portable Changeable Message Board	2S9US41246S132535	SE560026
238	2006	Vermac	1210-QS	Portable Changeable Message Board	2S9US41266S132536	SE560849
241	2012	RJ	UT-TDM	24" SS Tubetop Spec/Built Trailer	1R9BL102XCF600710	4SM3646
244	2007	Magnum Pro	MLT3060	Light Tower, Towable SM	076958	SE702538
246	2011	Atlas Copco	XAS 185 JD7 TBV	Steel Air Compressor	4500A1010BR038764	SE 677067
250T	2008	Millerbilt	UT5X12T-01	5'x12' 2 Axle Furniture Trailer	1M9BU12218L516201	4KA8324
297	2007	Ford	E-350	Economy Van	1FBSS31LX7DA37562	8G92633
305	2004	MLBLT		Bobcat Trailer	1M9BE15284L516019	4GB4541
306	2011	Ford	F-550	1 Ton Flatbed Utility Truck	1FDUF5GT1BEB49371	95233J2
314	2011	Mustang	2086	Skid Steer Loader	MMC02086E00004674	N/A
315	2013	GMC	Sierra	1/2 Ton Pick Up	3GTP1VE08DG136346	53470K1
316	2013	GMC	Silverado 3500	3/4-ton H/D Pick Up	1GC3CZCGXDF141419	53485K1
323	2013	Case	580SN	Tractor/Loader/Backhoe	JJGN58SNHCC564297	N/A
324	2013	Chevy	Silverado 2500H	3/4 Ton Pick up	1GC0CVCG7DF100287	96043M1
326	2013	GMC	Sierra 2500	3/4 Ton Pick up	1GT01ZCG3DF117472	96044M1
328	2013	Chevy	Silverado	3/4 Ton Pick up	1GB0CVCG0DF169326	96047M1
329	1979	Transmobile		Auger Tank Trailer	T41370	4MM8869
331	2013	Dodge	RAM 5500	1 Ton Flatbed Poly Truck	3C7WRMBL3DG556547	89291N1
333	2014	Dodge	RAM 4500	1 Ton Flatbed	3C7WRKBL2EG107673	89293N1
334	2014	Dodge	RAM 4500	1 Ton Flatbed w/ Crew Cab	3C7WRKFL7EG126844	89292N1
335	1990	Zieman	MDL #1175	Bobcat Trailer 16' Tandem (2 Axle)	1ZCE24S28LZP15961	1VV8836
336	2013	Dodge	RAM 5500	Mechanics Truck w/ Crew Cab	3C7WRNFL9DG595059	97814P1
338	2014	Ford	F-550	Saw Truck	1FDUF5GT6FEA78383	39540T1
340	2014	Dodge	RAM 5500	1 Ton Flatbed	3C7WRMBL5EG107694	65597S1
341	2015	Wylie	EXP-800-S	800 Gallon Water Trailer	34707	N/A
342	2008	AMIDA	AL4060D4MH	Light Tower, Towable SM	AL409240	SE690624
343	2008	Magnum Pro	MLT3060	Light Tower, Towable SM	089891	SE702536
344	2008	AMIDA	AL4060D4MH	Light Tower, Towable SM	AL4081549	SE702429
346	2014	Husqvarna	FS4600	48 HP ROAD SAW	001337831001	N/A
349		Husqvarna	FS4600	48 HP ROAD SAW	965979304	N/A
350	2008	Allmand Bros	Night-Light-Pro	Towable Light Tower	2686PRO008	SE689592

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351	2015	Ford	F-250	3/4 Ton Pick Up	1FTBF2A65FEC13818	34560U1
352	2015	Ford	F-250	3/4 Ton Pick Up, 2-Door Super Duty	1FTBF2A6XFEB53423	34561U1
353	2014	Ford	F-150	1/2 Ton Pick Up w/ Crew cab	1FTFW1CF7EKF39094	34562U1
354	2012	Ford	F-750XL	16' Flatbed	3FRPF7FA6CV188401	87118E1
358	2008	Multiquip	DCA150USJ2C	Generator 150-179 KVA	8600446	SE702540
359	2010	WANCO	WLTC4	Towable Light Tower	5F13D1417A1002980	SE702432
360	2015	Chevy	Silverado 2500	3/4 Ton Pick Up	1GC2CUEG0FZ517199	89616B3
361	2011	CAT	M322D	Rubber Tired Excavator w/ Thumb	CATM322DCW2S05080	N/A
362	2015	Kenworth	T880	Kenworth Knuckle Boom (PM 24025)	1NKZXPTXXFJ976681	29665V1
363	2015	Gomaco	4400	Barrier Paver	913300-010	N/A
364	2015	GMC	Sierra 2500 HD	3/4 Ton Utility Truck	1GD01XEGXFZ122148	05619V1
365	2015	Apache	TA DUMP	8X12 2-Axle Dump Trailer	1W9124255GF522339	SE702428
366	2015	GMC	Sierra 3500	3/4 Ton Pick up	1GT211EG8FZ530836	58485V1
367	2001	Western		20 Ton 2 Axle Tilt Deck Trailer (34k lb. capacity)	1W94035221W172691	4RU6862
368W	2011	Magnum	MWT500	Water Buffalo	1050090	N/A
372	2002	Whiteman	WRSDPU	Hydraulic Roller Screed	EK1800208	N/A
373	2015	GMC	SIERRA 2500	3/4 TON F/B	1GT21XEG8FZ555898	56673X1
375		Magnum	MWT500	500 GALLON WATER TRAILER	1050090	SE582849
378	2015	Dodge	RAM 5500	1 TON FLATBED, FUEL TRUCK	3C7WRMFL8FG549218	50228Y1
380	2012	IDEAL	206	FASTWAY LOW PRO CEMENT SILO	1Z94SFA22BB383036	N/A
381	2016	Dodge	RAM 5500	1-Ton F/B	3C7WRMBL6GG131649	09126N2
383	2011	Case	580N	Backhoe	JJGN580NEBC540536	N/A
384		Baldor		Belgrade Portable Concrete Hopper		N/A
385	1988	FRUEHAUF		1600 CU FT T/A PNEUMATIC BULK TRAILER	1H4B04329JL030805	4PD8011
388	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER	5F13D1412G1006119	SE702433
389	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER	5F13D1412G1006122	SE702434
390	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER	5F13D1412G1006123	SE702435
391		Ferris	MCHW418	ROTARY LIFT UNIT 72-K (SET OF 4 W/ JACK STANDS)		N/A
392		Kenco	KL12000	K-Rail Clamp		N/A
394	1991	Trail King	ITK24-2400	12 TON T/A EQUIPMENT TRAILER	1TKC02429MM089546	4AN6597
395	2016	Dodge	RAM 5500	1 TON F/B	3C7WRMBL2GG123810	72749Z1
396	1997	Wabash	DP102CD	Mob Trailer 28' X 102 " S/a VAN	1JJV281Y8VL396744	4PJ9605
397	2016	Dodge	RAM 5500	1 TON FB	3C7WRMFL0GG114114	72846Z1
398	2016	Ford	F-250	3/4 TON PU	1FTBF2A64GEB61499	33784Z1
399	2015	Ford	F-750XL	Flatbed Dump	3FRPF7FK2FV682588	98799K2
400	2011	Club Car	XRT 1550 SE D	4 x 4 Utility Vehicle Gator	RP12086262176	N/A
401	2013	Bobcat	T630	Compact Skid Steer Track Loader	A7PU13412	N/A
403	1994	Trail Max	TD42T	30' x 8.5' Flat Bed Trailer	1G9KS363XRA065036	4PL2675
404	2001	Jacobsen		22' x 7' Equipment Carrier	1J9DE2K201F015677	4PL2686

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405	1999	Carson	SC182	18' x 6.5' Flat Bed Utility Trailer (Washer)	4HXSC1825X007790	4PL2685
406	2006	Dargo		16' x 7' Utility Trailer	5HGBC1296M011914	4PL2684
407	2006	Suncn		4 Reel T/A Trailer	1S9ST18266P667545	4PL2676
410		Lowe	1650CLH	Hydraulic Skid Steer Auger	216605069	N/A
411	2015	Ford	F650 HD	Saw Truck	3FRNF6HD5FV728107	18872V2
412	2015	GMC	Sierra 1500	1/2 Ton PU	1GTR1VEC5FZ402959	56417Z1
413	2011	CASE	580N	Backhoe w/ CASE CNH CH-5M #417	HBC540809	N/A
414	2013	Wyle	EXP500SG	500 Gallon Water Trailer	5VUTW1326DP000207	4MU3609
415	2013	Doosan	C185WKU	185 CFM Air Compressor	450033UAXD95	4MM7150
416	2016	Husqvarna	FS4600	Concrete Saw 48hp	001356160001	N/A
417	2016	Case	CH-5M	Hydraulic Breaker	11961	N/A
418	2016	Husqvarna	FS7000 T4	Concrete Saw 74hp	001357429001	N/A
419	2016	Wanco	WLT	4000 WATT TOWABLE LIGHT TOWER	5F13D1411G1007116	SE689593
421	2016	Wacker	DPU6555HE	22" DIESEL VIBRAPLATE - 28" W/WINGS	10216081	N/A
422	2014	John Deere	544K	WHEEL LOADER	1DW544KZLEE663011	N/A
423	2011	Ford	F-150 XLT	4X4 EXTENDED CAB PICKUP	1FTFX1EF0BFD31914	37081F1
425	2016	LAMAR	EQ-TILT	83"X20' FLATDECK TRAILER	5RVTL2026GP041130	4SC3386
426	2011	Homebuilt		Heavy Duty Dual Axle Utility Trailer	CA1074403	4PD8054
427		Minnich	A-2C20X48	Multiple Drill-Self Propelled (2-gang)	104-3417-20	N/A
428		Minnich	A-2C	Multiple Drill-Self Propelled (2-gang)	104-3549-20	N/A
429	2015	Dayton Superior		9"x11" Paving Forms, 3400LF		N/A
430	2015	Dayton Superior		36" Barrier/Wall Forms, 2400LF		N/A
431	2016	Dodge	5500	1 Ton Flatbed	3C7WRMFL9GG243520	96981D2
432	2016	Husqvarna	FS5000D	Concrete Saw 48hp	001359920001	N/A
433	2008	Caterpillar	XQ100	Generator, 120/125KVA	D4D00410	SE702541
434	2012	Gehl	RS10-55	10K Reach Lift	RS1055JD0190154	N/A
435	2016	Atlas Copco	XAS 185 KD7 PE T4F	Air Compressor, 185 CFM	4500A1012FR051263	SE677984
436		COMPASS		50FT CONVERYOR BELT (Gray)	30509810135	N/A
437				8 YD CEMCO WET DRUM		N/A
438		CE MFG		2 Bin CEMCO Batch Plant	4775275	N/A
439	1988	WABA	1JJ	2 Bin OFFICE TRAILER	1JJV452C5JL116218	N/A
440		KAUFMAN		8 YDHYDRAULIC EQUIPMENT TRAILER		N/A
442	2016	WACKER	LTN6K	LIGHT TOWER, 60HZ 120/2	5XFLN0513GN001569	SE677118
443	2011	Ford	F-450	1-Ton Flatbed	1FDUF4GT8BEC37800	59539B2
445	2016	GMC	SIERRA 1500	1/2 Ton Pickup	1GTR1LEH1GZ340879	47807D2
446		DSS		DSS CEMENT SILO		N/A
448	2010	GOMACO	TC-600	Texture/Cure Machine	904400-207	N/A
449	2016	Ford	F-150	1/2 TON PICK UP	1FTEW1C85GKF72157	58745A2
451	2008	JLG	Skytrack 6042	6K - 7K 42' SHOOTING BOOM FORKLIFT	0160036112	N/A

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452	1996	Cozad		Trailer	1C9G44208T1167044	4SV8393
454	2017	Ford	F-150	1/2 TON PICK UP	1FTMF1CP1HKC07172	12757E2
455	2017	Ford	F-250	3/4 TON PICK UP	1FTBF2A60HEC09811	12758E2
456	2017	Ford	F-350	3/4 TON PICK UP	1FTBF3A61HEB78221	12759E2
457	2016	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL5GG255539	54165E2
458	2016	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBLXGG308350	54166E2
459	2016	Ford	F-650	20' FLATBED Dump w/Grout Machine	1FDNF6DC0GDA03023	82937D2
460	2016	Dodge	RAM5500	1 TON PICK UP	3C7WRMBL5GG253760	39612E2
461	2016	Ford	F-450	1 TON PICK UP	1FDUF4GT4GEC31127	83141D2
463		Gomaco	PS-2600	Placer/Spreader	904900-056	N/A
464	2012	Caterpillar	M322D	Rubber Tired Excavator w/ Thumb	D2W00360	N/A
465	2017	Lamar	UT-HS-TDM	82"x14' Utility Trailer (Dosing Trailer)	5RVU61420HP048074	4RC6192
468		CEMCO		AGGREGATE FEEDER 12'X12' BIN	1760417-176	N/A
469		CEMCO		AGGREGATE FEEDER 12'X12' BIN	1770417-177	N/A
470	2016	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL4GG366468	44137D2
472	2014	Case	580SN	Loader/Backhoe w/ CASE CNH CH-5M	JJGN58SNAEC705059	N/A
473	2017	Husqvarna	FS4600	WALK BEHIND SAW, 48HP	001365323001	N/A
474	2016	Mustang	2600R	SKID STEER, Tier 4	NMMC2600RDOD177223	N/A
475	2016	Dodge	RAM4500	1 TON FLATBED	3C7WRKBL2GG305768	00070G2
476		Marksman	TBET80X	5-Ton Equipment Trailer	1M9BE162XBL516082	4LN8448
477	2017	Peterbilt	PX9	18.5' Dump Bed	2NP3LJ0X4JM451646	48074G2
478	2013	Peterbilt	386	3 Axle Cab Tractor	1XPHD49X1DD201918	9E85747
479		Volvo	DD14	Roller Ride-On 35 In Smooth Drum	VCE00D14TOS275797	N/A
480	2017	Dodge	RAM4500	1 TON PICK UP	3C7WRKBL5HG510308	12005H2
481	2017	Dodge	RAM5500	1 TON PICK UP	3C7WRMBL8GG370569	12004H2
482	2012	MARKSMAN	TBET80X15-99	TRAILER TANDEM AXLE 80"X15'	1M9BE1522CL516418	4MR2890
483	2005	PRO-TRAK		PRO-TRAK 28' X 6' TRAILER	5BNDP33205W000064	4RH5607
484		MARKSMAN	WWT-500	WATER TRAILER 500 GALLON	1M9BT0829BL516202	4LU8119
485	2017	CASE	580SN	4 WD BACKHOE	JJGN58SNKHC742529	N/A
486	2017	Wanco	WLT	4000 WATT TOWABLE LIGHT TOWER	5F13D1412H1003125	SE690915
488	2017	CAT	XQ0400	Generator	X4R00227	SE737320
489	2017	CAT	XQ0400	Generator	GHJ00536	SE737319
490	1981	JL		Cement Guppy Trailer	1J9N4BU27B1001254	4DF7308
491	2016	MQ	WT5CSG	WATER TRAILER 500 GALLON W/ PUMP	4GNBM1226GB042937	N/A
492	2014	Wacker	RTX-SC2	TRENCH ROLLER W/ REMOTE	20181865	N/A
493	2017	Homebuilt		2 Axle Utility Trailer	CA1161143	N/A
494	2017	Red Mountain	1020CPCL	Smoke Check 1667 Unit		N/A
495	2017	Chevrolet	1500	1/2 Ton Crew Cab	3GCPCNEH0HG475690	48510K2
496	2017	Chevrolet	Silverado 2500	3/4 Ton Regular Cab	1GC0CUEG4HZ331787	49056K2

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497	2017	Chevrolet	Silverado 2500	3/4 Ton Crew Cab	1GC2CUEG9HZ365801	49055K2
498	2017	Dodge	RAM5500	1 Ton Crew Cab	3C7WRMBL9HG706604	86021K2
499	2017	Dodge	RAM4500	1 Ton Regular Cab	3C7WRKBL3HG727906	48948K2
501	2018	WANCO	WLT	400kW Towable Light Tower	5F13D1414J1000443	SE694790
502	2018	WANCO	WLT	400kW Towable Light Tower	5F13D141XJ1000446	SE694792
503	2018	WANCO	WLT	400kW Towable Light Tower	5F13D1416J1000444	SE694791
504	2017	Chevrolet	Silverado 1500	1/2 TON DOUBLE CAB/EXT. CAB	1GCRCNEH3JZ148263	49119K2
505	2017	Chevrolet	Silverado 1500	1/2 TON CREW CAB/FULL 4 DOOR	3GCPNCEC9HG384812	48776K2
506	2017	Minnich	A2C	2-GANG DRILL W/ SKEW KIT	104-4793-20	N/A
507	2017	Ford	F-650	Dosing Flatbed	1FDNF6DC3HDB12920	54718K2
508	2017	Ford	F-650	Flatbed	1FDNF6DC7HDB12919	54229K2
509	2017	GOMACO	RTP-500	RUBBER TRACK PLACER	906700-143	N/A
511		Atlas Copco	MB1700	HYDRAULIC HAMMER FOR EXCAVATOR	N/A	N/A
512	2018	Dodge	RAM5500	TRAFFIC CONTROL TRUCK	3C7WRMBL7JG185808	42535L2
513	2018	KENWORTH	T880	Kenworth Knuckle Boom (PM 26523 S)	1NKZLP0X6JJ223111	90915G2
515		CEMCO		9.5 YD CEMCO WET DRUM	N/A	N/A
516	1986	ALLOY VAN	1597	3 Bin Office Trailer 28' Van Trailer	1ALSP6188GS861306	4RP6872
517	2016	JOHN DEERE	210L	Skip Loader	1T8210LXPHF894101	N/A
518	2018	WANCO		ARROW BOARD	5F11S1015J1002865	SE711778
519	2018	WANCO		ARROW BOARD	5F11S1013J1002865	SE711779
520	2018	HUSQVARNA	Soff-Cut 5000	Saw with Vacuum Port	001374611001	N/A
521	2018	HUSQVARNA	Soff-Cut V-1000	Vacuum	17092089	N/A
522	2018	WANCO		ARROW BOARD	5F11S1013J1003577	SE711780
523	2018	WANCO		ARROW BOARD	5F11S1013J1003579	SE714734
524	2018	E-Z Drill	210B-2 SRA	2-Gang Drill	N/A	N/A
525	2018	Ford	F-150	1/2 TON PICK UP	1FTEW1CP6JFD44109	85393M2
526	2018	Innovative	MD-D	Trailer 102 X 20	5PDCD2020JR016862	4SD7002
527	2017	CASE	590SN	Loader/Backhoe	JJGN59SNPHC746035	N/A
528	2018	Atlas Copco	XAS 185	185 Hard Hat Air Compressor	4500A1014FR051264	SE711776
529	2018	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL6JG128810	87466P2
530	2018	CAT	TL1255C	Cat Reachlift	DHW01026	N/A
531	2017	Ford	F-750	18" Flatbed Dump	1FDNF7DC9HDB12927	88782M3
533	2018	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL3JG157620	92960K3
534	2018	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL9JG167049	15296T3
535	2013	Peterbilt	386	3 Axle Cab Tractor	1XPHD49X8DD180307	9E83900
536	2013	Peterbilt	386	3 Axle Cab Tractor	1XPHD49X6DD180306	9E83901
537	2018	Paco		GAS/HYDRAULIC GROUT PLANT SKID MOUNTED	18-14837-5002C6GH	N/A
538	2019	Chevy	2500	3/4 Ton Pick Up	2GC2CREG4K1127612	88544P2
539	2018	Diamond Products	PC1504	DIAMOND GRINDER / GROOVER	110218002	N/A

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540		CAT	950M	Loader	0950MJEMB03770	N/A
541	2006	Ford	F450	2 TON (BUCKET TRK)	1FDXF46Y26EA18976	04842P2
542	2015	Atlas Copco	XAS400 JD7	400CFM COMPRESSOR	4500B1315FR075954/HOP075954	SE690854
543	2015	Atlas Copco	XAS185 KD7 PE	185CFM Compressor	4500A1016FR050715/HOP075954	SE690855
544	2018	Wanco	WLT	400kW Towable Light Tower	5F13D1417J1007340	SE690856
546	2018	Wanco	WLT	400kW Towable Light Tower	5F13D1410J1007485	SE690858
547	2018	Wanco	WLT	400kW Towable Light Tower	5F13D1414J1007599	SE690859
548	2018	Wanco	WLT	400kW Towable Light Tower	5F13D1410J1007602	SE690860
549	2018	Ford	F-150	1/2 TON PICK UP	1FTEX1CB3JKF81889	06153R2
550	2019	Ford	F-250	3/4 TON PICK UP	1FTBF2A68KEC80343	06151R2
551	2018	Ford	F-550	Saw Truck	1FDUF5GT8JEB69499	10966R2
552	1974	FRUEHAUF		Slurry/Water Trailer	FRS 556702	4RS5408
553	1961	Beall		Slurry Trailer	KS2805A 61	4RS5576
554	2018	CAT	M322D MH	Excavator	P2T00348	N/A
555	2014	Peterbilt	386	3 Axle Conventional Tractor	1XPHD49X7ED242622	9F02619
556	2018	Landoll	440	Lowboy Equipment Trailer	1LH440VH0J1A25093	4SG2929
557	2014	Peterbilt	386	Truck Tractor	1XPHD49X5ED242621	9F02618
558	1966	FRUEHAUF		Slurry Trailer	OMF345516	?
560	2018	Chevy	Silverado 1550	1/2 TON PICK UP	3GCPNCEC1JG635716	69588R2
563	2019	Husqvarna	FS4600	48 HP ROAD SAW	1379838001	N/A
564	2019	Husqvarna	FS4600	48 HP ROAD SAW	1379909001	N/A
565	2015	Atlas Copco	XAS 400 JD7	400 CFM COMPRESSOR	4500B1318DR074729	SE582684
566	2013	International	4300	4X2 FLATBED TRUCK	3HAMMAAL6DL321291	88593P2
567	2019	Wanco	WTSP	ARROW BOARD	5F11S1019K10000314	SE735796
568	2019	Wanco	WTSP	ARROW BOARD	5F11S1019K10000318	SE709522
569	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER	N/A	N/A
570	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER	N/A	N/A
571	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER	N/A	N/A
572	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER	N/A	N/A
573	N/A	Mustang	2600R	SKID STEER, Tier 4	MMC2600RDOD177633	N/A
574	2008	Genie	S60	4x4 TELESCOPIC BOOM LIFT	S600819245	N/A
575	2017	Paladin	VSS6M-0022	SWEeper ATTACHMENT	1732024 VSS6M	N/A
576	2019	Kohler	4000W	4000W LIGHT TOWER	5F13D1417J1007600	SE713278
577	2019	Kohler	4000W	4000W LIGHT TOWER	5F13D1419J1007601	SE713279
578	2019	Chevy	1500	1/2 TON PICK UP	1GCUYDED6KZ141649	17933T2
579	2019	Wanco	WVT3	MESSAGE BOARD	5P2S121XK100D1313	SE709527
580	2019	Wanco	WVT3	MESSAGE BOARD	5P12S1216K1001311	SE709526
581	2019	Wanco	WVT3	MESSAGE BOARD	5F12S1214K1001310	SE709525
582	2019	Wanco	WVT3	MESSAGE BOARD	5F12S1218K1001312	SE709524

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583		CAT	950M	WHEEL LOADER	CAT0950MCEMB03813	N/A
584	2019	Wanco	WLT	LIGHT TOWER	5F13D1419K1000357	SE708940
585	2019	Wanco	WLT	LIGHT TOWER	5F13D1417J1007743	SE708941
587	2018	Dodge	RAM 5500	TRAFFIC CONTROL TRUCK	3C7WRMBL7JG209900	14110T2
589	2014	CAT	938K	WHEEL LOADER	CAT0938KLSWL03137	N/A
590	2019	Chevy	2500	3/4 TON PICK UP	1GC1CREG4KF171954	35106T2
591	2019	Chevy	2500	3/4 TON PICK UP	2GC2CREG9K1141120	35107T2
592	2013	Best Trailer	TB82X16T	Equipment Trailer 10000 lb Tilt	1B9TB2128D1245476	4MR7158
593		Minnich	A-3SC	3-GANG DRILL	104-5039-32 / 213-464	N/A
594	2019	Freightliner	M2-106	BOOM TRUCK WITH CRANE (PM 21525 S)	1FVHCYFE5KHKT5143	25855K3
595	2015	Mack	GU813	CEMENTECH MCD10-150 TRUCK MOUNTED	1M2AX18C6FM028256	07143S2
596	2015	Mack	GU813	IMM8-60 VM MIXER - TRUCK MOUNTED	1M2AX13C5FM028336	07144S2
597	2015	Mack	GU813	IMM8-60 VM MIXER - TRUCK MOUNTED	1M2AX13C7FM028337	07145S2
598	2017	CASE	580 SN	LOADER BACKHOE	JJGN58SNHFC721136	
599	2019	CEMCO		AUXILIARY SILO CEMCO #2	2230519-223	
600	2019	MILLER	8800	MACH 8800 MICRO-PRO	880068MM01NN19	
602	2011	Ford	F-750	GALE WATER TRUCK	3FRNF7FA8BV145510	11185G1
603	2019	WANCO	WTSP	ARROW BOARD	5F11S1010K1002842	SE709521
604	2019	WANCO	WTSP	ARROW BOARD	5F11S1011K1002946	SE709520
605	2019	WANCO	WTSP	ARROW BOARD	5F11S1017K1002952	SE708944
606	2019	WANCO	WTSP	ARROW BOARD	5F11S1019K1002841	SE708943
608	2019	WANCO	WVT3	MESSAGE BOARD	5F12S1216K1002538	SE709531
609	2019	WANCO	WVT3	MESSAGE BOARD	5F12S1218K1002539	SE709530
610	2019	WANCO	WVT3	MESSAGE BOARD	5F12S1216K1002541	SE709529
611	2011	MQ POWER	DCA-150SSJU3C	GENERATOR	7600858	SE714735
612	2019	Mack	GR64B	BAYLYNX VOLUMETRIC MIXER	1M2GR2GC1KM004596	18601T2
613	2018	Kenworth	T880	BAYLYNX VOLUMETRIC MIXER	1NKZL40X2KJ957857 / 18N12229	53786Z3
614	2013	Isuzu	NPR-HD	RED CAB STAKEBED TRUCK	JALC4W166E7000265	64567S2
615	2013	Isuzu	NPR-HD	RED CAB STAKEBED TRUCK	JALC4W166E7000282	64564S2
616	2014	WACKER NEUSON	G50	GENERATOR (Down, Proceed with Repairs?)	24248490	SE714736
617	2019	CAT	M322F	EXCAVATOR	CATM322FJFBW00327	
618		Bomag	BW120AD-5	Final Teir Four 48" Wide Double Drum Roller	101880331260	
619	2015	GMC	Sierra 2500HD	3/4 Ton Utility Truck	1GD21XEG7FZ129891	90649U2
620	2000	Interstate	20DTA	19 ft x 8 ft T/A Equipment Trailer	1JKDTA209YA000888	4SM3483
622		MQ	WT5CSG	WATER TRAILER 500 GAL W/ PUMP	4GNBM1226FB038854	4NT7081
624	2015	Ford	F-350	3/4 TON PICK UP	1FD8X3A67FEC73348	78402V1
625	2018	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL1JG330020	97259U2
626	2018	Dodge	RAM 5500	1 TON PICK UP	3C7WRMBL5JG334524	97266U2
628	2014	Ford	F-250	3/4 TON PICK UP	1FTBF2A67EEA16499	63936S2

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629	2019	WANCO	WLT	LIGHT TOWER	5F13D1419K1002237	SE713280
631	2019	WANCO	WLT	LIGHT TOWER	5F13D1417K1002236	SE713282
633	2019	WANCO	WLT	LIGHT TOWER	5F13D1415K1003675	SE713333
634	2020	Big Tex	14LX-14	WASHOUT DUMP TRAILER (GRAY)	16VDX1427L5037430	4SV3870
635	2015	Yamaha	YDREX5	Electric 4-Seat Golf Cart	JW9-516848	
636	2020	RJ	SHADE-SA	RJ-5X12 UTILITY SHADE GREEN	SHADE2572	
637	2000	LOADT		DUMP TRAILER	4ZEDT1228Y1140280	1WM4130
638	2012	FORD	F-750	Attenuator Truck	3FRNF7FA7CV157360	30263G1
639				60' Conveyor Belt (Purple/White)		
640	2016	TRANE	U96J07205	130 TONS AIR-COOLED CHILLER	RTAA130XM01A1C0BGKQ	
641	2020	CHEVY	SILVERADO 1500	1/2 TON PICK UP	1GCRWAEF7LZ132195	90325V2
642	2020	CHEVY	SILVERADO 1500	1/2 TON PICK UP	3GCPWAEH9LG111907	90322V2
644	2018	DODGE	RAM 5500	1 TON PICK UP	3C7WRMBL6JG407061	11259M3
645	2018	DODGE	RAM 5500	1 TON PICK UP	3C7WRMBL3JG392115	87093V2
646	2018	DODGE	RAM 5500	1 TON PICK UP	3C7WRMFL7JG352274	87173V2
647	2018	DODGE	RAM 5500	1 TON PICK UP	3C7WRMBL3JG371930	87176V2
648	2015	INTERNATIONAL	PROSTAR	Tractor Truck	1HSDJAPR9FH670463	9F24649
649	2015	INTERNATIONAL	PROSTAR	Tractor Truck	1HSDJAPR7FH670462	9F97350
650			BG-2	Grinder		
651	2005	TRAIL-EZE	TE801	Lowboy Trailer	1DA72T0796P017662	4SM3647
652	1972	FRUEHAUF		Slurry Trailer	OMP 595713	4US6631
653	1977	TRAILMOBILE		Slurry Trailer	S40846	4SR6572
654	2010	PETERBILT	365	Tractor Truck	1XP-SD49X-4-BD127901	9F64469
655	2010	PETERBILT	365	Tractor Truck	1XP-SD79X-3-BD127910	9F64468
656	2019	FORD	F-650	16' FLATBED DUMP	1FDNF6DC1KDF11235	86685V2
657	2016	FORD	F-250	3/4 TON PICK UP	1FTBF2A66GED25108	43562W2
658	2019	FORD	F-250	3/4 TON PICK UP	1FTBF2A65KFF50113	04178W2
659	2019	Diamond Products	PC1504	DIAMOND GRINDER/ GROOVER	160867	
660	2018	DODGE	RAM 5500	1 TON CREW CAB	3C7WRMFL3JG330028	20696W2
661	2018	Dodge	RAM 5500	1 TON CREW CAB	3C7WRMFL5JG407062	20694W2
662	2012	FORD	F-750	STAKEBED TRUCK	3FRWF7FA9CV485724	89450B3
663	2012	FORD	F-750	STAKEBED TRUCK	3FRWF7FA2CV485726	20067K1
665	2019	WANCO	WLT	Towable Light Tower	5F13D1415K1005233	SE744818
666	2019	WANCO	WLT	Towable Light Tower	5F13D1413K1005232	SE744821
667	2019	WANCO	WLT	Towable Light Tower	5F13D1413K1005229	SE744819
668	2019	WANCO	WLT	Towable Light Tower	5F13D1414K1004901	SE744820
669	2019	WANCO	WLT	Towable Light Tower	5F13D1419K1005610	SE744850
670	2014	HLT Limited	UT5X8T	Water Buffalo	4H1021426E0488027	

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671	2019	POLARIS	Z19YAV17B4	LIME SQUEEZE GOLF CART	RF3YAV177KT032601	41UE19
672	2012	KUBOTA	RTV400	GAS GOLF CART	14084	
673		CEMCO		AGGREGATE FEEDER 12'X12' BIN		
674		CEMCO		AGGREGATE FEEDER 12'X12' BIN		
675		CEMCO		AGGREGATE FEEDER 12'X12' BIN		
676				10 YD HYDRAULIC TRAILER		
677				10,000 GALLON WATER TOWER		
678				52' Conveyor Belt (Yellow)		
679				53' Conveyor Belt (Brown)		
680	2018	WACKER	LTV6L	Towable Light Tower	5XFLV0415JM003502	SE744824
681		HILTY PUMP		14' HYD Conveyor Belt		
682		HILTY PUMP		14' HYD Conveyor Belt		
683	2019	Towmaster	T-40	Hand Barrier Form Trailer	4KNBF3024LL161150	4SY9848
686		Con-e-co	454L	Mobile Batch Plant		
687	2020	WANCO	WSDT-TF	TOWABLE SPEED BOARD	5F15S1018L1003224	SE744823
688	2020	WANCO	WSDT-TF	TOWABLE SPEED BOARD	5F15S1010L1003444	SE744822
689	2020	WANCO	WVT3	TOWABLE MESSAGE BOARD	5F12S1216L1001598	SE744812
691	2019	Ford	F-350	3/4 Ton Utility Truck	1FD8X3E60KEG59274	58734Z2
692	2013	Ford	F-750	STAKEBED TRUCK w/ Compressor #215 Mounted	3FRWF7FA0CV485725	89178K1
693	2014	VEALEW		12000 GAL WATER TOWER	800-3750	
695	2019	Freightliner	M2-106	18' FLATBED	3ALACWFC3LDMD7017	74735Z2
696	1996	Yamaha	G16	Golf Cart (White)	JN6-011116	N/A
697	1999	Yamaha	G16	Golf Cart (Purple)	JN8-303531	N/A
698	2014	JLG	G1255A	Telescopic Forklift	160063383	
699	2020	Multiquip	DCA400SSI4F3	350KW Diesel Generator	3949024	
700	2020	Multiquip	DCA300SSJU4F3	250KW Diesel Generator	9110337	
701	2006	Ver-Mac	ST-4825	Old Arrow Board	2S9US11161S132907	
702	2019	Dodge	Ram 5500	1 Ton Flatbed	3C7WRMBL9KG710806	94353B3
704	2019	Dodge	RAM 5500	1 Ton Flatbed	3C7WRMBL8KG690046	94354B3
706	2020	Chevy	Silverado 2500	3/4 Ton Single Cab Pickup	1GC0WLE72LF250654	61279B3
707	2020	Ford	F-550	1 Ton Flatbed	1FDUF5GT1LDA02989	97012B3
708	2018	PETERBILT	348	DUMP TRUCK	2NP3XJ0X5JM496549	49137D3
709	2018	CAT	950GC	Wheel Loader	CAT00950JM5T00502	
710	2018	Ledwell	LW2000WT	Water Truck Ledwell/Freightliner	1FVACXFC7KHKE5632	SE687845
711	2021	Big Tex	14LP-14BK6-P4	Dump Trailer 14k	16V1D1929M5044370	4TV4606
712	2011	Genie	S-60	Telescopic Boom Lift	S60X11-22410	
713	2011	Genie	S-40	Telescopic Boom Lift	S4011-15886	
714	2020	Merit	M400-50G-P4	Walk Behind saw	01390	
715	2013	Ford	F750	22' STKBED with Liftgate	3FRXF7FAXDV038437	88958E3

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716	1988	Heil		Pneumatic Bulk Trailer (Slurry Trailer)	1HLS3M7B2J7T01010	4TT1797
717	2012	Hino	Hino 268	Attenuator Truck	5PVNJ8JV8D4S53920	43637C1
718	2021	PETERBILT	337	Service Truck	2NP2HM6X2MM767850	57358C3
719	2016	Multiquip	WT5	Water Buffalo	4GNBM1226GB041710	U694234
720	2020	Chevy	Silverado 2500	3/4 Ton Pickup Plumbers Body	1GB0WLE74LF277374	65960D3
721	2020	DODGE	RAM 5500	1 TON FLATBED	3C7WRMBL4LG235972	61682D3
722	2020	DODGE	RAM 5500	1 TON FLATBED	3C7WRMBL3LG260197	61688D3
723	2020	DODGE	RAM 5500	1 TON FLATBED	3C7WRMBL5LG260198	61677D3
726		BOMAG	BW120AD-5	48" Wide Double Smooth Drum Roller	3101880571126	
727	2021	WANCO	WVT3	MESSAGE BOARD	5F12S1218L1006804	SE731650
728	2020	WANCO	WVT3	MESSAGE BOARD	5F12S1216L1006803	SE735651
730	2020	WANCO	WVT3	MESSAGE BOARD	5F12S1211L1006806	SE731653
732	2020	WANCO	WVT3	MESSAGE BOARD	5F12S1214L1006802	SE731655
734	2020	WANCO	WSDT-TF	SPEED BOARD	5F15S1015L1005464	SE731657
735	2020	WANCO	WSDT-TF	SPEED BOARD	5F15S1019L1005466	SE731658
736	2020	WANCO	WSDT-TF	SPEED BOARD	5F15S1014L1005920	SE731659
737	2020	WANCO	WSDT-TF	SPEED BOARD	5F15S1013L1005995	SE731660
738	2020	WANCO	WSDT-TF	SPEED BOARD	5F15S1016L1005991	SE731640
739	2020	CASE	590SN	590SN T4B Backhoe w/Toku TNB-6M	JJGN59SNALC775034	
740	2021	GMC	Sierra	Pick Up Truck	3GTP8AEF1MG100734	64793D3
741	2021	CHEVY	Tahoe	SUV	1GNSKNKD7MR227128	8UUB690
742	2020	FORD	EXPEDITION	SUV	1FMJU1JT2LEA81531	8UPZ218
743	2021	CHEVY	Silverado	1/2 TON PICK UP	1GCPWBK6MZ196871	85722D3
744	2020	E-Z DRILL	210B-2 30DD	2-GANG DRILL	AH-6148	
745	2019	FORD	F-650	18' FLATBED DUMP	1FDWF6DC0KDF12249	92961K3
746	2021	FORD	F-600	Service Truck	1FDFF6KT3MDA01236	54164D3
747				ARROW BOARD		
748	2020	E-Z Drill	210B-3 SRA	3-Gang Drill	AH6155	
749	2020	E-Z Drill	210-4 EQM	Backhoe Boom Mounted 4-Gang Drill w/Vacuum	AI6172	
750	1991	RMC		BLOWER TRAILER	1R9SS1425M1133000	1VA2857
751	2021	LANDROVER	DEFENDER 110S	SUV	SALEJERX6M2038755	8VBJ158
752	2017	Atlas Copco	XAS 440 JD FT4	350-450 CFM 150 PSI Compressor	4500B1415HR076961, HOP076961	SE744817
753	2020	Atlas Copco	XAS 440 JD FT4	350-450 CFM 150 PSI Compressor	4500B1410LR078738, HOP078738	SE744815
755	2020	RAYPAK,Big Tex	7-2004A,60PI-14BK4R	BOILER TRAILER	16V1U1729M4028419	4TW5668
756	2013	Toyota	7FGU45	Forklift	7FGAU50-71341	
757	2016	Diamond Products	APG1100 (PC5000)	Diamond Grinder / Groover	103016002	0869STS
758	1970	FRUEHAUF		Slurry Tanker Trailer	OMK478701	2901STK
759	1984	FRUEHAUF		Slurry Tanker Trailer	1H4B0432XEL018801	9382STJ
760	2014	Marksman	TBET 80X16-12WD	Equipment Trailer	1M9BE1624EL516177	4NH9066

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761	2020	GOMACO	GP-2400	4 Track Paver	912400-132, 88106774	
762	2021	WANCO	WVT3	MESSAGE BOARD	5F12S1217M1000901	SE744813
763	2021	WANCO	WVT3	MESSAGE BOARD	5F12S1212M1000904	SE744814
765	2021	Kenworth	T880	BOOM TRUCK (PM 26525 S)	1NKZLP0XXMJ467736 / SN: G12404932049	49166D3
766	2021	WANCO	WLT	LIGHT TOWER (Kohler KDW 1003 eng.)	5F13D1411M1001506	SE745608
767	2021	WANCO	WLT	LIGHT TOWER (Kohler KDW 1003 eng.)	5F13D1413M1001507	SE745609
768	2021	Mustang	2700V	WHEELED SKID STEER	MMC02700F0D045355	
769	2005	SUPERIOR		100' RADIAL STACKER	C-5983-05/ST09	
770	2018	CASE	580SN	BACKHOE (w/ hyd. Kit)w/Toku TNB-6M	JJGN58SNKJC752855	
771	2012	PETERBILT	386	Tractor Truck	1XPHD49X6CD171152	9G48080
773		Conexwest		20' Office Container (plant 686)		
777	2021	VW	Tiguan	SUV	3VV2B7AXXMM107603	8WTB866
778	2021	WANCO	WLT	LIGHT TOWER	5F13D1415M1000312	SE745610
779	2021	Minnich	A-2-72	2-Gang Drill w/ Dust Collector	104-5439-32/213-593	
780	2021	GMC	Sierra 1500	Pickup	3GTU9CET2MG365129	67730G3
781	2012	JLG	Skytak 10054	Reach Lift	160046171	
782	2021	MERCEDES	350GLE	SUV	4JGFB4KE7MA550585	8YSA494
783		CHAMP	CB400V	Hydraulic Skid Steer Breaker		
784		Triton	6068HG550	190kVA Generator		
785	2016	Atlas Copco	XAS 185 KD7 PE T4F	185 CFM Air Compressor	HOP053144	
786		Merit	M400-50G-R4	Walk Behind Saw 50HP	01592	
788	2022	Dodge	RAM 5500	1 Ton Flatbed	3C7WRMBL2NG106230	60577K3
789	2022	Dodge	RAM 5500	1 Ton Flatbed	3C7WRMBL2NG151068	62807K3
790	2021	Ford	F-650	18' FLATBED DUMP	1FDNF6DC1MDF06653	17716K3
791	1997	TRAIL-EZE		Red Lowboy Trailer	1DA72C540VM013112	1VZ7205
792	2022	DODGE	RAM 5500	1 Ton Flatbed	3C7WRMBLXNG151013	86861K3
793	2022	DODGE	RAM 5500	1 Ton Flatbed	3C7WRMBL6NG151073	86862K3
794	2022	DODGE	RAM 2500	3/4 Ton Pick up	3C7WR4HJ2NG108145	11222M3
795	2022	Mustang	2600R	Skid Steer	MMC2600RK0D177839	
797	2022	Chevrolet	Silverado	1/2 Ton Pickup 4-Door	3GCPWBK3NG180970	31616L3
798	2022	Chevrolet	Silverado	1/2 Ton Pickup 4-Door	3GCPWBK1NG180966	31624L3
799	2013	JLG	Skytrak 10042	10K Reach Lift	0160051285	
800		CASE	590SN	Backhoe w/ Hammer #826	JJGN59SNJMC775501	
801	2013	JLG	Skytrak 10054	10K Reach Lift	0160051671	
803	2022	Dodge	RAM 5500	1 Ton Chassis	3C7WRMBL3NG210404	13063M3
804		Whiteman	WRS-5200	Hydraulic Roller Screed	BH1800255	
805	2005	Brock's		Equipment Trailer	1B9UP26215B632798	4VD9002
806	2015	Peterbilt	579	Tractor Truck	1XPBDP9XXFD276160	9F77009
807	2014	Peterbilt	579	Tractor Truck	1XPBDP9X3ED252328	9F16849

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808	2019	Ford	F-250XL	3/4 TON PICK UP	1FTBF2A63KED29416	81666L3
809	2022	CHEVY	SILVERADO 1500	1/2 TON PICK UP	1GCRWBK2NZ215457	56606M3
810	2022	RAM	1500	1/2 TON PICK UP	1C6RREBG1NN231320	24670R3
811	2022	CHEVY	SILVERADO 1500	1/2 TON PICK UP	1GCUYDED1NZ222823	54530M3
812	2022	Gomaco	RTP-500	Placer	906700-229	
813				80' Radial Stacker		
814	2022	CASE	580SN	Backhoe w quick release	JJGN58SNCNC780379	
815		Multiquip	WT5CSG	Water Buffalo 500gal.	4GNBM1228GB042003	
816		SPCNS		White Enclosed Car Trailer	CA949793	4UY6265
817	2022	GMC	Sierra 1500	1/2 Ton Pickup 4-Door	1GTRHAED2NZ539854	
818	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8	1GT48LE75NF363528	20801P3
819	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8	1GT48LE73PF109531	18599P3
820	2019	Peterbilt	567	10W Dump Truck	1XPCDP9X2KD276281	26804Y2
821	2022	Chevrolet	Silverado 1500	1/2 Ton Pickup 4-Door	1GCPAAEK3NZ600896	65425P3
822	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8	1GT48LE70PF107669	20803P3
823	2022	Ford	F-250	3/4 Ton Truck 2-Door, 6.2LV8	1FTBF2A64NEE45812	34090R3
824	2023	LANDROVER	UT	SUV	SALKP9FU9PA018111	9DBG956
825	2016	Odes	Dominator X800	4x4 Utility Vehicle	L6FBGNAA4G0000235	
826		EPIROC	SBU340	Hydraulic Breaker		
827	2017	Bobcat	S570	WHEELED SKID STEER	ALM417326	
828	2023	Skidoo	CFPD	Snowmobile	2BPSCFPDXPV000073	
829	2023	Hurricane	HD10000	Drop Hammer	TAB-0914	
830	2023	Hurricane	HD10000	Drop Hammer	TAB-0915	
831	2022	Kenworth	T800	10W Dump Truck	3BKDX4TX4NF135171	83835H3
832	2022	Manitou Edge	50504645	72" Hopper Broom Sweeper Attachment	3013617	
833	2013	Xtreme	XR4030	40k Reach Lift	XR4030021492177	
834	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)	1FTEX1CB0NKE80766	49288S3
835	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)	1FTEX1CB0NKF18819	51649S3
836	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)	1FTEX1CB5NKF22123	49280S3
837	2022	RAM	1500	1/2 Ton Pickup Quad Cab	1C6RR6FG1NS223199	61449S3
838		SSI	CS9100	High Speed Inertial Profilograph System		
839	2018	Bobcat	T770	Compact Track Loader from Bobcat of Fremont	AT6316442	
840	2017	Bobcat	T750	Compact Track Loader	AT5T12217	
841	2023	Chevy	Silverado	1/2 Ton Pick Up	3GCPAAEK2PG125731	61276S3
842	2019	Atlas Copco	XAS185	Compressor	HOP058120	
843	2023	Freightliner	M2-106	Knuckle Boom (PM 21525)	3ALHCYFE0PDUM8434/ SN:G10505942217	
844	2023	Cemco	300-2DEXT	Batch Plant		
845	2023	Gomaco	Commander III	4 Track Paver	900100-1254	
846	2017	Marksman	WTT500	Water Buffalo	1M9BT082XHL516217	

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847	2023	Ford	F-250	Pick Up	1FT7W2AT0PEC43211	90478T3
848	2023	Ford	F-250	Pick Up	1FT7W2AT1PEC06815	90479T3
849	2014	Trail King	Tank	Pneumatic Bulk Trailer	1TKP04527EW092561	4VT1134
850	1987	Fruehauf		Pneumatic Bulk Trailer	3E9J158JXCT034191	
851	2023	CEMCO	Portable Mixer	10 YD CEMCO DRUM	SN: 290723-29	
852	2023	CEMCO		Auxiliary Silo	3160723	
853	2023	CEMCO		AGGREGATE FEEDER 12'X12' BIN	4130723	
854	2023	CEMCO		AGGREGATE FEEDER 12'X12' BIN	4140723	
855	2023	CEMCO		AGGREGATE FEEDER 12'X12' BIN	4150723	
856	2023	Manitou	2600R	WHEELED SKID STEER	MAN2600RJ0D206718	
857	2023	Merit	M400SS-50-R4	Walk Behind Saw	202G	
858	2023	CASE	580SN	Backhoe with wet kit, mechanical coupler	JJGN58SNEPC785180	
859	2023	CASE	TNB6M	1000FTLB Hydraulic Breaker		
860	2023	Ford	Bronco	Utility Vehicle	1FMEE4DPXPLB46325	9HBC243
861	2023	Wanco	FD-304	Light Tower	5F13D1419P1007977	
862	2023	Wanco	FD-304	Light Tower	5F13D1410P1007978	
863	2023	Wanco	FD-304	Light Tower	5F13D1412P1007979	
864	2024	Big Tex	14ET-18MR	7'x18' 14K GVW Equipment Trailer Black	16V1C2323R4302512	4VV5052
865	2004	United Modular		Batch Plant Office Trailer	5AKMR23134LS49349	1LA1385
866	2023	Wanco	WTSP	Arrow Board	5F11S1015P1005971	
867	2023	Hill and Smith	SMC4000	Mini Full Matrix Message Board	7L31H8215PG000855	
868	2023	Hill and Smith	SMC4000	Mini Full Matrix Message Board	7L31H8215PG000872	
869	2023	Wanco	FD-304	Light Tower	5F13D1419P1007980	
870	2023	Wanco	FD-304	Light Tower	5F13D1410P1007981	
871	2023	Wanco	FD-304	Light Tower	5F13D1412P1007982	
872	2023	Kenworth	T880	Knuckle Boom	3BKZLP0XXPF255518	50957X3
873		CEMCO	Portable Mixer	Hydraulic Power Unit (SN: 290723-29PP)	PJ Trailer MFG Co.	3322U61
874		Vermeer	VX50-500	500 Gal Vacuum Trailer	1M9FE1221ES284135	SE767928
875	2022	RAM	5500	1-Ton F/B Single Cab	3C7WRMBL9NG421591	30792X3
876	2023	GMC	Sierra 1500	1/2 Ton 4-Door	1GTPHAEK0PZ265708	82641W3
877	2023	Chevrolet	Silverado	1/2 Ton 4-Door	3GCPAAEK8PG238924	80258W3
878	2023	Chevrolet	Silverado	1/2 Ton 4-Door	3GCPAAEK3PG239642	80263W3
879	2022	RAM	5500	1-Ton 2-Door Saw Chassis	3C7WRMCL9NG360421	69049X3
880	2023	RAM	5500	1-Ton 4-Door	3C7WRMFL4PG608461	88314W3
881	2018	GOMACO	GP-3	GP-3 Paver		
882	2024	RAM	5500	1-Ton 2-Door	3C7WRMBL7RG107881	69061X3
883		E-Z DRILL		2-Gang with Vacuum		

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884	2024	Vermeer	CV573SGT	500 Gal Vacuum Trailer	7NWH16AU4RK050433	
885	2023	Diamond Products	PC6004EC	Diamond Grinder / Groover	166975	
886	2023	Snake River Trailer		Tilt Deck 14k (Derate to 10k) 16' Equipment Trailer	5PTBF1622R1045463	4VZ6906
887	2024	Cemco		Batch Plant		
888	1995	Strick		Office Trailer 28ft. Van 102in	1S11E8282SG399392	4WA2908
889				Silo		
890				Conveyor Belt #1		
891				Conveyor Belt #2		
892				Conveyor Belt #3		
893	2023	RAM	5500	1-Ton 2-Door	3C7WRMBL7PG549959	19491Y3
894	2024	Ford	F650	18' Dump Bed	1FDNF6DC6RDF02881	11683Y3
895	2024	Bobcat	S650	WHEELED SKID STEER	B5FE11380	
896		Sullivan	D185PDZSB	185CFM Compressor	33661	
897	2023	GR Trailers	UT-HS-TDM	6.4'x14' 7k Stake Trailer	3BZBP1427RC000042	4WC7248
898	2016	Multiquip Power	DCA25SSIU4FSG	20kw-25kw Generator (Sunbelt#925974)	7152606	
899	2015	Multiquip Power	DCA25SSIU4FSG	20kw-25kw Generator (Sunbelt#765680)	7151195	
900	2018	Bobcat	S650	WHEELED SKID STEER	ALJ824128	
901	2016	Marksman MFG.	TBET80x14-14SD	Equipment Trailer 14'	1M9BE142XGL516190	
902	2024	GMC	Sierra 1500	1/2 Ton 4-Door	3GTUUED7RG246206	67886Y3
903	2024	Wanco	WLT	Light Tower	5F13D1410R1000970	
904	2024	Wanco	WLT	Light Tower	5F13D1412R1000971	
905	2024	Wanco	WLT	Light Tower	5F13D1414R1000972	
906	2024	Wanco	WLT	Light Tower	5F13D1416R1000973	
907		CAT	BU118	Sweeper Attachment	0P6602016	
908	2023	RAM	5500	Saw Truck 2-Door	3C7WRMCL0PG512623	48434Y3
909		Merit	M500	Gas 57HP Walk Behind Saw	2217	
910	1967	Butler		Slurry Tanker Trailer	5126BPAM	4WB5918
911	1965	Fruehauf		Slurry Tanker Trailer	OMF313208	4WB5917
912		Earthworks		Drive Over Truck Unloader w/ 36" Belt Feeder		
913	2023			36x60 Modular Office Unit (Back Office)	301552	
914	2024	Southland	SL714	Dump Trailer 14k 7'x14'x2'	2SFJL3360R1096389	4WG5495
915		Multiquip	DCA25SSIU4F	20KW Generator (5,103 hrs)	7155301	
916	2024	Epiroc	SBU340	Hydraulic Breaker	BES187110	
917	2017	Peterbilt	579	Tractor Truck	1XPBDP9X0HD423850	9F58708
918	2017	Peterbilt	579	Tractor Truck	1XPBDP9XXHD444415	9F93328
919	2024	RAM	5500	1-Ton 4-Door Flatbed	3C7WRNFL2RG129805	44783Z3
920	2024	RAM	5500	1-Ton 4-Door Flatbed	3C7WRNFL9RG164549	91586A4

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921	2024	Ford	F-250	3/4 Ton 4-Door	1FT7W2BA2RED43360	45111Z3
922	2024	RAM	5500	1-Ton 4-Door Flatbed	3C7WRMFL2PG608331	17291A4
923	2024	Chevy	2500HD	3/4 Ton	2GC4WME74R1182655	27092A4
924	2023	Ford	F-350	1 Ton Super Duty	1FTRF3BA5PED41095	16325A4
925	2019	Isuzu	NPR Diesel		JALC4W161K7008480	
926		CAT	305.5E2	Mini Excavator	CAT3055EPCR503847	
927	2023	RAM	4500	1 Ton Chassis	3C7WRKBL3PG620062	11023D4
928		YALE	GLP155VXNGBE123	Forklift	E878V01674L	
929		Morley	M72	72HP Flat Saw	4522	
930		Interstate	10TST	Equipment Trailer	1JKTST10XPM019734	
931		Interstate	10TST	Equipment Trailer	1JKTST10XPM019605	
932		Interstate	10TST	Equipment Trailer	1JKTST103PM019607	
933		CAT	303.5E2	Mini Excavator	CAT3034EPJWY07974	
934		Epiroc	SBU160	Hydraulic Breaker for #933	BES079521	
935	2023	Ford	F-150 Tremor	1/2 Ton Pickup	1FTEW1E80PFD16983	81524A4
936	2024	E-Z Drill	210B-3 SRA30DD	3-Gang Drill	AL6764	
937	2024	E-Z Drill	210B-2 SRA30DD	2-Gang Drill	AL6763	
938	2023	Mercedes-Benz	EQB350W4	SUV	W1N9M1DB5PN073321	9MZU142
939	2024	Mercedes-Benz		SUV	W1N9M0KB4PN068379	9NLE354
940		Interstate Trailers	50DLA	60k 3-Axle Equipment Trailer	1JKDLA505GM015185	4PY7314
941	2024	Manitou	2750V	WHEELED SKID STEER	MEA275VSL91001450	
942	2024	Vermeer	CV573SGT	500 Gal Vacuum Trailer	7NWH16AU8RK050581	SE756474
943	2024	Ford	F-150R	Raptor	1FTFW1RJ2RFB43181	03511B4
944	2022	CAT	950GS	Wheel Loader	M5T05269	
945	2017	Klein		Water Tower	1K9TC40S5GT013873	4RD8471
946	2024	RAM	5500	1-Ton 2-Door	3C7WRMBL2RG220475	69332B4
947	2024	Chevy	Silverado 1500	1/2 Ton 4-Door	1GCPAAEK4RZ384580	69479B4
948	2024	Chevy	Silverado 1500	1/2 Ton 4-Door	3GCPABEK7RG347304	69480B4
949	2024	Big Tex	14LD-14-6SIR	DUMP TRAILER 14K	16V1D192XR5325326	4WN8825
950		Merit	M500	Saw	2222	
951	2024	WANCO	WLT	Light Tower	5F13D1416R1007745	
952	2024	WANCO	WLT	Light Tower	5F13D1418R1007746	
953	2024	WANCO	WLT	Light Tower	5F13D1415R1007929	
954	2024	WANCO	WLT	Light Tower	5F13D1411R1007930	
955	2024	WANCO	WLT	Light Tower	5F13D1413R1007931	
956	2024	WANCO	WLT	Light Tower	5F13D1415R1007932	
957	2023	WACKER-NEUSON	BPU4045A	Reversible Vibratory Plate Compactor	11893566	

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958	2023	WACKER-NEUSON	BPU4045A	Reversible Vibratory Plate Compactor	11886370	
959		Mikasa	MVH-408DZ	Reversible Vibratory Plate Compactor (#3)	Z1289	
960		BROCE	BW260	3 Wheel Towable Sweeper	201213	
961		WYLIE	EXP-500L-S	TRAILER WATER TANK 500 GALLON	5VUTW1320KP000006	
962	2024	Chevy	Silverado	Pickup 4-Door	1GCPABEK3SZ155061	95404C4
963	2024	Chevy	2500HD	3/4 Ton 4-Door	1GC4WLE76RF279651	11298D4
964	2024	Chevy	2500HD	3/4 Ton 4-Door	1GC4WLE76RF279391	11322D4
965	2024	RAM	5500	1 Ton 2-Door	3C7WRMBL6RG208975	94807C4
966	2024	RAM	5500	1 Ton 2-Door	3C7WRMBLXRG208980	44328D4
967	2024	RAM	5500	1 Ton 4-Door	3C7WRMFL7RG147159	DY12F93
968	2024	RAM	5500	1 Ton 4-Door	3C7WRMFL7RG147162	DY12J64
969		CAT	950GC	Wheel Loader	CAT00950EM5T03344	
970	2024	RAM	5500	1 Ton 2-Door	3C7WRMBLORG221866	73231D4
971		CAT	325FLCR	Tracked Excavator	CAT0325FANDJ20922	
972	2022	CAT	430IT	Backhoe Loader	CAT00430KH8W00534	
973	2022	CAT	430IT	Backhoe Loader	CAT00430LH8W00539	
974				28' Portable Concrete Conveyor	VRM2818	
975		Whiteman	WRS-5200 LP	Ride-On Roller Screed	GA10065	
976	2000	Brock		Screed Trailer	1B9UP3028YB276546	4GA8450
977	2019	JLG	Skytrack 10042	10K Reach Lift	160096548	
978	2025	Haulmark		Enclosed Screed Trailer 8.5'x24'		4WD4818
979		Whiteman	WRS-3200LP	Ride-On Roller Screed	ZB1800326	
980		E-Z Drill	210-4 EQM	Backhoe Boom Mounted 4-Gang Drill w/Vacuum		
981	2016	Atlas Copco	XAVS400PECD IT4	Compressor	4500B1516GR076402/HOP076402	
982	2024	RAM	5500	1 Ton 2-Door	3C7WRMCL6RG107871	89284E4
983		CAT	M322	Hydraulic Wheel Excavator	KE600230	
984		Multiquip	DCA25SSIU4F	20KW Generator	7153849	
985	2025	Mercedes	E53EW4	Sedan	W1KLF6DBXSA112558	9SMU514
986	2017	Yamaha		Golf Car (Green)		
987	2025	MANITOU	MTA1055	10K Reach Lift	MEA10K55L90001513	
988	2025	Viking	V7 Hyd Breaker	Bobcat Breaker Attachment	V7-2757	
989				Crypto Claw Bucket		
990		ASV		78" Skid Steer Bucket	3018296	
991		Edge Manitou		74" Skid Steer Bucket	810917	
992	2022	Ford	F-650	2 Ton	1FDNF6DC8NDF10183	EB35R70
993		CAT		Excavator Bucket		
994	2016	WACKER NEUSON	DPU5545Heh	Reversible Vib Plate (Nervous Turtle)	10662590	

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995	2025	Landrover	SWB	Range Rover SV	SALKZ9F9SA273254	9TRM269
996	2019	Atlas Copco	XATS400PEJD8FT4	375 Air Compressor	HOP077984	
997	2015	Multiquip	DCA25SSIU4FSG	20KW Gen	7152409	
998	2024	Interstate	IBLRDU716TA5	14k Dump Trailer	4RADU1623RK098699	DJ37S64
999	2020	Masaba		48' Portable Truck Unloader		
1000	2024	GOMACO	4400	Barrier Paver	913300-033	
1001	2024	Ford	F-350	3/4 Ton Single Cab	1FTRF3BA6REE62706	
1002	2025	RAM	5500	1 Ton Single Cab	3C7WRMBL5SG538449	
1003	2025	FRHT	M2-106	Flatbed	3ALACWFE1SDVL1546	
1004	2025	Bosch	AC1234-4	Refrigerant Station	436469849	
1005	2025	Bosch	34788NI	Refrigerant Station	326221849	
1006	2025	GMC	1500	1/2 Ton	1GTPHAEK1SZ172754	80598G4
1007	2025	GMC	1500	1/2 Ton	1GTPHAEK5SZ284585	80580G4
1008	2025	GMC	3500	1 Ton	1GT3HPE72SF262848	80593G4
1009	2016	MQ Power	DCA25SSIU4FSG	20KW Generator	7152604	
1010	2015	Yamaha	Drive	Electric 2-Seat Golf Car w/ Utility Box	JW9-509435	
1011				84" Smooth Skid Steer Bucket	50840818	
1012	2025	RAM	5500	1 Ton 2-Door	3C7WRNFL8SG592215	EF90F05
1013		Mikasa	MVH-308GH	Reversible Vibratory Compactor (Turtle)	K10273	
1014		Mikasa	MVH-308GH	Reversible Vibratory Compactor (Turtle)	L10201	
1015	2020	Paladin	21572M-0022	Sweeper Attachment	202041118	
1016	2025	RAM	5500	1-Ton 2-Door Service Body	3C7WRMBL6SG538461	EG08N42
1017	2025	WANCO	WVTM	Mini Message Board	5F12S121XS1006804	
1018	2025	WANCO	WVTM	Mini Message Board	5F12S1211S1006805	
1019	2025	WANCO	WVTM	Mini Message Board	5F12S1218S1006803	
1020	2025	WANCO	WVTM	Mini Message Board	5F12S1213S1006806	
1021	2025	WANCO	WVTM	Mini Message Board	5F12S1214S1006801	
1022	2025	WANCO	WVTM	Mini Message Board	5F12S1212S1006800	
1023	2025	WANCO	WVTM	Mini Message Board	5F12S121XS1006799	
1024	2025	WANCO	WVTM	Mini Message Board	5F12S1213S1007826	
1025	2025	WANCO	WVTM	Mini Message Board	5F12S1215S1007827	
1026	2025	WANCO	WVTM	Mini Message Board	5F12S1211S1007825	
1027	2025	WANCO	WVTM	Mini Message Board	5F12S1217S1007828	
1028		CAT	M322F	Wheeled Excavator	CATM322FCFBW00488	
1029	2007	Towmaster	T-50	33' 3-Axle Equipment Trailer	4KNFT27337L163481	
1030	2021	Epiroc	SBU340	Hydraulic Breaker	BES144888	
1031	2025	RAM	5500	1-Ton 2-Door Service Body	3C7WRMBL8SG533441	EJ82S36

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1032	2025	RAM	5500	1-Ton 2-Door Service Body	3C7WRMCL4TG175884	EJ83A68
1033	?	CAT	239D3	Compact Track Loader	CAT0239DPK5S00852	
MOLD1				Miller Barrier mold, LH, 60, C, D, S, 18" offset		N/A
MOLD2				Barrier mold, LH, 60, C, S, 20-24" offset		N/A
MOLD3				Gomaco Barrier mold, LH, 60, C, G, S, 30" offset		N/A
MOLD4				Gomaco Barrier mold, RH, 60, C, 24" offset		N/A
MOLD5				Barrier mold, LH/RH, 60, G, 12" offset		N/A
MOLD6				Barrier mold, LH, 60, D, G		N/A
MOLD8		Gomaco		Barrier footing mold		N/A
MOLD10		Miller		TBD		N/A
MOLD11		Gomaco		Barrier mold 60M (Yellow)		
VIBES				Concrete Paver and Barrier Machine Vibrators		





2025 ADA Sidewalk Project Bid Summary

February 4, 2026, 10:00 am, Open Gov

	Construction Contractor	TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-12	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	CARB Certificate of Reported Compliance	Submittal Confirmation	Addendum 1
A	FBD Vanguard Construction Inc.	\$ 432,238.80	x	x	x	x	x	x	x	x	x	x	x	x	x	x
B	B&M Civil LLC	\$ 453,636.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x
C	Central Valley Engineering & Asphalt, Inc.	\$ 465,815.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x
D	Martin General Engineering, Inc.	\$ 501,473.85	x	x	x	x	x	x	x	x	x	x	x	x	x	x
E	KYA Services, LLC	\$ 503,459.50	x	x	x	x	x	x	x	x	x	x	x	x	x	x
F	All American Construction, Inc.	\$ 516,005.50	x	x	x	x	x	x	x	x	x	x	x	x	x	x
G	Frontline General Engineering Construction Inc.	\$ 539,106.51	x	x	x	x	x	x	x	x	x	x	x	x	x	x
H	Imperial Construction & Engineering Inc	\$ 546,106.25	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Attendees: Jonathan Lujano, Assistant Civil Engineer
Sindia Maya, Assistant Civil Engineer
Edgar Medina, Assistant Public Works Director

Edgar Medina, Assistant Public Works Director

2/4/26
Date

MEMORANDUM



ITEM 9.5.

DATE: March 2, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Edgar Medina, Assistant Public Works Director
Drew Hart, Senior Transportation Planner

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM FOR THE RANCHO CORDOVA TRAFFIC SAFETY ACTION PLAN**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute necessary agreements with the United States Department of Transportation (USDOT) Federal Highway Administration (FHWA) for the Fiscal Year 2024 Safe Streets and Roads for All Grant Program for the Rancho Cordova Traffic Safety Action Plan in a form approved by the City Attorney.

BACKGROUND

The City of Rancho Cordova has been awarded \$520,000 for a Fiscal Year 2024 USDOT Safe Streets and Roads for All (SS4A) Grant for the Rancho Cordova Traffic Safety Action Plan. This SS4A competitive grant program awards funding to develop a citywide traffic safety action plan. This plan will consist of three elements driving toward eliminating fatal and severe injury crashes: 1) a comprehensive safety action plan, 2) an evaluation and update to the Neighborhood Traffic Management Program (NTMP), and 3) a testing of emerging traffic safety software to provide quicker, actionable data for traffic safety.

A local match of \$130,000 is required from the local jurisdiction. In total, the effort would be \$650,000.

This effort would update the City of Rancho Cordova Local Road Safety Plan (2022). In addition to citywide traffic safety recommendations, the Local Road Safety Plan recommends an update 5–7 years from adoption. To stay eligible for State traffic safety grants such as the Highway Safety Improvement Program (HSIP), the city must have a current citywide traffic safety plan.

One of the conditions of the grant award is that the governing board adopt a current resolution

authorizing a representative to enter into agreements with the USDOT FHWA related to the grant. The FHWA requests expedited agreement execution once the final agreement has been drafted. Attachment 2 is the template agreement. The Resolution would authorize the City Manager to execute agreements in a form approved by the City Attorney and would allow the city to address the expedited turnaround of the agreement.

FISCAL IMPACT AND FUNDING SOURCE

Funding for the Rancho Cordova Traffic Safety Action Plan consists of \$520,000 from the USDOT Safe Streets and Roads for All grant program, \$80,000 in Infrastructure Replacement Funds and \$50,000 from Measure A - Safety, Streetscaping, Pedestrian and Bicycle Facilities Program for the delivery of this Project. This Project has no impact on the General Fund.

This project is included in the city's current approved 2025/26-2029/30 Capital Improvement Plan.

ATTACHMENT(S)

1. Resolution
2. SS4A FY24 Grant Agreement Template

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 AGREEMENTS WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION FOR FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM FOR THE RANCHO CORDOVA TRAFFIC SAFETY ACTION PLAN

WHEREAS, the City of Rancho Cordova has been awarded \$520,000 for a Fiscal Year 2024 United States Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) Grant for the Rancho Cordova Traffic Safety Action Plan; and

WHEREAS, one of the conditions of the grant award is that the governing board adopt a current resolution authorizing a representative to enter into agreements with federal highway administration USDOT federal highway administration (FHWA) related to the grant; and

WHEREAS, this effort will update the City of Rancho Cordova Local Road Safety Plan (2022); and

WHEREAS, in order to stay eligible for State traffic safety grants such as the Highway Safety Improvement Program (HSIP) it is prudent to update the City of Rancho Cordova Local Road Safety Plan (2022).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council authorizes the City Manager to execute all agreements related to Fiscal Year 2024 USDOT FHWA SS4A Grant Program for the Rancho Cordova Traffic Safety Action Plan in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

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TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

03-17-2025

1[Please complete all areas in red. When finished, and prior to submitting grant agreement for FHWA review, please remove the header, all drafting instructions (in Red and in the Comments Section) and change all text from red to black.]

1. **Federal Award No.**
2. **Effective Date**
See No. 16 Below
3. **Assistance Listings No.**
20.939

4. **Award To**
[Insert Recipient Name]
[Insert Recipient Address]
5. **Sponsoring Office**
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

Unique Entity Id.: [Insert UEI]

TIN No.: [Insert Tax ID]

6. **Period of Performance**
Effective Date of Award [insert date or number of months]

7. **Total Amount**
- | | |
|----------------------|-----|
| Federal Share: | \$0 |
| Recipient Share: | \$0 |
| Other Federal Funds: | \$0 |
| Other Funds: | \$0 |
| Total: | \$0 |

8. **Type of Agreement**
Grant

9. **Authority**
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)

10. **Procurement Request No.**
[insert PR Number]

11. **Federal Funds Obligated**
[for phased agreement, enter phase number and name]: [Insert Amount \$]

12. **Submit Payment Requests To**
See Article 5.

13. **Accounting and Appropriations Data**
[insert Data]

14. **Description of the Project**

RECIPIENT

15. **Signature of Person Authorized to Sign**

FEDERAL HIGHWAY ADMINISTRATION

16. **Signature of Agreement Officer**

Signature

Date

Name:

Title:

Signature

Date

Name:

Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "USDOT") Federal Highway Administration (the "FHWA") and the [insert full name of applicant] (the "Recipient").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("SS4A") Grant for the [insert project name from the application].

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

- (a) In this agreement, "General Terms and Conditions" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All ("SS4A") Grant Program," which is available at <https://www.transportation.gov/grants/ss4a/grant-agreements> under "Fiscal Year 2024." Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

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ARTICLE 2

APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: [Insert full title from the submitted application.]

Application Date: [Insert the date in Box 3 of the SF-424 submitted with the application; if Box 3 is blank, use the date the application was submitted, which is located next to the applicant's signature at the bottom of the SF-424.]

2.2 Award Amount.

SS4A Grant Amount: \$XXX

2.3 Federal Obligation Information.

[Alternative #1: If all funds are being obligated at once:]

Federal Obligation Type: Single

[Alternative #2: If funds are to be obligated in multiple project phases:]

Federal Obligation Type: Multiple

Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
[insert name of first phase (e.g., "Base Phase: Pre-NEPA")]	[\$XXX]	

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TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

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Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
[insert name of second phase (e.g., “Option Phase 1: Final Design, Right-of-Way, and Utility Relocation”)]	[\$XXX]	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the final design and construction of an Implementation Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (“NEPA”), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (“NHPA”), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA’s notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting “preliminary design” as specified in FHWA Order 6640.1A.

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Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
[insert name of third phase (e.g., "Option Phase 2: Construction")]	[\$XXX]	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the construction or final design and construction of a Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) ("NEPA"), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) ("NHPA"), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA's notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting "preliminary design" as specified in FHWA Order 6640.1A.

ITEM 9.5.**ATTACHMENT 2**

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2.4 Budget Period.

[Choose the appropriate one of these two alternatives.]

[**Alternative #1:** If all funds are being obligated at once:]

Budget Period: See Block 6 of Page 1

Alternative #2: If funds are to be obligated in multiple project phases:]

Base Phase Budget Period: [insert start and end dates]

Option Phase 1 Budget Period: [reserved]

Option Phase 2 Budget Period: [reserved]

2.5 Grant Designation.

Designation: [Planning and Demonstration] or [Implementation]

ARTICLE 3 SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Drafting Instructions: Provide a summary of the narrative from the grant application. Provide details on the work to be completed. If this project is an action plan, supplemental plan and/or demonstration activity with no changes to the built environment, please provide a planning and demonstration narrative below.

Planning and Demonstration Narrative:

The project will be completed in [one/two/three] phases.

Base Phase: Pre-NEPA: [describe work]

Option Phase 1: Final Design, Right-of-Way, and Utility Relocation: [describe work]

Option Phase 2: Construction: [describe work]

3.2 Project's Estimated Schedule.

Drafting Instructions: Provide the schedule for each significant deliverable from the grant application. The purpose of this section is to ensure that all SS4A funded activities are completed before the end of the Period of Performance and/or the budget period. Use the table(s) that pertain(s) to your project and delete the others. Please add additional action plan schedules if multiple action plans will be developed. It is recommended to estimate ample time for completion of each component of the project, factoring in the time required for grant agreement execution.

ITEM 9.5.**ATTACHMENT 2**

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Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	[insert date]
Planned SS4A Final Report Date:	[insert date]

Demonstration Activity Schedule

Milestone	Schedule Date
Planned NEPA Completion Date: 	[insert date]
Planned Construction Substantial Completion and Open to Public Use Date:	[insert date]
Planned SS4A Final Report Date:	[insert date]

Supplemental Planning Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	[insert date]
Planned SS4A Final Report Date:	[insert date]

Implementation Schedule (Construction)

Milestone	Schedule Date
Planned NEPA Completion Date: 	[insert date]
Planned Construction Substantial Completion and Open to Public Use Date:	[insert date]
Planned SS4A Final Report Date:	[insert date]

Implementation Schedule (Non-Construction)

Milestone	Schedule Date
Planned Activity Completion Date:	[insert date]
Planned SS4A Final Report Date:	[insert date]

ITEM 9.5.**Project's Estimated Costs.**

Provide the costs from the grant application. Any changes should be documented in Attachment B.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	[XXXX]
Other Federal Funds:	[XXXX]
State Funds:	[XXXX]
Local Funds:	[XXXX]
In-Kind Match:	[XXXX]
Other Funds:	[XXXX]
Total Eligible Project Cost:	[XXXX]

(b) Cost Classification Table – For Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

Drafting Instructions: Utilize the descriptions from the SF-424C (<https://www.grants.gov/forms/forms-repository/sf-424-family>) to determine what cost goes in each row. This table is only needed for Planning and Demonstration Grants with demonstration activities and Implementation Grants.

Cost Classification	Total Costs	Non-SS4A Previously Incurred Costs	Eligible Costs
Administrative and legal expenses			
Land, structures, rights-of-way, appraisals, etc.			
Relocation expenses and payments			
Architectural and engineering fees			
Other architectural and engineering fees			
Project inspection fees			
Site work			
Demolition and removal			
Construction			
Equipment			
Miscellaneous			
Contingency			
Project Total			

[If no costs are anticipated in a category, remove the row from the table. Remove the table if this is a Planning and Demonstration Grant with no demonstration activities.]

ITEM 9.5.**(c) Indirect Costs**

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4**CONTACT INFORMATION****4.1 Recipient Contact(s).**

[Insert information for the person designated as the official contact. This person must be employed by the Recipient organization and shall not be a consultant.]

[enter name]

[enter job title]

[enter organization]

[enter address]

[enter telephone]

[enter email address]

4.2 Recipient Key Personnel.

[Insert name of key personnel who will be responsible for completing the task. Add rows to identify as many key personnel as necessary.]

Name	Title or Position
<i>[Insert name]</i>	<i>[insert title]</i>

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
 Federal Highway Administration
 Office of Safety
 HSSA-1, Mail Stop: E71-117
 1200 New Jersey Avenue, S.E.
 Washington, DC 20590
 202-366-2822
SS4A.FHWA@dot.gov

and

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Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and

Division Administrator – [enter name of State]
Agreement Officer's Representative (AOR)
[enter Division Office address]
[enter Division Office telephone]
[enter Division Office email address]

and

[enter name]
[enter State] Division Office Lead Point of Contact
[enter job title]
[enter address]
[enter telephone]
[enter Division Office Email Address]

ARTICLE 5 USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the “AO”) are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

- (a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.
- (b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.
- (c) The Recipient’s supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient’s share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer’s Representative (the “AOR”) may withhold processing that request until the Recipient provides sufficient detail.
- (d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.
- (e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient

ITEM 9.5.

use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

- (f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6

SPECIAL GRANT TERMS

- 6.1** SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.
- 6.2** The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.
- 6.3** SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.
- 6.4** The Recipient of a Planning and Demonstration Grant acknowledges that the [Action Plan] [Supplemental Action Plan] will be made publicly available and agrees that it will publish the final [Action Plan] [Supplemental Action Plan] on a publicly available website.
- 6.5** The Recipient of a Planning and Demonstration Grant that involves a demonstration activity agrees to provide an assessment of each demonstration activity and update the existing Action Plan, which will incorporate the information gathered in the Action Plan's list of projects or strategies and/or inform another part of the existing Action Plan. The Recipient also agrees that demonstration activities are temporary in nature and must be removed and/or ended following the conclusion of the project if the assessment of the demonstration activities does not affirm that the activities provide safety benefits.
- 6.6** The Recipient of an Implementation Grant agrees to update its Action Plan within two years of the date of this agreement to: align with all Comprehensive Safety Action Plan components in Table 1 of the SS4A FY 2024 NOFO corresponding with any "no" responses in the Self-Certification Eligibility Worksheet; ensure that the Action Plan's safety focus includes all road users, including pedestrians, bicyclists, and motor vehicle safety; and ensure that the Action Plan was last updated not more than three years prior.
- 6.7** The Recipient acknowledges that it is required to conduct certain environmental analyses and to prepare and submit to FHWA, or State with applicable NEPA Assignment authority, documents required under NEPA, and other applicable environmental statutes and regulations before the Government will obligate funds for

ITEM 9.5.

Option Phase 1 under this agreement and provide the Recipient with a written notice to proceed with Option Phase 1.

- 6.8** The Government's execution of this agreement does not in any way constitute pre-approval or waiver of any of the regulations imposed upon Recipient under the applicable Federal rules, regulations and laws regarding SS4A projects undertaken in accordance with the terms and conditions of this agreement. The Recipient shall comply with all applicable Federal requirements before incurring any costs under this agreement.
- 6.9**  The Recipient must coordinate its supplemental planning and/or demonstration activities with the jurisdiction that has an existing Action Plan in place that was used to apply for the supplemental planning and/or demonstration activities.
- 6.10** There are no other special grant requirements.



ATTACHMENT A

PERFORMANCE MEASUREMENT INFORMATION

Study Area: [Insert description of the project location]

Baseline Measurement Date: [insert date when the Recipient anticipates beginning the construction of the project]

Baseline Report Date: [insert date two months after the Baseline Measurement Date]

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e.g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Costs [for all Grants]	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Outcomes and Benefits [for Implementation Grants and Planning and	Quantitative Project Benefits: Quantification of evidence-based projects	Within 120 days after the end of the

ITEM 9.5.

TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

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Measure	Category and Description	Measurement Frequency and Reporting Deadline
Demonstration Grants with demonstration activities]	or strategies implemented (e.g., miles of sidewalks installed, number of pedestrian crossings upgraded, etc.)	period of performance
Outcomes and Benefits [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits [for Implementation Grants and Planning and Demonstration Grants with demonstration activities]	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations [for all Grants]	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope:

Schedule:

Budget:

The table below provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3	
	\$	%	\$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ITEM 9.5.

TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

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ATTACHMENT C

[RESERVED]

ITEM 9.5.

TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

03-17-2025

ATTACHMENT D

[RESERVED]

ATTACHMENT E LABOR AND WORK

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. <i>(Identify the relevant actions from Attachment B in the supporting narrative below.)</i>
X	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

Insert supporting text, as described in the table above.]

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

[Insert supporting text, as described in the table above.]

ITEM 9.5.

TEMPLATE; NOT INTENDED FOR EXECUTION WITHOUT MODIFICATION

ATTACHMENT 2

03-17-2025

ATTACHMENT G

[RESERVED]

MEMORANDUM



ITEM 9.6.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Quoc Nham, Principal Civil Engineer
SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION OF THE ASTERIA FLATS APARTMENTS PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET, LIGHTING, AND LANDSCAPE MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve Annexation Map. No.19 for the Asteria Flats Apartments project to Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance) and approve the recording of the annexation map and the Notice of Special Tax Lien.

BACKGROUND

On April 21, 2014, the City of Rancho Cordova adopted a Resolution of Intention to establish a Community Facilities District (CFD) and Future Annexation Area for citywide street, lighting, and landscape maintenance services. On June 2, 2014, the city adopted a Resolution forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the Future Annexation Area provided the Resolution of Intention, noticing, and public hearing for the entire Future Annexation Area, so these steps do not need to be repeated for each annexation.

The annexation process for projects within the future annexation area is streamlined by receiving a petition and waiver from the property owner(s). The City Council approves the Annexation Boundary Map by Resolution, followed by the recording of the Annexation Boundary Map and Notice of Special Tax Lien by the City Clerk.

The project included in this action was conditioned to annex to CFD No. 2014-2 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets, roads, landscape, and appurtenant facilities in the public right of way. In February 2026, the property owner signed a unanimous approval of the annexation to CFD No.

2014-2, Attachment 4. Adoption of the Resolution approves Annexation Boundary Map No. 19 for the Asteria Flats Apartments project, Attachment 2, and directs the City Clerk to execute and record the Map and Notice of Special Tax Lien, Attachment 3, for the project.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the city. Funds collected will be used for maintenance of streets, lighting, and landscape maintenance services.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Annexation Boundary Map
3. Exhibit B to the Resolution - Notice of Special Tax Lien
4. Exhibit C to the Resolution - Unanimous Approval

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 ANNEXATION OF THE ASTERIA FLATS APARTMENTS PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET, LIGHTING, AND LANDSCAPE MAINTENANCE)

WHEREAS, the Conditions of Approval for the Asteria Flats Apartments project require the property owner/applicant to participate in the provision of funding to provide fair share maintenance of any existing and all new public improvements associated with the project; and

WHEREAS, on April 21, 2014, the City of Rancho Cordova adopted Resolution No. 20-2014 declaring its intention to establish Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance) (the "District") and Future Annexation Area for maintenance of street, lighting, and landscape maintenance services. On June 2, 2014, the city adopted Resolution No. 34-2014 forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property; and

WHEREAS, in February 2026, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of a portion of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District, Exhibit C attached hereto; and

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

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 19 for a property known as the Asteria Flats Apartments project, Exhibit A attached hereto, for the annexation of the property to CFD No. 2014-2 (Street, Lighting, and Landscape Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 19 and finds and determines that the territory shown in the Annexation Boundary Map is hereby added to and made a part of the District with full legal effect.
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 19 in

ITEM 9.6.

ATTACHMENT 1

the office of the County Recorder of Sacramento County no later than 15 days after the adoption of this Resolution.

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2026-2027, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien, Exhibit B attached hereto, in the office of the County Recorder of Sacramento County no later than 15 days after recordation of the Annexation Boundary Map No. 19.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

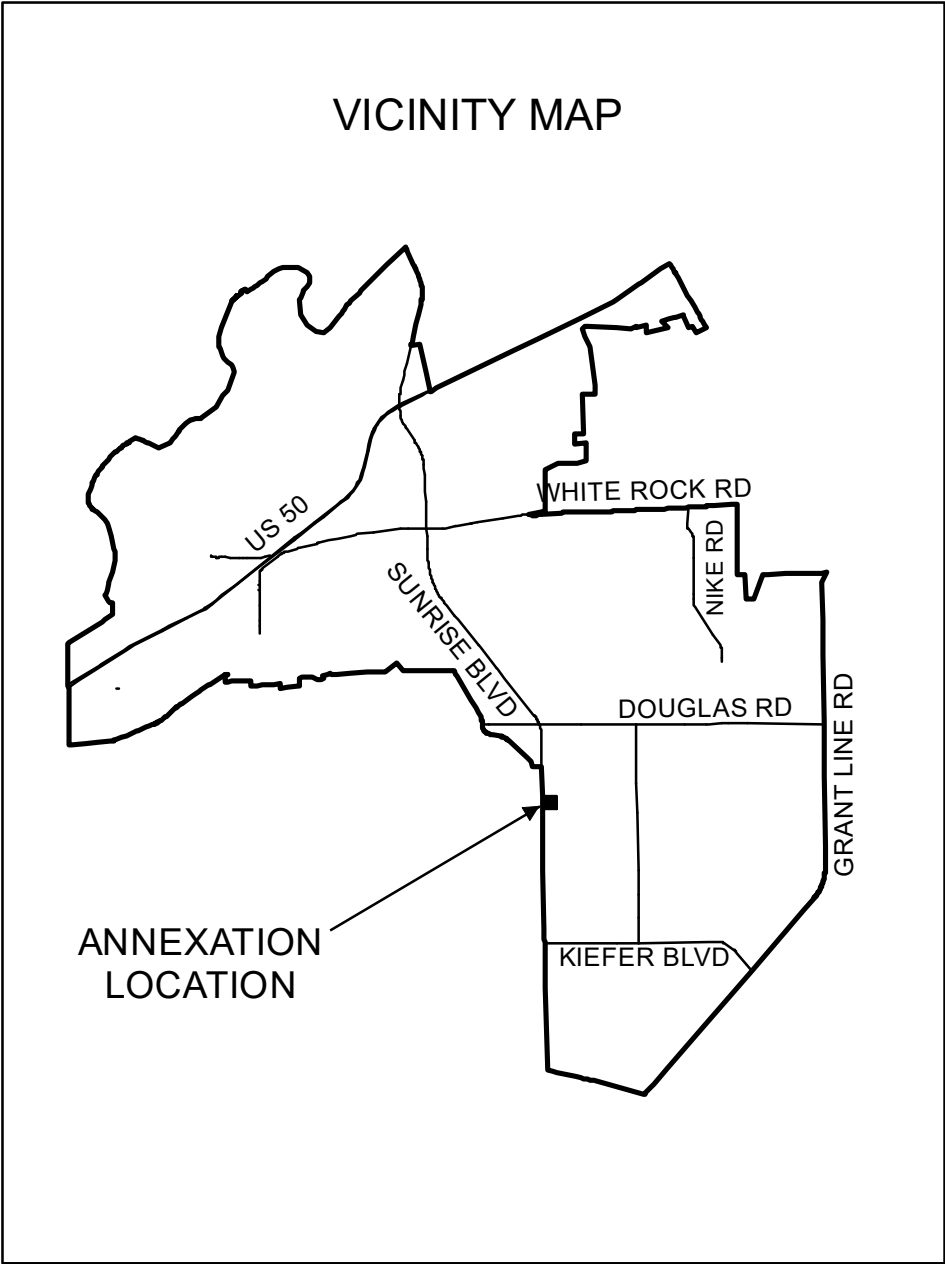
ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF
ANNEXATION 19
(ASTERIA FLATS APARTMENTS) TO
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET MAINTENANCE, LIGHTING AND LANDSCAPING)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 2026.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 19 TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET MAINTENANCE, LIGHTING AND LANDSCAPING), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2026. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

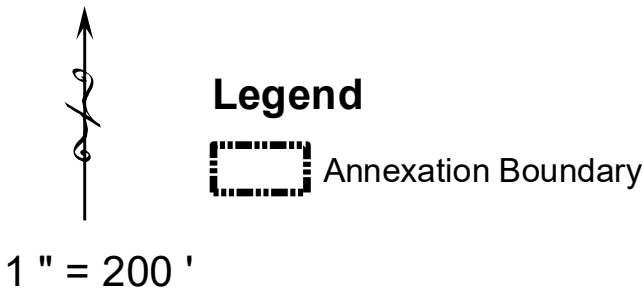
FILED THIS ____ DAY OF _____ 2026. AT THE HOUR OF _____ O'CLOCK ____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

FLORENCE EVANS
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS



1 " = 200 '

HARRIS & ASSOCIATES
101 PROGRESS, SUITE 250
IRVINE, CALIFORNIA 92618
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
Annexation 19 (Asteria Flats Apartments)
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

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

NOTICE OF SPECIAL TAX LIEN

COMMUNITY FACILITIES DISTRICT 2014-2

(STREET, LIGHTING, AND LANDSCAPE MAINTENANCE)

OF THE CITY OF RANCHO CORDOVA

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the “City”), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services as described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Boundary Map No. 19 (the “Annexed Area”) of the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance) (the “District”), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

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

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

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

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on June 17, 2014, as Document No. 20140617 page 353, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 116, Pages 0023-0024, Document No. 20140430 Pg 0873 of Maps and Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sacramento, State of California (the “ Original Boundary Map”), and the map of the Annexed Territory recorded at Book xxx, Page xx, Document No. xxxxxxxx in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8708.

Dated: _____

CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(Streets, Lighting, and Landscape Maintenance)**

DESCRIPTION OF SERVICES

Description of services:

Maintenance of public street, lighting, and landscape improvements

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

Reserve Fund

- The CFD special taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the CFD to fund future repairs to public streets, lighting and landscaping improvements and other services as determined by the CFD..

EXHIBIT B

Rate and Method of Apportionment (RMA)

EXHIBIT B
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
ANNEXATION NO. 19 (ASTERIA FLATS)**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

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

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

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

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

"Annual Escalation Factor" means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

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

“Authorized Services” means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2014-2”** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).

“City” means the City of Rancho Cordova.

“ City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

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

“County” means the County of Sacramento.

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

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

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

“Heavy Truck Traffic Parcel” means, any Parcel of Developed Property that is determined by the City to have heavy truck traffic impact on the public streets and include, but are not limited to, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution.

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

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution. The City shall make the

determination if a Parcel is Industrial Property.

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

“Micro-Unit Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units of approximately 800 square feet of floor area or less for each such Unit that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

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

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

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or Heavy Truck Traffic Parcel.

“Private Street Parcel” means, any Taxable Property where all or the majority of the residential streets are private within the development and the maintenance of the residential components are not funded by the CFD or by the federal government, State of California, County, City, or other public agency.

“50/50 Public & Private Residential Street Parcel” means, any Taxable Property where there is a fairly even split of public and private streets associated with a development.

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

“Public Property” means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

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

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

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

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

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

“Soundwall Parcel” means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

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

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

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

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

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

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of

Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, a Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or a Heavy Truck Traffic Parcel.

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

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

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. All Tax Zones

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES ORDINARY USE PARCELS (FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$533.86 per Unit
Single Family Attached Property	\$421.74 per Unit
Multi-Family Property	\$304.29 per Unit
Micro-Unit Property	\$202.96 per Unit

Commercial Property	\$796.52 per 1,000 Sq. Ft.
Hotel Property	\$314.98 per Unit
Industrial Property	\$240.24 per 1,000 Sq. Ft.
Office Property	\$795.45 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$579.57 per Unit
Single Family Attached Property	\$457.87 per Unit
Multi-Family Property	\$330.36 per Unit
Micro-Unit Property	\$220.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$542.02 per Unit
Single Family Attached Property	\$428.19 per Unit
Multi-Family Property	\$308.95 per Unit
Micro-Unit Property	\$206.07 Per Unit
Commercial Property	\$808.70 per 1,000 Sq. Ft.
Hotel Property	\$319.79 per Unit
Industrial Property	\$243.91 per 1,000 Sq. Ft.
Office Property	\$807.61 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

d. Additional Load Parcels**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	\$826.74 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	\$249.35 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels**MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$556.55 per Unit
Single Family Attached Property	\$439.67 per Unit
Multi-Family Property	\$317.23 per Unit
Micro-Unit Property	\$211.59 per Unit
Commercial Property	\$830.38 per 1,000 Sq. Ft.
Hotel Property	\$328.37 per Unit
Industrial Property	\$250.45 per 1,000 Sq. Ft.
Office Property	\$829.27 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

f. Additional Load and Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	\$838.92 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	\$253.03 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$587.73 per Unit
Single Family Attached Property	\$464.32 per Unit
Multi-Family Property	\$335.01 per Unit
Micro-Unit Property	\$223.45 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

h. Residential Alley and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$605.84 per Unit
Single Family Attached Property	\$478.62 per Unit
Multi-Family Property	\$345.33 per Unit
Micro-Unit Property	\$230.34 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$564.51 per Unit
Single Family Attached Property	\$445.96 per Unit
Multi-Family Property	\$321.77 per Unit
Micro-Unit Property	\$214.62 per Unit
Commercial Property	\$842.24 per 1,000 Sq. Ft.
Hotel Property	\$333.05 per Unit
Industrial Property	\$254.02 per Unit
Office Property	\$841.12 per Unit

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$609.88 per Unit
Single Family Attached Property	\$481.80 per Unit
Multi-Family Property	\$347.63 per Unit
Micro-Unit Property	\$231.87 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

k. Private Street Parcel**MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$350.75 per Unit
Single Family Attached Property	\$277.08 per Unit
Multi-Family Property	\$199.92 per Unit
Micro-Unit Property	\$133.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

l. 50/50 Public & Private Residential Street Parcels**MAXIMUM SPECIAL TAXES
50/50 PUBLIC & PRIVATE RESIDENTIAL STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$442.04 per Unit
Single Family Attached Property	\$349.21 per Unit
Multi-Family Property	\$251.96 per Unit
Micro-Unit Property	\$168.06 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

m. Heavy Truck Traffic Parcels

**MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	\$345.20 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

- First:** The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within the CFD and each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.
- Second:** If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no special Tax shall be levied on (i) any Parcel of Public Property that

is not Taxable public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

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

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-1210-001 through 067-1210-055 067-1220-001 through 067-1220-059 067-1230-001 through 067-1230-060	2013-14

Tax Zone 1 – Maximum Special Taxes

The Maximum Special Taxes for Zone 1 do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
SOUNDWALL & DECORATIVE LIGHTING
(EXCLUDING LONG TERM MAINT.)
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$398.6361 per Unit
Single Family Attached Property	\$314.9204 per Unit
Multi-Family Property	\$227.2304 per Unit
Micro-Unit Property	N/A
Commercial Property	\$299.1373 per 1,000 Sq. Ft.
Hotel Property	\$235.1932 per Unit
Industrial Property	\$179.3827 per 1,000 Sq. Ft.
Office Property	\$299.1373 per 1,000 Sq. Ft.

TAX ZONE 2

Assessor's Parcels Included in Tax Zone 2*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1050-001	Through	067-1050-009	2016-17
072-2870-001	Through	072-2870-072	2014-15
072-2880-001	Through	072-2880-082	
072-2890-001	Through	072-2890-088	
072-2900-001	Through	072-2900-080	
072-2910-001	Through	072-2910-083	
072-2920-001	Through	072-2920-069	
072-2940-001	Through	072-2940-066	
072-2950-001	Through	072-2950-063	
072-2960-001	Through	072-2960-065	

Tax Zone 2 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of street lighting only. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING ONLY
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$54.1297 per Unit
Single Family Attached Property	\$54.1297 per Unit
Multi-Family Property	\$223.6408 per Unit
Micro-Unit Property	N/A
Commercial Property	\$299.1373 per 1,000 Sq. Ft.
Hotel Property	\$231.5322 per Unit
Industrial Property	\$176.5907 per 1,000 Sq. Ft.
Office Property	\$299.1373 per 1,000 Sq. Ft.

TAX ZONE 3

Assessor's Parcels Included in Tax Zone 3*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1070-001	Through	067-1070-059	2016-17
067-1090-001	Through	067-1090-089	
067-1060-003	Through	067-1060-004	2017-18
067-1170-001	Through	067-1170-085	
067-1180-001	Through	067-1180-016	
067-1190-001	Through	067-1190-066	
067-1200-001	Through	067-1200-054	
067-1100-008			2018-19
067-1240-001	Through	067-1240-048	
067-1250-001	Through	067-1250-108	
067-1100-005	Through	067-1100-007	
067-1120-001	Through	067-1120-027	
067-1130-001	Through	067-1130-176	
067-1140-001	Through	067-1140-038	
067-1080-007	Through	067-1080-017	
067-1150-001	Through	067-1150-080	
067-1160-001	Through	067-1160-065	
067-1260-001	Through	067-1260-061	
067-1270-001	Through	067-1270-113	
067-1280-001	Through	067-1280-094	
067-1290-001	Through	067-1290-032	
067-0040-035-0000	Through	067-0040-036-0000	2020-21
067-1080-018-0000	Through	067-1080-023-0000	
067-1080-027-0000	Through	067-1080-030-0000	
067-1330-028-0000	Through	067-1330-064-0000	
067-1360-001-0000	Through	067-1360-166-0000	
067-1370-001-0000	Through	067-1370-168-0000	
072-0370-046-0000	Through	072-0370-048-0000	2021-22
072-0370-102-0000			
072-0370-107-0000			
072-3880-001-0000	Through	072-3880-004-0000	
072-3880-007-0000	Through	072-3880-009-0000	
072-3880-011-0000	Through	072-3880-016-0000	
072-3900-001-0000	Through	072-3900-108-0000	
072-3910-001-0000	Through	072-3910-065-0000	
072-3920-001-0000	Through	072-3920-088-0000	
072-4070-001-0000	Through	072-4070-017-0000	
067-2410-006-0000	Through	067-2410-008-0000	2022-23
067-2410-011-0000	Through	067-2410-018-0000	
067-2420-003-0000	Through	067-2420-004-0000	
067-2420-006-0000			
067-2420-012-0000	Through	067-2420-013-0000	
067-2420-016-0000	Through	067-2420-017-0000	
067-2440-001-0000	Through	067-2440-140-0000	
067-2470-001-0000	Through	067-2470-072-0000	
067-2470-074-0000			
067-2480-001-0000	Through	067-2480-078-0000	
067-2490-003-0000	Through	067-2490-056-0000	
067-2500-001-0000	Through	067-2500-113-0000	
067-2510-001-0000	Through	067-2510-015-0000	
072-3880-017-0000	Through	072-3880-018-0000	2024-25
072-4070-018-0000	Through	072-4070-019-0000	
067-1330-065-0000	Through	067-1330-092-0000	2025-26
067-1340-039-0000	Through	067-1340-104-0000	
067-1360-167-0000	Through	067-1360-211-0000	
067-2730-001-0000	Through	067-2730-018-0000	
067-2740-001-0000	Through	067-2740-059-0000	
067-2760-001-0000	Through	067-2760-036-0000	
067-2770-001-0000	Through	067-2770-071-0000	
072-4500-001-0000	Through	072-4500-045-0000	

Tax Zone 3 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of soundwalls. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
SOUNDWALLS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$556.5521 per Unit
Single Family Attached Property	\$439.6749 per Unit
Multi-Family Property	\$317.2280 per Unit
Micro-Unit Property	N/A
Commercial Property	\$830.3768 per 1,000 Sq. Ft.
Hotel Property	\$328.3673 per Unit
Industrial Property	\$250.4492 per 1,000 Sq. Ft.
Office Property	\$829.2657 per 1,000 Sq. Ft.

TAX ZONE 4

Assessor's Parcels Included in Tax Zone 4*	Fiscal Year in Which Property was Added to CFD No. 2014-2
072-4050-017-0000 Through 072-4050-018-0000 072-4050-025-0000 Through 072-4050-029-0000 072-4050-033-0000 Through 072-4050-037-0000	2023-24
072-4050-033-0000 072-4050-038-0000 Through 072-4050-045-0000	2024-25

Tax Zone 4 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of streets determined by the City to have a heavy truck impact on the public streets. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	\$345.2005 per 1,000 Sq. Ft.
Office Property	N/A

TAX ZONE 5

Assessor's Parcels Included in Tax Zone 5*	Fiscal Year in Which Property was Added to CFD No. 2014-2
067-0030-081-0000 Through 067-0030-082-0000 067-2590-001-0000 Through 067-2590-049-0000 067-2600-001-0000 Through 067-2600-074-0000	2023-24
067-0030-083-0000 067-2590-050-0000	2024-25
067-2420-035-0000 067-2690-001-0000 Through 067-2690-046-0000 067-2700-001-0000 Through 067-2700-140-0000 067-2720-001-0000 Through 067-2720-088-0000 067-2750-001-0000 Through 067-2750-101-0000	2025-26

Tax Zone 5 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$350.7453 per Unit
Single Family Attached Property	\$277.0789 per Unit
Multi-Family Property	\$199.9238 per Unit
Micro-Unit Property	\$133.3491 per Unit
Commercial Property	\$523.3029 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

TAX ZONE 6

Assessor's Parcels Included in Tax Zone 6*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-2370-001-0000	Through	067-2370-011-0000	2021-22
067-2370-002-0000	Through	067-2370-003-0000	2024-25
067-2370-012-0000	Through	067-2370-015-0000	
067-2610-001-0000	Through	067-2610-062-0000	
067-2620-001-0000	Through	067-2620-117-0000	
067-2370-016-0000	Through	067-2370-023-0000	2025-26
067-2550-116-0000	Through	067-2550-117-0000	
067-2580-103-0000	Through	067-2580-104-0000	
072-0300-015-0000	Through	072-0300-021-0000	
072-4440-001-0000	Through	072-4440-076-0000	
072-4450-001-0000	Through	072-4450-062-0000	
072-4460-001-0000	Through	072-4460-125-0000	
072-4510-001-0000	Through	072-4510-082-0000	
072-4520-001-0000	Through	072-4520-104-0000	

Tax Zone 6 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$533.8604 per Unit
Single Family Attached Property	\$421.7409 per Unit
Multi-Family Property	\$304.2939 per Unit
Micro-Unit Property	\$202.9640 per Unit
Commercial Property	\$796.5173 per 1,000 Sq. Ft.
Hotel Property	\$314.9774 per Unit
Industrial Property	\$240.2358 per 1,000 Sq. Ft.
Office Property	\$795.4489 per 1,000 Sq. Ft.

EXHIBIT C

OWNER AND THE ASSESSOR'S TAX PARCEL NUMBER(S)

Parcel No.

Property Owner

067-0430-018-0000

Asteria Flats Acquisition Owner LLC.

CITY OF RANCHO CORDOVA
Community Facilities District No. 2014-2
(Street, Lighting and Landscape Maintenance)

Annexation No. 19

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

To the City Council
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 956703

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of **Asteria Flats Acquisition Owner LLC**, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance) (the "CFD")", and it states as follows:

1. **Property Owner.** This Unanimous Approval is submitted by the Property Owner (whether one or more) identified below as or for the recorded owner(s) of the Property identified below. The Property Owner warrants to the City of Rancho Cordova (the "City") that they are such Property Owner or is legally authorized to execute this Unanimous Approval for and on behalf of such Property Owner.
2. **Approval of Annexation.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in **Exhibit A** hereto and made a part hereof.
3. **Approval of Special Tax and the Facilities.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as **Exhibit B** and made a part hereof (the "Rate and Method"). **Exhibit B** describes the maximum special tax rate for the Services. This annexed property is placed in Tax Zone 3 for purposes of computation of the Special Tax.
4. **Approval of the Appropriations Limit.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.
5. **Waivers and Vote.** The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.
6. **Recordation of Amendment to Notice of Special Tax Lien.** The Notice of Special Tax Lien for the CFD was heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on June 17, 2014 recorded at Book 20140617 at Page 0345 (Document No. 20140617PG0345).

The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the Office of the County Recorder of the County of Sacramento an amendment to the Notice of Special Tax Lien

for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. City Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property. If requested by the City, the Property Owner agrees, at its own expense, to supply to the City, current title evidence so that the City may verify ownership for the annexation to the CFD.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

County of Sacramento Assessor's Parcel Numbers:
067-0430-018-0000:

The property consists of a total of 11.76 acres.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

The Petitioner (record owner) of the Property is:

Property Owner

Asteria Flats Acquisition Owner LLC

By: 
Tyler Conger, Authorized Signatory

Dated: February 6, 2026

The address to which the ballots for the CFD elections are to be sent:

**Cricket Cleary
401 Wilshire Blvd., 11th Floor,
Santa Monica, CA 90401**

EXHIBIT A

**CITY OF RANCHO CORDOVA
Community Facilities District No. 2014-2
(Street, Lighting and Landscape Maintenance)**

DESCRIPTION OF SERVICES

Maintenance of public street, lighting and landscaping improvements

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

Reserve Fund

The CFD special taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the CFD to fund future repairs to public streets, lighting and landscaping improvements and other services as determined by the CFD.

EXHIBIT B

Rate and Method of Apportionment (RMA)

EXHIBIT B
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
ANNEXATION NO. 19 (ASTERIA FLATS)**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre or Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

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

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

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

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

“Annual Escalation Factor” means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

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

“Authorized Services” means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2014-2”** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).

“City” means the City of Rancho Cordova.

“ City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

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

“County” means the County of Sacramento.

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

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

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

“Heavy Truck Traffic Parcel” means, any Parcel of Developed Property that is determined by the City to have heavy truck traffic impact on the public streets and include, but are not limited to, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution.

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

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution. The City shall make the

determination if a Parcel is Industrial Property.

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

“Micro-Unit Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units of approximately 800 square feet of floor area or less for each such Unit that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

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

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

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or Heavy Truck Traffic Parcel.

“Private Street Parcel” means, any Taxable Property where all or the majority of the residential streets are private within the development and the maintenance of the residential components are not funded by the CFD or by the federal government, State of California, County, City, or other public agency.

“50/50 Public & Private Residential Street Parcel” means, any Taxable Property where there is a fairly even split of public and private streets associated with a development.

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

“Public Property” means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

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

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

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

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

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

“Soundwall Parcel” means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

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

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

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

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

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

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

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of

Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, a Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or a Heavy Truck Traffic Parcel.

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

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

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. All Tax Zones

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES ORDINARY USE PARCELS (FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$533.86 per Unit
Single Family Attached Property	\$421.74 per Unit
Multi-Family Property	\$304.29 per Unit
Micro-Unit Property	\$202.96 per Unit

Commercial Property	\$796.52 per 1,000 Sq. Ft.
Hotel Property	\$314.98 per Unit
Industrial Property	\$240.24 per 1,000 Sq. Ft.
Office Property	\$795.45 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$579.57 per Unit
Single Family Attached Property	\$457.87 per Unit
Multi-Family Property	\$330.36 per Unit
Micro-Unit Property	\$220.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$542.02 per Unit
Single Family Attached Property	\$428.19 per Unit
Multi-Family Property	\$308.95 per Unit
Micro-Unit Property	\$206.07 Per Unit
Commercial Property	\$808.70 per 1,000 Sq. Ft.
Hotel Property	\$319.79 per Unit
Industrial Property	\$243.91 per 1,000 Sq. Ft.
Office Property	\$807.61 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

d. Additional Load Parcels**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	\$826.74 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	\$249.35 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels**MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$556.55 per Unit
Single Family Attached Property	\$439.67 per Unit
Multi-Family Property	\$317.23 per Unit
Micro-Unit Property	\$211.59 per Unit
Commercial Property	\$830.38 per 1,000 Sq. Ft.
Hotel Property	\$328.37 per Unit
Industrial Property	\$250.45 per 1,000 Sq. Ft.
Office Property	\$829.27 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

f. Additional Load and Decorative Lighting Parcels**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	\$838.92 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	\$253.03 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$587.73 per Unit
Single Family Attached Property	\$464.32 per Unit
Multi-Family Property	\$335.01 per Unit
Micro-Unit Property	\$223.45 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

h. Residential Alley and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$605.84 per Unit
Single Family Attached Property	\$478.62 per Unit
Multi-Family Property	\$345.33 per Unit
Micro-Unit Property	\$230.34 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$564.51 per Unit
Single Family Attached Property	\$445.96 per Unit
Multi-Family Property	\$321.77 per Unit
Micro-Unit Property	\$214.62 per Unit
Commercial Property	\$842.24 per 1,000 Sq. Ft.
Hotel Property	\$333.05 per Unit
Industrial Property	\$254.02 per Unit
Office Property	\$841.12 per Unit

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$609.88 per Unit
Single Family Attached Property	\$481.80 per Unit
Multi-Family Property	\$347.63 per Unit
Micro-Unit Property	\$231.87 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

k. Private Street Parcel**MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$350.75 per Unit
Single Family Attached Property	\$277.08 per Unit
Multi-Family Property	\$199.92 per Unit
Micro-Unit Property	\$133.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

l. 50/50 Public & Private Residential Street Parcels**MAXIMUM SPECIAL TAXES
50/50 PUBLIC & PRIVATE RESIDENTIAL STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$442.04 per Unit
Single Family Attached Property	\$349.21 per Unit
Multi-Family Property	\$251.96 per Unit
Micro-Unit Property	\$168.06 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

m. Heavy Truck Traffic Parcels

**MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	\$345.20 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

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

- First:** The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within the CFD and each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.
- Second:** If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no special Tax shall be levied on (i) any Parcel of Public Property that

is not Taxable public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

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

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-1210-001 through 067-1210-055 067-1220-001 through 067-1220-059 067-1230-001 through 067-1230-060	2013-14

Tax Zone 1 – Maximum Special Taxes

The Maximum Special Taxes for Zone 1 do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
SOUNDWALL & DECORATIVE LIGHTING
(EXCLUDING LONG TERM MAINT.)
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$398.6361 per Unit
Single Family Attached Property	\$314.9204 per Unit
Multi-Family Property	\$227.2304 per Unit
Micro-Unit Property	N/A
Commercial Property	\$299.1373 per 1,000 Sq. Ft.
Hotel Property	\$235.1932 per Unit
Industrial Property	\$179.3827 per 1,000 Sq. Ft.
Office Property	\$299.1373 per 1,000 Sq. Ft.

TAX ZONE 2

Assessor's Parcels Included in Tax Zone 2*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1050-001	Through	067-1050-009	2016-17
072-2870-001	Through	072-2870-072	2014-15
072-2880-001	Through	072-2880-082	
072-2890-001	Through	072-2890-088	
072-2900-001	Through	072-2900-080	
072-2910-001	Through	072-2910-083	
072-2920-001	Through	072-2920-069	
072-2940-001	Through	072-2940-066	
072-2950-001	Through	072-2950-063	
072-2960-001	Through	072-2960-065	

Tax Zone 2 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of street lighting only. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING ONLY
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$54.1297 per Unit
Single Family Attached Property	\$54.1297 per Unit
Multi-Family Property	\$223.6408 per Unit
Micro-Unit Property	N/A
Commercial Property	\$299.1373 per 1,000 Sq. Ft.
Hotel Property	\$231.5322 per Unit
Industrial Property	\$176.5907 per 1,000 Sq. Ft.
Office Property	\$299.1373 per 1,000 Sq. Ft.

TAX ZONE 3

Assessor's Parcels Included in Tax Zone 3*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1070-001	Through	067-1070-059	2016-17
067-1090-001	Through	067-1090-089	
067-1060-003	Through	067-1060-004	2017-18
067-1170-001	Through	067-1170-085	
067-1180-001	Through	067-1180-016	
067-1190-001	Through	067-1190-066	
067-1200-001	Through	067-1200-054	
067-1100-008			2018-19
067-1240-001	Through	067-1240-048	
067-1250-001	Through	067-1250-108	
067-1100-005	Through	067-1100-007	
067-1120-001	Through	067-1120-027	
067-1130-001	Through	067-1130-176	
067-1140-001	Through	067-1140-038	
067-1080-007	Through	067-1080-017	
067-1150-001	Through	067-1150-080	
067-1160-001	Through	067-1160-065	
067-1260-001	Through	067-1260-061	
067-1270-001	Through	067-1270-113	
067-1280-001	Through	067-1280-094	
067-1290-001	Through	067-1290-032	
067-0040-035-0000	Through	067-0040-036-0000	2020-21
067-1080-018-0000	Through	067-1080-023-0000	
067-1080-027-0000	Through	067-1080-030-0000	
067-1330-028-0000	Through	067-1330-064-0000	
067-1360-001-0000	Through	067-1360-166-0000	
067-1370-001-0000	Through	067-1370-168-0000	
072-0370-046-0000	Through	072-0370-048-0000	2021-22
072-0370-102-0000			
072-0370-107-0000			
072-3880-001-0000	Through	072-3880-004-0000	
072-3880-007-0000	Through	072-3880-009-0000	
072-3880-011-0000	Through	072-3880-016-0000	
072-3900-001-0000	Through	072-3900-108-0000	
072-3910-001-0000	Through	072-3910-065-0000	
072-3920-001-0000	Through	072-3920-088-0000	
072-4070-001-0000	Through	072-4070-017-0000	
067-2410-006-0000	Through	067-2410-008-0000	2022-23
067-2410-011-0000	Through	067-2410-018-0000	
067-2420-003-0000	Through	067-2420-004-0000	
067-2420-006-0000			
067-2420-012-0000	Through	067-2420-013-0000	
067-2420-016-0000	Through	067-2420-017-0000	
067-2440-001-0000	Through	067-2440-140-0000	
067-2470-001-0000	Through	067-2470-072-0000	
067-2470-074-0000			
067-2480-001-0000	Through	067-2480-078-0000	
067-2490-003-0000	Through	067-2490-056-0000	
067-2500-001-0000	Through	067-2500-113-0000	
067-2510-001-0000	Through	067-2510-015-0000	
072-3880-017-0000	Through	072-3880-018-0000	2024-25
072-4070-018-0000	Through	072-4070-019-0000	
067-1330-065-0000	Through	067-1330-092-0000	2025-26
067-1340-039-0000	Through	067-1340-104-0000	
067-1360-167-0000	Through	067-1360-211-0000	
067-2730-001-0000	Through	067-2730-018-0000	
067-2740-001-0000	Through	067-2740-059-0000	
067-2760-001-0000	Through	067-2760-036-0000	
067-2770-001-0000	Through	067-2770-071-0000	
072-4500-001-0000	Through	072-4500-045-0000	

Tax Zone 3 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of soundwalls. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
SOUNDWALLS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$556.5521 per Unit
Single Family Attached Property	\$439.6749 per Unit
Multi-Family Property	\$317.2280 per Unit
Micro-Unit Property	N/A
Commercial Property	\$830.3768 per 1,000 Sq. Ft.
Hotel Property	\$328.3673 per Unit
Industrial Property	\$250.4492 per 1,000 Sq. Ft.
Office Property	\$829.2657 per 1,000 Sq. Ft.

TAX ZONE 4

Assessor's Parcels Included in Tax Zone 4*	Fiscal Year in Which Property was Added to CFD No. 2014-2
072-4050-017-0000 Through 072-4050-018-0000 072-4050-025-0000 Through 072-4050-029-0000 072-4050-033-0000 Through 072-4050-037-0000	2023-24
072-4050-033-0000 072-4050-038-0000 Through 072-4050-045-0000	2024-25

Tax Zone 4 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of streets determined by the City to have a heavy truck impact on the public streets. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	\$345.2005 per 1,000 Sq. Ft.
Office Property	N/A

TAX ZONE 5

Assessor's Parcels Included in Tax Zone 5*	Fiscal Year in Which Property was Added to CFD No. 2014-2
067-0030-081-0000 Through 067-0030-082-0000 067-2590-001-0000 Through 067-2590-049-0000 067-2600-001-0000 Through 067-2600-074-0000	2023-24
067-0030-083-0000 067-2590-050-0000	2024-25
067-2420-035-0000 067-2690-001-0000 Through 067-2690-046-0000 067-2700-001-0000 Through 067-2700-140-0000 067-2720-001-0000 Through 067-2720-088-0000 067-2750-001-0000 Through 067-2750-101-0000	2025-26

Tax Zone 5 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$350.7453 per Unit
Single Family Attached Property	\$277.0789 per Unit
Multi-Family Property	\$199.9238 per Unit
Micro-Unit Property	\$133.3491 per Unit
Commercial Property	\$523.3029 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

TAX ZONE 6

Assessor's Parcels Included in Tax Zone 6*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-2370-001-0000	Through	067-2370-011-0000	2021-22
067-2370-002-0000	Through	067-2370-003-0000	2024-25
067-2370-012-0000	Through	067-2370-015-0000	
067-2610-001-0000	Through	067-2610-062-0000	
067-2620-001-0000	Through	067-2620-117-0000	
067-2370-016-0000	Through	067-2370-023-0000	2025-26
067-2550-116-0000	Through	067-2550-117-0000	
067-2580-103-0000	Through	067-2580-104-0000	
072-0300-015-0000	Through	072-0300-021-0000	
072-4440-001-0000	Through	072-4440-076-0000	
072-4450-001-0000	Through	072-4450-062-0000	
072-4460-001-0000	Through	072-4460-125-0000	
072-4510-001-0000	Through	072-4510-082-0000	
072-4520-001-0000	Through	072-4520-104-0000	

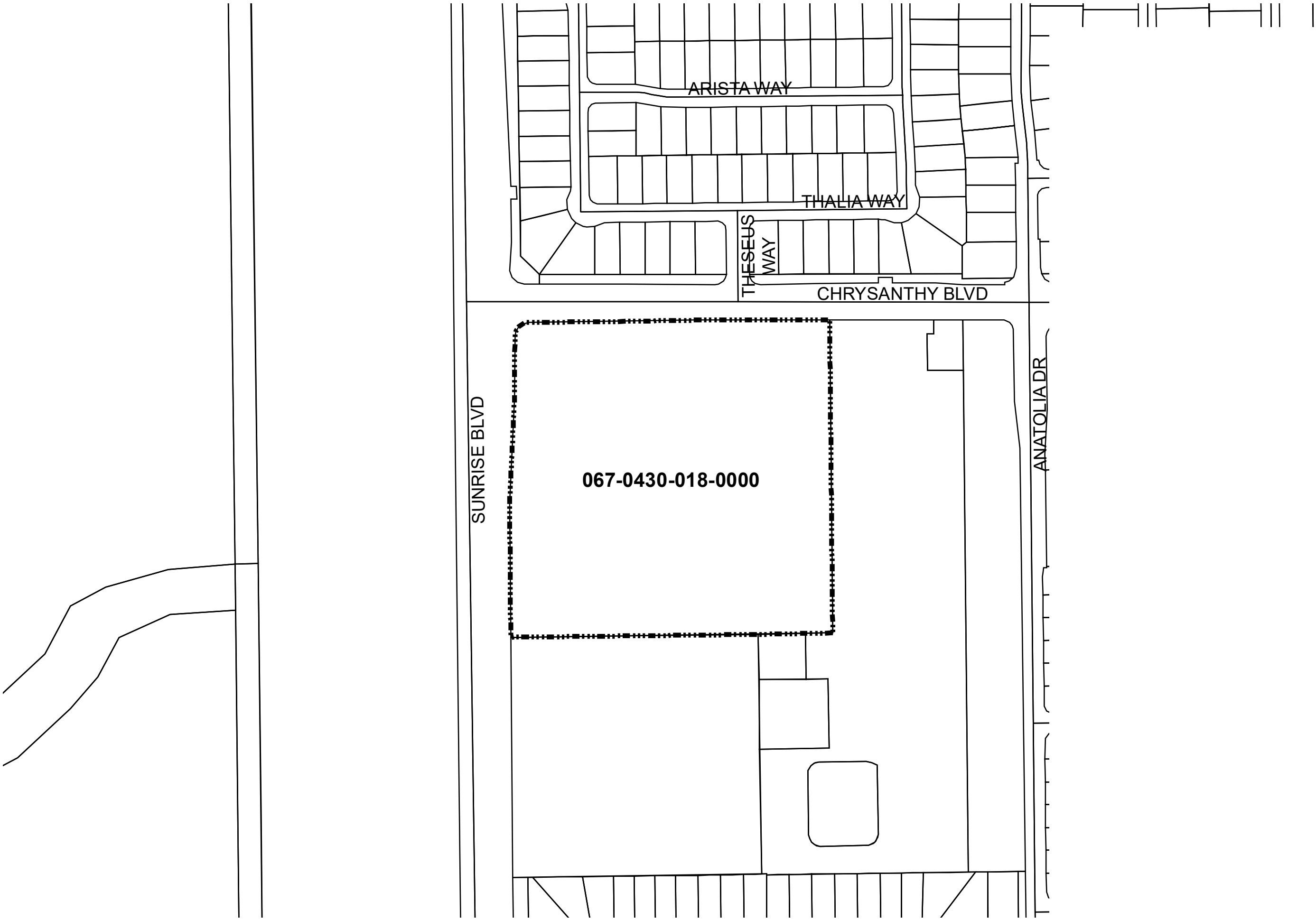
Tax Zone 6 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	\$533.8604 per Unit
Single Family Attached Property	\$421.7409 per Unit
Multi-Family Property	\$304.2939 per Unit
Micro-Unit Property	\$202.9640 per Unit
Commercial Property	\$796.5173 per 1,000 Sq. Ft.
Hotel Property	\$314.9774 per Unit
Industrial Property	\$240.2358 per 1,000 Sq. Ft.
Office Property	\$795.4489 per 1,000 Sq. Ft.

PROPOSED BOUNDARY OF
ANNEXATION 19
(ASTERIA FLATS APARTMENTS) TO
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET MAINTENANCE, LIGHTING AND LANDSCAPING)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 2026.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 19 TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET MAINTENANCE, LIGHTING AND LANDSCAPING), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2026. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2026. AT THE HOUR OF _____ O'CLOCK ____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

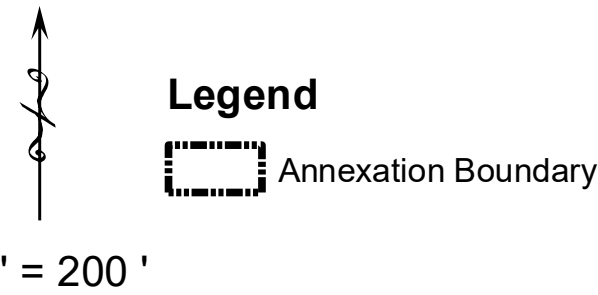
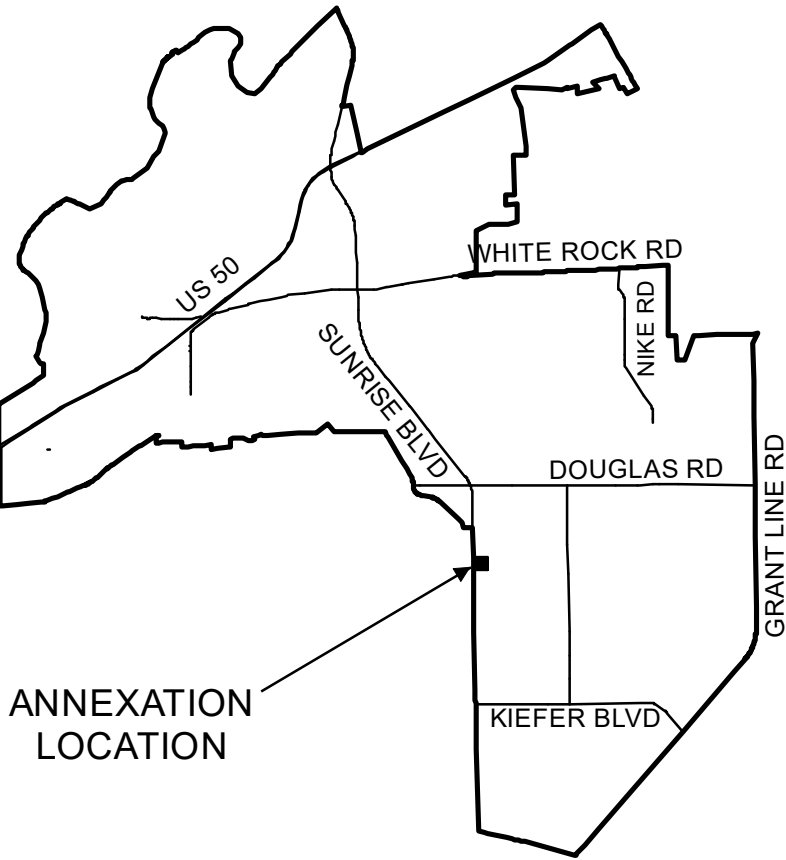
FLORENCE EVANS
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

VICINITY MAP



HARRIS & ASSOCIATES
101 PROGRESS, SUITE 250
IRVINE, CALIFORNIA 92618
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
Annexation 19 (Asteria Flats Apartments)
County of Sacramento, California

Sheet 1 of 1

MEMORANDUM



ITEM 9.7.

DATE: March 2, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Principal Civil Engineer
Khaliq McClean, Associate Civil Engineer

SUBJECT: **A RESOLUTION DECLARING THE CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE ASTERIA FLATS APARTMENTS PROJECT**

RECOMMENDATION

Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Asteria Flats Apartments project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the Council's intention to impose an annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Asteria Flats Apartments project.

BACKGROUND

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

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

DISCUSSION

The property owners have submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee [Attachment 5](#). The Asteria Flats Apartments project is being annexed into the Stormwater Utility Fee [Attachment 3](#). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014, by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for all Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics. A sample of the Stormwater Utility Fees for Fiscal Year 2026-2027 is provided in Attachment 4.

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

The Resolution, Attachment 1, sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on March 16, 2026, as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact on the City's General Fund. The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Annexation Boundary Map
4. Stormwater Utility Fee- Rate Sheet
5. Petition with Waivers

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR THE RANCHO CORDOVA ASTERIA FLATS APARTMENTS PROJECT

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2026-2027, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

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

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

WHEREAS, this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee in which the Petitioner has waived all notices of hearings and all published notices regarding the establishment of the stormwater utility fee, notices of election, and applicable waiting periods.

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 and incorporated herein.
2. Notice is hereby given that the City Council designates Monday, March 16, 2026, at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee. At

ITEM 9.7.

ATTACHMENT 1

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

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

4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the city.

5. The City Council hereby designates Khaliq McClean, Associate Civil Engineer, telephone number, (916) 851-8708 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

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

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

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A. Rate Analysis Report	Page 1
B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee	Page 1
C. Eligibility to File a Protest	Page 2
D. Submission of Written Protests	Page 3
E. Conduct of the Public Hearing; Determination of A Majority Protest	Page 3
F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Rate Analysis Report

The City shall cause to be prepared a written report ("Rate Analysis Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2025-2026.

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

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

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

ITEM 9.7.

ATTACHMENT 2 Exhibit A to the Resolution

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

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

Each mailed notice shall contain all of the following:

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

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

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

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

C. Eligibility to File a Protest

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

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

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

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

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

D. Submission of Written Protests

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

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

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

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

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

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

All written protests shall be considered public records.

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

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

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

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

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

Each mailed ballot shall contain all of the following:

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

ITEM 9.7.

ATTACHMENT 2 Exhibit A to the Resolution

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

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

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

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

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

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

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

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

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 42
(ASTERIA FLATS APARTMENTS)



Legend

-  Annexation Boundary
-  Parcel Boundary

ITEM 9.7.

ATTACHMENT 4

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

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 9.7.

ATTACHMENT 4

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

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				
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

**CITY OF RANCHO CORDOVA
PETITION
(With Waivers)
Related to the Imposition of a Stormwater Utility Fee
and Other Related Matters**

This is a petition to impose a stormwater utility fee and related matters under the Health and Safety Code and Article XIIID of the California State Constitution and it states as follows:

1. Petitioner. This Petition is submitted by the person (the “Petitioner”) (whether one or more) identified below as or for the record owner(s) of the parcels of land identified below (the “Property”). The Petitioner warrants to the City that the Petitioner is such owner, or is legally authorized to execute this Petition for and on behalf of such owner(s).

2. Proceedings Requested. This Petition asks that the City Council undertake proceedings under the Health and Safety Code and Article XIIID of the California State Constitution to impose a stormwater utility fee.

3. Boundaries. This Petition asks that the territory to be included consist of that shown on a map of the proposed area of the stormwater utility fee described in Exhibit “A” and attached hereto made a part hereof and which map includes the Property.

4. Purpose. This Petition asks that the stormwater utility fee be created, and the fee be levied to finance all or a part of the storm and flood protection services.

5. Waivers. To expedite the completion of the proceedings, the Petitioner waives all notices of hearing and all published notices regarding the establishment of the stormwater utility fee, notices of election, applicable waiting periods for the holding of any public hearing and for election and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived.

The Property that is subject to this petition is identified as:

County of Sacramento Assessor’s Parcel Numbers:

067-0430-018-0000: The property consists of a total of 11.76 acres.

The property consists of a total of 11.76 acres.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

The Petitioner (record owner) of the Property is:

Property Owner

Asteria Flats Acquisition Owner LLC

By: _____
Tyler Conger, Authorized Signatory

Dated: February 6, 2026

The address to which the ballots for the CFD elections are to be sent:

**Cricket Cleary
401 Wilshire Blvd., 11th Floor,
Santa Monica, CA 90401**

Exhibit A

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 42
(ASTERIA FLATS APARTMENTS)

**Legend**

-  Annexation Boundary
-  Parcel Boundary

MEMORANDUM



ITEM 9.8.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Lydia Thung, Management Analyst
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2025-271-1 WITH CREATIVE NOGGIN, LLC IN AN AMOUNT NOT TO EXCEED \$30,000 FOR ECONOMIC DEVELOPMENT MARKETING AND COMMUNICATIONS SERVICES MAKING THE CUMULATIVE AMOUNT OF THE CONTRACT \$130,000**

RECOMMENDATION

Adopt the resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2025-271-1 with Creative Noggin, LLC in an amount not to exceed \$30,000 for economic development marketing and communications services making the cumulative amount of the contract \$130,000.

BACKGROUND

On January 1, 2026, the city entered into a Professional Services Agreement with Creative Noggin, LLC to provide communications and graphic design support services for the Rancho Cordova Youth Center (RCYC) and the Rancho Cordova Promise Program (RCCP).

The city's Economic Development Department has continued to advance implementation of its 2025-2028 Economic Development Strategic Plan (EDSP) which outlines priorities for business attraction, retention, expansion, and industry positioning. While the city maintains strong general communications resources, it does not currently have a dedicated economic development communications strategy, toolkit, or set of branded assets specifically tailored to priority industries and business audiences.

To further support implementation of the EDSP, the city seeks to expand Creative Noggin's scope of services to include development of an Economic Development Communications Strategy and Implementation Toolkit. Creative Noggin, LLC is currently providing communications services to the city and is familiar with the city's brand standards, messaging, and internal processes. Expanding the current agreement will allow for continuity, efficiency, and consistency in the implementation of the Economic Development Communications Strategy and Implementation Toolkit.

The Economic Development Communications Strategy and Implementation Toolkit project will be conducted between March 2026 and June 2026.

FISCAL IMPACT AND FUNDING SOURCE

The additional services will increase the Agreement amount by \$30,000, for a total amount not to exceed \$130,000.

This project has been budgeted for from the Economic Development Department's approved Fiscal Year 2025-2026 Measure R budget.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2025-271-1

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. 2025-271-1 IN AN AMOUNT NOT TO EXCEED \$30,000 WITH CREATIVE NOGGIN, LLC FOR ECONOMIC DEVELOPMENT MARKETING AND COMMUNICATIONS SERVICES MAKING THE CUMULATIVE AMOUNT \$130,000

WHEREAS, the City of Rancho Cordova entered into a Professional Services Agreement with Creative Noggin, LLC dated January 1, 2026, for communications and graphic design support services for the Rancho Cordova Youth Center (RCYC) and the Rancho Cordova Promise Program (RCCP); and
cumulative

WHEREAS, the City desires to expand the scope of services under the Agreement to include economic development marketing and communications support to advance the City's Economic Development Strategic Plan; and

WHEREAS, the additional services will provide strategic messaging, visual assets, storytelling tools, and performance measurement to support business attraction, retention, and expansion efforts; and

WHEREAS, the amendment increases the total compensation under the Agreement by \$30,000, for a total amount not to exceed of \$130,000; and

WHEREAS, funding for the amendment is included in the approved Economic Development Department budget.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute Contract No. 2025-271-1 with Creative Noggin, LLC in an amount not to exceed \$30,000 for economic development marketing and communications services making the cumulative amount \$130,000 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.8.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND CREATIVE NOGGIN, LLC**

This First Amendment to the Professional Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and Creative Noggin, LLC ("Professional") as of March 2, 2026. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("Agreement") dated January 1, 2026; and

WHEREAS, the City would like to expand the scope of services under the Agreement to include Economic Development Marketing and Communications Support for the City's Economic Development Department,

WHEREAS, Creative Noggin will develop an Economic Development Communications Strategy and Implementation Toolkit to advance the City's Economic Development Strategic Plan; and

WHEREAS, the additional services will provide strategic messaging, visual assets, storytelling tools, and performance measurement to better position Rancho Cordova as a premier location for business attraction, retention, and expansion; and

WHEREAS, the Economic Development Communications Strategy and Implementation Toolkit project will be conducted between March 2026 and June 2026; and

WHEREAS, the cost of the Economic Development Communications Strategy and Implementation Toolkit project is Thirty Thousand Dollars (\$30,000); and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the Agreement, "Compensation," provides for the City to pay Professional a sum not to exceed One Hundred Thousand Dollars: (\$100,000.00). 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 Thirty Thousand Dollars: (\$130,000.00), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The document entitled "Scope of Services," attached hereto as Exhibit A, shall replace and supersede the Agreement's Exhibit A.
3. The document entitled "Compensation Schedule," attached hereto as Exhibit B, shall replace and supersede the Agreement's Exhibit B.
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

Tracy Marlowe, CEO

Date:_____

Date:_____

Attest:

Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date:_____

EXHIBIT A
SCOPE OF SERVICES

The Professional shall perform professional services for **Communications and Graphic Design Support for the Rancho Cordova Youth Center (RCYC) and Rancho Cordova Promise Program (RCCP)**.

The Professional will be expected to manage and control costs and resources, and complete work in adherence to the agreed upon Project schedule and will assign a Project Manager who will act as the City's primary contact and will be entirely responsible for project management activities throughout the life of the Project (including subconsultant work, if applicable).

The Professional shall, with guidance from the City's Communications & Public Affairs Department and the City Manager's Department, implement RCYC's & RCCP's strategic communications plans.

The main goals of the RCYC plan include increasing the number of students registered at RCYC and enrolled in new and seasonal programming, market new programming options, and build brand trust.

The main goal of the RCCP plan is to improve program awareness, enrollment and build brand trust.

The Professional will provide the scope of work below but also may include additional scope based on new programs or pilots and / or change of programs. The City may, from time to time, request changes to the Scope of Services, including but not limited to increases or decreases in the number or type of deliverables (such as additional editorial calendars, newsletter templates, or campaigns). No such change shall be effective or compensable unless authorized in advance through a written amendment to this Agreement executed by both Parties in accordance with Section 8.3 ("Amendments"). Any such amendment may, as appropriate, revise Exhibit A (Scope of Services), Exhibit B (Compensation Schedule), and/or the Term of the Agreement.

Content Development

- Produce monthly editorial calendars and develop compelling stories across all channels.
- Update RCYC Programming Guide tri-annually (Fall / Winter, Winter / Spring and Summer).
- Update RCYC flyers (general, February break, Spring break, specialty enrichment and Trunk-or-treat, transportation program) annually.
- Design RCCP two flyers for high school and veteran audiences annually.
- Update RCYC and RCCP digital billboard advertising quarterly, as needed.
- Create two (2) RCYC and RCCP electronic newsletter templates: one (1) template for the Rancho Cordova Youth Center (RCYC) and one (1) template for the Rancho Cordova Promise Program (RCCP), configured to be reusable by City staff.
- Design monthly Instagram and Facebook content for the RCYC and RCCP (approximately 16 annually).
- Generate original media assets (photo shoots, video shorts and reels) quarterly to showcase RCYC and RCCP benefits; maintain an archive for future use.

Digital Marketing & SEO

- Optimize the City's RCYC and RCCP webpages for local search by enhancing metadata, adding location keywords and ensuring mobile friendly signup forms.
- Collaborate with the city to strategize and manage advertising on Nextdoor and Meta (Instagram and Facebook); craft audience-specific parameters for advertising to targeted demographics to optimize campaigns for two to five campaigns annually.

In addition, the Professional will:

- Measure the success of tactical implementation of the RCYC Strategic Communications Plan by tracking and reporting performance metrics:
 - Performance Metrics
 - RCYC
 - Increase website visits to program pages by a 30% (leveraging local SEO and Nextdoor).
 - Search engine ranking for keywords
- Improve enrollment conversion rates; track the impact of SMS and email campaigns on signups.
- Grow social media reach and engagement (followers, shares, comments) across Meta and Nextdoor.
- Achieve specified attendance targets for open houses and info sessions.
- Gather community feedback via surveys to gauge awareness and satisfaction.
- Increase website visits to RCCP program pages by +30%

The Professional will attend and contribute to team meetings and brainstorm sessions and conduct other outreach as needed to gather information for story content.

The Professional shall complete all work under this Agreement by June 30, 2027, as referenced in subsection 1.1.

Accessibility Requirements

1. **Accessibility Laws.**

Professional acknowledges that City is a public entity subject to the Americans with Disabilities Act ("ADA"), including Title II, the U.S. Department of Justice's 2024 ADA Title II Digital Accessibility Rule Section 504 (28 C.F.R. Part 35, Subpart I), Section 504 of the California Building Code accessibility requirements, and other applicable federal and state accessibility laws and regulations, including implementing regulations and successor standards (collectively, "Accessibility Laws"). Professional shall perform all Services in compliance with, and in support of City's obligation to comply with, Accessibility Laws.

2. Accessible Deliverables.

To the extent required by law, Professional's Services that include creation or modification of web content or mobile applications, shall:

- a. Design, develop, and deliver content and materials that are: (1) accessible by default; (2) compatible with commonly used assistive technologies; and (3) generally consistent with then-current accessibility requirements under Accessibility Laws (including, where applicable, Web Content Accessibility Guidelines ("WCAG") 2.1 Level AA or any successor standard that applies).
- b. Not rely solely on accessibility overlays or automated tools as a substitute for creating, coding, and delivering accessible content.
- c. Use accessibility language provided by City in notices and materials, and coordinate with City regarding any requested reasonable accommodations when assisting with public-facing outreach or events.

3. Testing and Certification.

At its sole cost and expense, Professional shall perform reasonable accessibility testing of its work product and deliverables to confirm compliance with Accessibility Laws and applicable accessibility standards. Professional certifies that any deliverables under this Agreement have been tested and comply with such the Accessibility Laws.

4. Cooperation and Remediation.

Professional shall cooperate with City in assessing the accessibility of Professional's work product and deliverables. If City, in its sole discretion, determines that Professional's work product or deliverables do not meet the requirements of the Accessibility Laws or any standard therein, and which are within Professional's control, Professional shall correct such issues within five (5) business days of identification at no additional cost to City.

A work plan is also attached as part of Exhibit A and included on the following page.

The Professional shall also perform professional services for Economic Development Communications Support for the City of Rancho Cordova Economic Development Department.

Economic Development Communications Strategy & Implementation Toolkit**Scope of Work**

Project Timeline: March 2, 2026 – June 30, 2026

Purpose

The Professional shall, with guidance from the City's Economic Development Department and the City's Communications & Public Affairs Department, develop a comprehensive economic development communications strategy and implementation toolkit aligned with the City's Economic Development Strategic Plan.

The main goal of the Economic Development communications strategy is to clearly articulate Rancho Cordova's economic development value proposition; promote the City's assets, target industries, and

competitive advantages; highlight business success stories; and position Rancho Cordova as the premier place to do business in the region. This project would deliver ready-to-use tools that communicate the city's economic development messages, promote the city's assets to attract more business, feature key success stories, and measure results.

Deliverables

- **Discovery:** Review the city's economic development strategic plan and already-available research and materials to understand key audiences and goals.
- **Strategic Planning:** Work with the city to develop a communications strategy for economic development.
 - Identify priority audiences and sectors
 - Identify key channels to best reach audiences/sectors
 - Identify tactics, including communications toolkit and website layout/configuration, to position Rancho Cordova as the place to do business
- **Communications Toolkit:** Deliver key assets, including messaging; visual templates; and video, social and digital storytelling.
 - Develop key messaging
 - Create a distinct look and feel for Economic Development that aligns with the city brand
 - Create new templates and new key assets, including but not limited to social media graphics, digital content graphics, flyer, one-pager, slide deck, and digital newsletter.
 - Work with the city to create both industry- and audience-specific assets.
 - Draft 10 narratives that tell the success stories or explain the economic development value proposition using the new templates. These will be promoted on social media, in digital content, and in video (Video production is covered under a separate contract; this would be drafting the treatments. See below.).
 - Translate these narratives into assets using the new templates
 - Coordinate 10 videos with production company that bring sector stories and business wins to life.
 - Create two economic development digital newsletters using the 10 narratives, plus other key content.
- Measure results using agreed-upon metrics such as reach, engagement, and business wins

ATTACHMENT 2
CONTRACT NO. 2025-271-1

Timeline		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE
Timeline assumes activities reported will occur																			
Agency Coordination & Strategy																			
Kick-off Meeting with Client, Team and Stakeholders																			
Conduct Final Campaign Goals & Message Research																			
Gain Access to Necessary Digital Assets																			
Conduct Message, Audience Research and Website SEO Analysis																			
Identify CTA and Develop Reporting																			
Develop Landing Site for All Projects																			
Analyze User Interface Usability and conduct audience research to make recommendations for website layout and design																			
Website Development																			
Website Content Development																			
Website Design																			
Website Programming																			
Website Testing																			
Website Launch																			
Website Maintenance																			
Website Analytics																			
Website Reporting																			
Website Optimization																			
Website Security																			
Website Content Management																			
Website Design																			
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Website Launch																			
Website Maintenance																			
Website Analytics																			
Website Reporting																			
Website Optimization																			
Website Security																			
Website Content Management																			
Website Design																			
Website Development																			
Website Testing																			
Website Launch																			
Website Maintenance																			
Website Analytics																			
Website Reporting																			
Website Optimization																			
Website Security																			
Website Content Management																			
Website Design																			
Website Development																			
Website Testing																			

EXHIBIT B
COMPENSATION SCHEDULE**Communications and Graphic Design Support for the Rancho Cordova Youth Center (RCYC) and Rancho Cordova Promise Program (RCCP)**

Professional shall be compensated for all services performed under this Agreement on a time-and-materials basis at a single blended hourly rate of One Hundred Fifty Dollars (\$150.00) per hour for all classifications of Professional's staff and services.

These services include:

- Marketing planning and strategy
- Account service
- Project management
- Creative conceiving
- Copywriting
- Art direction
- Digital strategy and management
- Search Engine Optimization (SEO)
- Generative Engine Optimization (GEO, i.e. AI search optimization)
- Design
- Website development

Marketing Services Estimates

1. City Onboarding, Research & Discovery
 - a. Onboarding
 - i. Set up as a client in Professional systems.
 - ii. Gain access to all necessary assets (website, analytics, dashboard, Meta, etc.).
 - iii. Gain access to photo and video library, marketing and collateral files, past advertising history, etc.
 - b. Kickoff meeting
 - i. Identify key attendees.
 - ii. Schedule.
 - iii. Prepare agenda and discovery guide and share with client.
 - iv. Conduct meeting.
 - v. Define goals, progress reporting needs and on-going meeting frequency.
 - c. Research
 - i. Client, audience and industry research.
 - ii. Competitive research.

Approximately 23 hours \$3,400

2. Content Marketing

- a. Social media writing and design as well as management of the overall monthly editorial calendar to ensure consistency in all channels of communications (managed quarterly at 4 posts per quarter = 60 hours over 18 months).
 - i. Includes set up and scheduling of all social media on city's Hootsuite account.
- b. Update RCYC programming guide (five times over 18 months = 52 hours).
- c. Update RCYC flyers annually (2x over 18 months = 18 hours).
- d. Design RCCP flyers for high school and veterans in 2026 and update in 2027 (12 hours).
- e. Refresh RCCP and RCYC digital billboard ad quarterly (36 hours).
- f. Create RCCP and RCYC newsletter templates (10 hours).

Approximately 188 hours..... \$28,200

- g. General original media assets (photo, video shots and reels) – quarterly
 - i. Includes one pre-production meeting prior to each quarterly shoot day, concept creation, all shoot set-up and planning, background, interviewing if necessary, logging and script.
 - ii. ½-day shoot (up to 4 hours), 1–2 locations, 2–3-person video and still photo crew.
 - iii. Deliverable of 25 edited photos, 3–5 short vertical reels (15–30 seconds) and 1 compiled horizontal 30–60 second cut for website.
 - iv. Includes captions, subtitles to meet city's brand guidelines and licensed music if requested.
 - v. Includes one round of video edits.

\$5,850 per quarter (x 6 quarters) \$35,100

3. Digital Marketing & SEO

- a. Optimize RCCP and RCYC webpages for local search and ensure mobile-friendly sign-up forms (14 hours).
 - i. On-page optimization (titles/meta/headers/alt text), local listings, basic schema where appropriate, and GA4/Search Console integration.
- b. Conduct current search and keyword research, analyze current on-site content SEO and identify opportunities for improved/additional content to enhance organic search traction; does not include writing content; Professional can provide estimate once needs are determined (4 hours).
- c. Collaborate with City to strategize and manage advertising on Nextdoor and Meta (Facebook and Instagram) to grow following and increase engagement with targeted demographics (assumes 6 campaigns over 18-month period, planned quarterly; 90 hours).
 - i. Includes optimization of accounts based upon reporting/dashboard findings.

Requested services (108 hours) \$16,200

4. Success Measurement & Reporting – Custom Monthly Reporting

- a. Professional will work with city to gain access to all desired platforms that the city would like included in report.
- b. Professional will develop the template for a custom, PDF-based report that will be run monthly and sent to the city.
- c. Monthly report will be automatically generated and emailed to the city.
- d. Includes set-up of report, as well as monitoring.
- e. Assumes first report at the end of February 2026 with last report in June of 2027.

Estimated 24 hours for set-up and monthly review \$3,600

5. Account & Project Management

- a. Attend and contribute to team meetings and brainstorm sessions.
- b. Weekly or bi-weekly meetings to discuss project status, move things forward and keep abreast of city happenings and needs.
- c. Conduct outreach and communications with city, as needed, to gather information for social and story content.
- d. Internal management of projects to ensure deliverables meet city needs, are strategically aligned, and are on time and on budget.

Estimated 90 hours \$13,500

6. Marketing Services Budget

- a. As there will be a larger amount of time spent up front with onboarding, discovery, setting up of campaigns, new templates, reports, etc., Professional will invoice on a monthly basis for the hours that were accrued the month prior, per section 2.1 of this Agreement. The Professional will track hours against budget and provide a regular monthly update to ensure Professional is on track and on budget.

The total compensation for Professional onboarding, research, discovery, content marketing, digital marketing and SEO, performance reporting and account management shall not exceed one hundred thousand dollars (\$100,000). Costs do not include writing of SEO content for website, only recommendations.

Economic Development Communications Strategy & Implementation Toolkit

Professional shall be compensated for all services performed under this Agreement on a time-and-materials basis at a single blended hourly rate of One Hundred Fifty Dollars (\$150.00) per hour for all classifications of Professional's staff and services.

The total compensation for the Economic Development Communications Strategy & Implementation Toolkit shall not exceed thirty thousand dollars (\$30,000) or two hundred (200) hours bill at the hourly rate of One Hundred Fifty Dollars (\$150.00) per hour.

The total compensation for the **Communications and Graphic Design Support for the Rancho Cordova Youth Center (RCYC) and Rancho Cordova Promise Program (RCCP)** and the **Economic Development Communications Strategy & Implementation Toolkit** shall not exceed one hundred thirty thousand dollars (\$130,000).

MEMORANDUM



ITEM 9.9.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Russell Ducharme, Neighborhood Services Director
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2025-18-1 WITH CIVICA LAW GROUP FOR AN AMOUNT NOT TO EXCEED \$50,000, MAKING THE CUMULATIVE AMOUNT OF THE CONTRACT \$150,000, FOR ON-CALL RECEIVERSHIP ATTORNEY SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would increase the Contract with Civica Law Group from \$100,000 to an amount not to exceed \$150,000 for On-call Receivership Attorney Services.

BACKGROUND

The City of Rancho Cordova entered into Contract No. 2025-18 with Civica Law on February 12, 2025, for an amount not to exceed \$100,000. The city has exhausted the initial allocation of money and will require an amount not to exceed \$50,000 to finalize the receivership process.

FISCAL IMPACT AND FUNDING SOURCE

The funding source for this contract will come through general funds. The city will make every effort to recover all attorney fees associated with the receivership properties.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING CONTRACT NO. 2025-18 WITH CIVICA LAW GROUP, INCREASING THE COMPLETE AGREEMENT TO AN AMOUNT NOT TO EXCEED \$150,000

WHEREAS, a need for specialized property receivership legal services was needed within the City of Rancho Cordova; and

WHEREAS, a contract was entered upon with Civica Law Group APC on February 12, 2025, in the amount of \$100,000 for a two-year period; and

WHEREAS, on August 4, 2025, the City Council approved moving forward with the receivership process on three specific properties that have deceased or incarcerated owners; and **WHEREAS**, significant progress has occurred on the receivership of the three nuisance properties, expending the full \$100,000 in the contract; and

WHEREAS, there is a need for an additional \$50,000 to finish the course of the current three receiverships; and **WHEREAS**, the city is exhausting all resources to recover the legal services obtained through this agreement.

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. 2025-18-1 with Civica Law Group to an amount not to exceed \$150,000 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 10.1.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Ka Vang, Management Analyst
Stefan Heisler, Housing Manager
SUBJECT: **A RESOLUTION APPROVING THE 2025 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) will be submitted to the United States Department of Housing and Urban Development (HUD) for review according to requirements and timelines.

BACKGROUND

The City of Rancho Cordova receives an annual entitlement allocation of CDBG funds from HUD. The city received \$677,844 of CDBG funds in Program Year (PY) 2025. CDBG allows the city to carry out housing and community development projects and programs, such as housing rehabilitation, neighborhood infrastructure improvements, and public services, for low- and moderate-income individuals, households, and neighborhoods.

HUD requires an annual evaluation of the programs and projects funded through its CDBG grant allocation, known as the CAPER. The PY 2025 CAPER describes the city's accomplishments in the implementation of programs and activities under the CDBG program. It also reports the progress of the city in meeting overall five-year goals and priorities identified as part of the 2025-2029 Consolidated Plan.

CDBG regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to its approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent on February 13, 2026, and copies of the CAPER were made available for public review at City Hall and on the city's website. The public comment period closes on March 2, 2026, and any comments received will be acknowledged and incorporated in the final draft of the CAPER and submitted to HUD.

PY 2025 was the city's first year of the 2025-2029 Consolidated Plan cycle. The city's program is in good standing with HUD, and program administrators have continued to work on refining guidelines and procedures, assisting service providers to provide technical assistance in administering CDBG funds, and partnering with regional neighbors to improve efficiencies and identify best practices for program administration.

A summary of the accomplishments achieved in 2025 include:

- Helping 312 low-income households, including families at risk of homelessness, remain in their housing;
- Providing social services and meals for 186 seniors in the community;
- Completing 18 housing rehabilitation projects on homes occupied by low-income households; and
- Providing youth mentoring services to 25 at-risk youth.

FISCAL IMPACT AND FUNDING SOURCE

The CAPER has no fiscal impact on the city.

ATTACHMENT(S)

1. Resolution
2. 2025 CAPER

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 2025 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR SUBMITTAL TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

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

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

WHEREAS, city staff has completed the 2025 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on February 13, 2026; and

WHEREAS, the 15-day public comment period did open February 13, 2026, and closed March 2, 2026, and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA approves the 2025 CAPER; authorizes the City Manager, or his designee, to submit the CAPER to HUD; and authorizes staff to make technical modifications to the CAPER as required by HUD, and pending any public comment received prior to March 2, 2026.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 2nd day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 10.1.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

CR-05 - Goals and Outcomes**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Listed below are the approved projects and programs that were funded using the City's 2025 CDBG allocation. These programs were selected through a competitive application process that occurred in July and August of 2025. Each project was selected to assist in carrying out the City's CDBG priority needs, as identified in the 2025-2029 Consolidated Plan's Strategic Plan section:

- \$56,250 in funding was allocated to Meals on Wheels by ACC, a program that aids senior populations, including homebound seniors, by providing access to nutritious meals.
- \$31,000 in funding was allocated to Folsom Cordova Community Partnership to help support the Group Mentoring Initiative program. This program provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.
- \$14,000 in funding was allocated to 211 Connect Sacramento for a renter's helpline, which provides counseling and mediation services for landlord/tenant disputes for City residents in a housing crisis or dispute.
- \$8,442 in funding was allocated to Propject Sentinel for fair housing services, which includes advocacy, enforcement, mediation, and marketing and education materials.
- \$100,000 in funding was allocated to the City of Rancho Cordova's Public Works Department for an ADA Sidewalk Improvement project for sidewalk repair within target area to bring to code with ADA regulations.
- \$401,594 (\$45,000 in Reallocated funding) in funding was allocated to Rebuilding Together Sacramento for homeownership repairs through the Roof Rehab & Repair Program and the Critical Systems Home Repair program.
- \$111,558 in funding was allocated to the City of Rancho Cordova's Housing Division for the general administrative costs to facilitate and manage the CDBG program. Administrative costs include the management of monitoring efforts, assisting subrecipients of CDBG funds

with information and guidance on CDBG policies and procedures, planning for future CDBG goals and actions, and any other general administration activities involved in the implementation of the CDBG program.

- \$0 in funding was allocated to HOME Monitoring as City is recipient of State HOME funds and is required to perform annual monitoring on HCD's behalf.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Child & Youth Services	Non-Homeless Special Needs	CDBG: \$31,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	25	2.50%	25	25	100.00%
Homeless Housing	Homeless	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	6	0	0.00%			
Homeless Prevention	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$14,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2,100	312	14.86%	445	312	70.11%

Housing Preservation Program	Affordable Housing	CDBG: \$401,594	Homeowner Housing Rehabilitated	Household Housing Unit	75	18	24.00%	16	18	112.50%
Planning and Administration	City staff	CDBG: \$111,558	Other	Other	1	0	0.00%			
Planning and Administration: Fair Housing	Project Sentinel	\$8,442	Other	Other	1	0	0%	n/a	n/a	n/a
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1000	100.00%			
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%	1000	1000	100.00%
Senior & Disability Services	Non-Homeless Special Needs	CDBG: \$56,250	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	930	146	15.70%	186	146	78.49%

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The 2025 program year was the first year of the 2025-2029 Five Year Consolidated Plan. The 2025-2029 Consolidated Plan identifies the following nine goals and priorities for projects that the City intends to fund through CDBG allocations during the plan's five-year cycle. Those goals are as follows:

- Homelessness Prevention • Public Infrastructure • Public Facilities • Senior and Disability Services • Homeless Housing • Child and Youth Services • Housing Preservation Program • Program Administration

CDBG-funded programs in the 2025 program year aligned with 6 of the 8 goals that are outlined in the 2025-2029 Consolidated Plan. The 6 goals supported in 2025 were Homelessness Prevention, Senior Services, Child and Youth Services, Public Infrastructure, Housing Preservation Program, and Program Administration. Table 1 above shows these goals and their associated projects in more detail, along with the one-year progress against the five-year goals established in the Consolidated Plan.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	207
Black or African American	93
Asian	37
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	16
Total	355
Hispanic	60
Not Hispanic	295

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above shows the racial and ethnic distribution of persons who received assistance or services through the regular entitlement CDBG program during the 2025 program year.

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

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

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$722,844	\$212,782.75

Table 3 - Resources Made Available**Narrative**

In the 2025 program year, the City received an award of \$677,844 and had \$45,000 in prior year rollover funds. The following is a list of 2025 City CDBG programs and approved allocation amounts:

Planning and Administration - \$111,558

HOME Monitoring - \$0

Project Sentinel: Fair Housing - \$8,442

Public Facilities/Infrastructure

- ADA Sidewalk Improvement Project - \$100,000

Housing Preservation Program

- Rebuilding Together Sacramento: Housing Repair - \$401,594

Public Services

- Meals on Wheels: Senior Nutrition - \$56,250
- Folsom Cordova Community Partnership: Youth Rise Program - \$31,000
- Community Links 211 Connect: Renters Helpline Community Outreach \$14,000

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

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	40	0%	RTS Criticle Repair, ADA Sidewalk Project
Citywide	60	100%	Meals on Wheels, Folosm Cordova Commuity Partnership, 211 Connect
R/ECAP Census Tract 89.11	0	0%	

Table 4 – Identify the geographic distribution and location of investments**Narrative**

For the 2025 program year allocation, expenditures to date total \$212,782.75 (net of administration). As of the draft publication date, 100 percent of funds vouchered have supported activities serving eligible residents citywide. The Planned Percentage of Allocation reflects the distribution identified in the 2025 Annual Action Plan, with 40 percent allocated to the CDBG Target Area and the remaining 60 percent allocated to activities serving residents citywide. The primary geographic area identified for use in CDBG-funded activities remains the CDBG Target Area, which consists of census tracts in which more than 50 percent of households earn less than 80 percent of area median income (AMI). Actual percentages reflect expenditures to date and will be updated in the final CAPER to reflect all program year activity.

Although the Rental Housing Inspection Program and Code Enforcement activities are no longer funded through CDBG, these services continue to take place in CDBG target areas. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

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

Leveraging

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

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding. The City's CDBG program does not have any match requirements. The City has pursued State of California housing funds whenever appropriate and will continue to look for opportunities to leverage private and non-federal resources. The City will also begin to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects will have the best results for the community and the low- and very low-income residents they are intended to serve. Sources may include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding.

The City did not utilize publicly owned land or property to address the needs identified in the 2025 Annual Action Plan.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts.

Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding. The City's CDBG program does not have any match requirements. The City has pursued State of California housing funds whenever appropriate and will continue to look for opportunities to leverage private and non-federal resources. The City will also begin to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects will have the best results for the community and the low- and very low-income residents they are intended to serve. Sources may include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding.

The City did not utilize publicly owned land or property to address the needs identified in the 2025 Annual Action Plan.

the CDBG target area.

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the Rental Housing Inspection and Code Enforcement programs, run by the City's Neighborhood Services Division.

Discuss how these outcomes will impact future annual action plans.

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG dollars where they will do the most good for low- and moderate-income households through better access to affordable housing, services, and public infrastructure. The City's plan for the 2025 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness. The City will continue to contract with Community Links 211 Connect to provide housing counseling and homelessness prevention to Rancho Cordova residents. For anyone that wishes to learn more information about 211 Connect, information is accessible to Rancho Cordova residents at <https://www.21.org/>, by telephone, and by walk-in appointment.

Due to the continued success of Rebuilding Together Sacramento's Critical Systems Repair project, the City will continue to fund this program in the 2026 AAP. This program has proven to be effective in assisting low-income individuals with housing repairs and directly benefiting individuals who lack alternative options to housing improvements. Additionally, this organization continues to abide by CDBG reporting and reimbursement procedures, which is a beneficial aspect to the administration costs of the CDBG program.

The City has phased out these two programs for the 2025 program year. However, blight, nuisance prevention, and mitigation of rental housing unit is still carried out in the CDBG target area by other funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	340	0
Low-income	98	0
Moderate-income	54	0
Total	492	0

Table 7 – Number of Households Served

Narrative Information

Income categories for the CDBG program are set through the HUD Metro Fair-Market-Rate Area (HMFA) formula. HUD adjusts this formula each year to address inflation and changes in household costs. The CDBG requirement is that a minimum of 70 percent of all CDBG recipients must be low to moderate income. The HMFA for Sacramento-Roseville-Arden Arcade, CA Metro Area in the 2025 program year was \$128,625 for a family of four; since 80 percent of HMFA is considered low income, this calculates to \$102,900 for a family of four. All persons assisted with CDBG-funded programs are required to provide income data to identify which category they fit: extremely low income (30 percent or less of HMFA), low income (31-50 percent of HMFA), moderate income (51-80 percent of HMFA), or above moderate income (81+ percent of HMFA). About 97 percent of persons assisted through CDBG funds were low- to moderate-income individuals.

Our Housing Element identifies housing solutions that solve local housing problems. It includes goals, policies, and actions to ensure development in affordable housing for families, individuals, and persons of disability. Our Consolidated Plan five-year strategy also identifies the need for affordable housing as a priority. The City of Rancho Cordova is successful at finding and applying alternative funding for past and future affordable housing projects. The Crossings at New Rancho and Crossings at Woodberry are projects that provide housing for low-income to extremely low-income households. A percentage of the housing units must be able to convert for a person with a disability. The Mather Veterans Village is another project built to meet the demand for affordable housing for veterans and those with a disability. These projects highlight the City's continued commitment to ensure affordable housing for all.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City established a set of strategies and priority actions to expand homeless services and provide supportive housing opportunities to elderly persons, disabled veterans, and other persons with special needs. Since CDBG funding fluctuates from year to year, the City is seeking additional funding for programs and services aimed at assisting homeless persons and non-homeless special needs populations to supplement funding of current programs.

During the 2025 program year, the City continues to work with Community Links 2-1-1 Connect to assist homeless and special needs populations. 2-1-1 Connect provides vital homelessness prevention services and resources to individuals and families who are at imminent risk of homelessness due to housing discrimination and/or landlord disputes. They also provide a Renters Helpline, as well as Housing Counseling, to help with landlord/tenant disputes and housing discrimination cases. A collaborative approach previously between 2-1-1 Connect and Project Sentinel provides a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The 2-1-1 Connect team deals directly with concerns about landlord/tenant disputes while fair housing issues are identified and referred to Project Sentinel. The collaborative team aims to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities, and to protect residents in danger of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in the regional Continuum of Care (CoC) through the nonprofit Sacramento Steps Forward (SSF). SSF manages the Sacramento Area CoC process, which establishes a set of strategies and priority actions to expand the City's homeless programs and services and provide supportive housing opportunities and services. The CoC is working on several system updates to improve the flow of shelters and transitional housing, which includes policy and process improvement for the County shelters, lower barriers to housing programs, and improvement to placements into the different housing services offered in the region. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and includes job training, as well as housing and supportive services. The City also coordinated with the County, Mather Veterans Administration Hospital, and a competitively selected nonprofit development team to develop a comprehensive range of housing opportunities for homeless, near-homeless, and disabled veterans. None of these efforts are funded through CDBG and are all supported through other funding sources and staff time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City contracts with Community Links 2-1-1 Connect to provide counseling to low-income households who are at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. Clients receiving services also include those discharged from public institutions. Sacramento Steps Forward's Coordinated Access System (CAS) serves as the foundational framework for accessing shelter and crucial resources within the region. 2-1-1 Connect also provides assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. Residents can also call the Renters Helpline at (916) 498-1000 or 2-1-1 and get access to homeless and homelessness prevention services. Through a collaborative approach between 2-1-1 Connect and Project Sentinel, the City is able to help facilitate the provision of a telephone hotline, tenant education, housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City refers individuals to housing counseling providers that keep a detailed database of housing resources that are available to homeless and near-homeless residents. Rancho Cordova is home to the Mather Veterans Village, which provides transitional and permanent supportive housing specifically for homeless and near-homeless veterans in the region. The Mather Community Campus provides units as both a permanent and transitional living facility, as well as offering job training and supportive services for homeless individuals and families to prevent repeated patterns of homelessness. The City does not receive enough CDBG funds to support these projects solely through the CDBG program and relies on coordination with other agencies and nonprofits as well as alternative funding sources to support these projects.

Additionally, the City's 2021-2029 Housing Element identifies a specific policy to remove potential constraints to housing for persons with disabilities:

- H.3.3 – Provide housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with development

disabilities, large households, people experiencing homelessness, farmworkers, and , and single-parent households.

Projects such as the Mather Veterans Village work to address underserved needs of individuals in the City with disabilities and other special needs. Concurrently, goals and policies in the Housing Element, such as the one mentioned above, work to break down barriers to affordable housing among these same populations.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City does not own any public housing; however, the local public housing authority, Sacramento Housing and Redevelopment Agency (SHRA), manages public housing units across 10 properties complexes and several single-family homes throughout the City. Additionally, there are 698 affordable housing units of various sizes (1, 2, 3, and 4 bedrooms) in the City, financed by SHRA. The 2025-2029 Consolidated Plan does not include plans to construct or operate public housing. The remaining affordable housing units are operated by various nonprofits, with prominent operators including VOA, which runs components of the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

While the City is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident involvement in SHRA-owned and -operated public housing unless specifically asked to do so by SHRA.

Actions taken to provide assistance to troubled PHAs

SHRA has a Satisfactory Participation Score with HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. Details of these actions can be found in the City's 2021-2029 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has removed regulatory barriers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services, discussed previously in the Homeless and Other Special Needs narrative, and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County, Mather Veterans Administration Hospital, and service provider efforts to locate and develop a continuum of housing opportunities for disabled veterans. The City has continued its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City has worked directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2025 program year, several organizations (including 211, Project Sentinel, Meals on Wheels, and Folsom Cordova Community Partnership) are being funded with CDBG funds and continuing to provide services in Rancho Cordova. The City addressed the worst-case housing needs of persons with disabilities through activities that serve the City generally. The City funded the Renters Helpline, Housing Counseling, Code Enforcement, Rental Housing Inspection Program, and Critical Repair Program during the 2025 program year:

- Renters Helpline responds to requests from Rancho Cordova residents in danger of becoming

homeless.

- Homeless Prevention is facilitated through Sacramento Steps Forward's Coordinated Access System (CAS), which provides counseling and support services to residents at risk of homelessness or to homeless persons to aid them in securing housing.
- Code Enforcement identifies health and safety violations present in single-family housing.
- Rental Inspection Program inspects rental units for health and safety violations.
- Critical Repair Program provides home repairs to single-family homeowners.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard.

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategy:

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100. All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110. At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

When needed, Rebuilding Together Sacramento conducts lead-based paint inspections through a contractor.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City funded 2-1-1 Connect for the 2025 program year, as 2-1-1 Connect provides vital services and resources to families who are homeless or are at imminent risk of homelessness, and Rebuilding Sacramento Together, a program that helps low-income homeowners rehabilitate necessary health- and safety-related issues in their homes in order to

avoid homelessness due to habitability issues.

The City also continued to fund other anti-poverty programs, such as the Senior Nutrition program offered by Meals on Wheels and the Folsom Cordova Community Partnership's Group Mentoring

Initiative for Youth populations and their families. This latter program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova. In November 2020, Rancho Cordova voters approved Measure R, a half-cent sales tax measure, which will generate an estimated \$12 million revenue for the City's general fund. Funds may be used to attract jobs and address homelessness.

In November 2014, Rancho Cordova voters approved Measure H, a half-cent sales tax measure, which has generated revenue for the City's general fund. The local fund is called the Community Enhancement Fund and provides funding for projects administered by individual residents, organizations, businesses, and community partners who are interested in enhancing the Rancho Cordova community. During the 2025 CDBG program year, there were several Community Enhancement Fund projects, many of which will reduce the number of poverty-level families. Projects include, but are not limited to, on-site youth career centers, senior nutritional support, youth meal services, food pantry improvements, home repairs, and a winter homeless shelter.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City developed a monitoring system to ensure that the activities carried out in furtherance of the AAP are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department is responsible for the management, implementation, and monitoring of Consolidated Plan documents, including the AAP and all other subsequent documents related to the implementation of the CDBG program.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City strives to provide training opportunities and technical assistance to grant subrecipients and

works to establish best practices. The City's goal is for all subrecipients to update their programs to integrate industry best practices into the day-to-day and long-term activities of programs. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard to responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements and forms to encourage efficiency and Consistency and sharing information from workshops.

During the 2025 program year, the City implemented contracts with local service organizations that provide assistance to senior/elderly households, households at imminent risk of homelessness, and special needs populations. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continued need for these services.

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

On June 21, 2021, the City of Rancho Cordova adopted the 2021–2029 Housing Element. The Housing Element includes an analysis of vacant and underused land in the City that can be developed into housing for low-, moderate-, and above moderate-income housing. It also contains an analysis of potential governmental and nongovernmental constraints to housing development in the City as well as policies and goals the City should take to produce more affordable housing. During the 2025 program year, the City partnered with Project Sentienl to provide fair housing and landlord/tenant services. The City is also a partner in the Renters Helpline, a service offered by 2-1-1 Connect that is designed to determine if calls they receive represent a fair housing issue or a landlord/tenant or life crisis issue. 2-1-1 Connect staff is trained to answer calls and make accurate determinations. In the City of Rancho Cordova, the Renters Helpline assisted (2-1-1) assisted 312 individuals and Project Sentinel assisted 11 persons between January 1, 2025, and December 31, 2025.

The Analysis of Impediments report identified issues with disproportionate housing needs, segregation and integration, and access to opportunity for residents in the City of Rancho Cordova.

Disproportionate Housing Needs

A portion of new construction homes for sale in the city fall in the moderate price range compared to the region. The average market rate housing price per square foot in Rancho Cordova is cheaper than in Sacramento County. Future development of affordable housing will assist in resolving cost-burden

and housing challenges for residents within the city. The city has set aside 120 acres of Regional Housing Needs Allocation (RHNA) sites to develop affordable housing projects.

Identify actions taken continue**Segregation and Integration**

The city launched a Workforce Development Program through our Economic Development Department. The program offers free educational and training opportunities to Rancho Cordova residents who are unemployed, underemployed or want to upskill to compete for higher wage jobs. A continued partnership between the local food pantries and local businesses keeps donations flowing in to serve Rancho Cordova residents in need of food support.

Access to Opportunity

The city has four SacRT light rail stations, a SmarRT Ride shuttle service, and the Rancho CordoVan that offers multiple public transit routes to residents. The city's newly built youth center will provide a safe environment and year-round programs for elementary and teenage students with a focus of equity and inclusion, mentorship, academic support, and sports activities. The Mills Crossing project is currently in development. It will include up to 80,000 square feet of affordable performing arts, health center, wellness, cultural and community space, retail, a maker space for entrepreneur opportunities, and up to 120 units of housing, of which 50% will be affordable. In 2023, the city earned the Prohousing Designation from California Department of Housing and Community Development. Garnering \$960,000 from the one-time Prohousing Incentive Program (PIP). This funding is directed to predevelopment design activities for the affordable housing section of the Mills Crossing Project. The city continues to improve sidewalks and rehabilitate streets in low-income and disadvantaged neighborhoods through the city's American Rescue Plan Act (ARPA) funding.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff communicated with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Staff provided technical assistance to subrecipients throughout the year as needed. During the 2025 program year, City staff performed desk monitoring to examine the progress the subrecipients were making toward performance targets. Subrecipients are required to report the demographics of their service population on a quarterly basis, as well as additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to emphasize the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress. The City requires all applicable CDBG subrecipients to comply with minority/women business enterprise (MBE/WBE) requirements when procuring their activities. This is written into their subrecipient agreements. At each year's Notice of Funding Availability meeting, staff informs potential CDBG subrecipients that they will be subject to a monitoring every year that they receive CDBG funds. Additionally, for all construction projects that require adherence to Davis-Bacon, staff conducts a labor compliance review to ensure the project's procurement has followed MBE/WBE standards. In September 2025, CDBG staff conducted a monitoring of Folsom Cordova Community Partnership (FCCP). The subrecipient was notified of the findings and given adequate time to address and clarify the issue. Staff also indicated that if corrective action was not resolved, it could jeopardize future application approvals and awards. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the 2025 program year. The City is also current on quarterly and semi-annual reports due to HUD.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This report was made available for public review during a 15-day public comment period from February 13, 2026 to March 2, 2026. A public notice announcing its availability was published in the Grapevine Independent and posted on the City's website on February 13, 2026.

The public notice included the purpose of the report, the premise of the CDBG program, information identifying the public hearing that will be held to approve of the CAPER, the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions. Copies of this CAPER were made available for public review and comment in electronic format found online on the City of Rancho Cordova's website (www.cityofranchocordova.org). City Council approved the CAPER at a public hearing held on March 2, 2026. The following is a summary of comments received from citizen participation:

- [No Comments Received]

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

MEMORANDUM



ITEM 12.1.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Community Development Director
SUBJECT: **DISCUSSION REGARDING HISTORICAL BUILDINGS AND SITES
INVENTORY WITHIN THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Receive information and provide direction.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff is requesting direction from the City Council on work efforts for the identification and preservation of historical buildings and sites within the city boundaries.

BACKGROUND

The existing General Plan includes an element dedicated to the preservation of the city's various cultural and historical resources. Preserving the history of the community and recognizing and celebrating cultural diversity contribute to the city's sense of place. This discussion will focus on the historical resources that the city has and exploring potential next steps for preservation based upon General Plan Policies and Action items. At the end of the discussion, the Council will be asked to provide direction to staff on next steps.

DISCUSSION

There is a wealth of historic resources, including sites and buildings, artifacts, and memorabilia associated with Native Americans, gold mining, historic railroad operations, the Pony Express, Mather Field, and rocket testing at Aerojet. Historic resources, including sites and buildings, could have designation as a historic place on the National Register of Historic Places, as a State Historic Resource or State Historic Landmark, or have a significant historic value to the community. To be listed at the federal or state level, there are specific criteria that have to be met. If it is determined by those federal and state entities that a site or building does not meet the criteria, the request will likely be denied. However, a designation of local or community significance does not have strict guidelines to follow, but does need a method to preserve the resources if deemed significant. The General Plan identified eight (8) structures within the Planning Area that are of important value to the community. These include:

- A segment of the Sacramento Valley Railroad alignment that extended from Sacramento to Folsom near Folsom Boulevard, which highlights the development of communication and transportation facilities in the Rancho Cordova area and the region.
- The former location of Fifteen-Mile House, a station of the Central Overland Pony Express, which is near the intersection of White Rock Road and Sunrise Boulevard. This site also highlights the development of communication and transportation facilities in the city area and the region.
- Pfingst Realty Company Building at 9878 Folsom Boulevard, which highlights the economic (commercial and agricultural) development of the city. It was built in 1860 and served as a train station for the area, being called Routier Station.
- The American River Grange Hall at 2720 Kilgore Road, which also highlights the economic (commercial and agricultural) development of the city. This site was listed on the California Historic Landmarks list in 1996.
- The Horn Road house
- Hagan Park railroad
- Mills Community
- Kilgore Cemetery

Goal CHR.1 of the General Plan focuses on identifying and preserving the history of Rancho Cordova for future generations. Some of the action items to satisfy this goal include collection of historical data such as oral histories, genealogical research, collection of artifacts, photographs, memorabilia, etc. Those efforts will likely be ongoing for many years to come and added to what has already been collected by residents and organizations within the city. However, efforts to preserve the existing structures already identified or adding new ones to the list is an action item that still needs to be completed. Actions items within the General Plan to achieve the goal of preserving historic resources include:

- Compile a thorough record of the city's incorporation, including records, documents, photos, and artifacts.
- Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.
- Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.
- Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.
- Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.

DIRECTION AND NEXT STEPS

Turning the above actions into next steps looks like a few different options if the Council has interest at this time in pursuing the identification and preservation of historically significant properties. Staff would suggest that this initial work effort focus on the preservation of existing structures identified in the General Plan, as well as any additional buildings or sites that have local significance. In the process, if any buildings are deemed to have national or state significance, the proper steps would be taken for listing on those respective registries. These identified efforts would implement three of the action items. However, staff has provided two other options that are listed below.

1. Council could direct staff to come up with a work plan that implements all the General Plan action items identified for preservation of historical buildings and sites.
2. Council could concur with staff's suggestion, which is to focus on the preservation of those structures already identified, as well as any additional ones as directed by council or through the work effort.
3. Council could take no action at this time and ask staff to come back at a later date for consideration.

Based on direction provided by the City Council, staff would obtain the services of a consultant that has knowledge and expertise in historical building and site identification and preservation. As part of the direction, staff would also request that Council identify any other buildings or sites that the Council would like included in the effort.

FISCAL IMPACT AND FUNDING SOURCE

If direction is provided to move forward with a work effort, there will be an additional cost to the General Fund that is not currently allocated in the adopted budget. It is unknown at this time what the work effort will cost, and it will require the assistance of a professional consulting firm. A funding source will need to be identified prior to entering into a professional services agreement.

ATTACHMENT(S)

1. Presentation

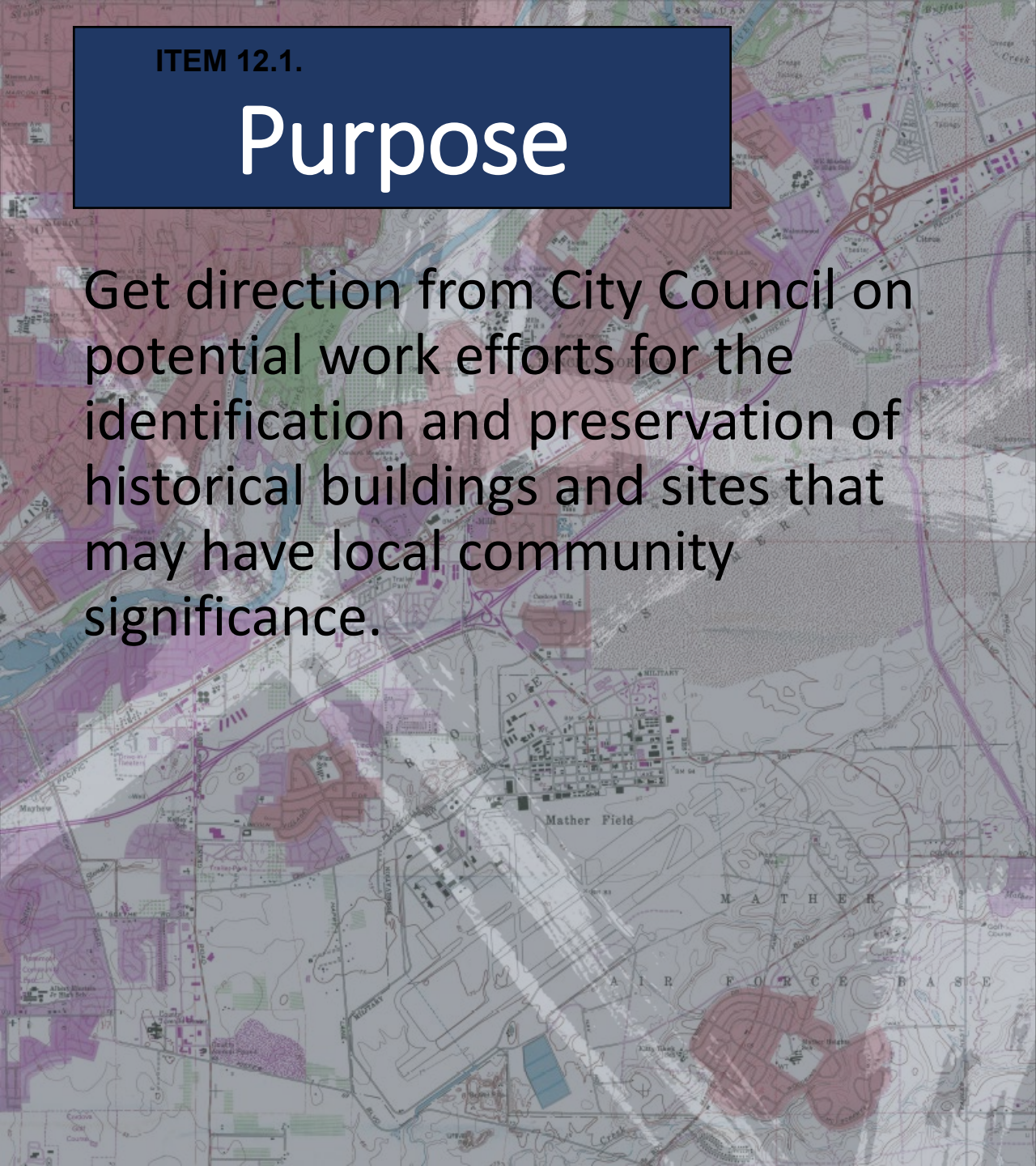
Historical Resource Inventory

Darcy Goulart, Community Development Director
March 2, 2026



Purpose

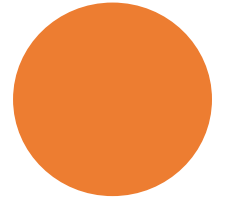
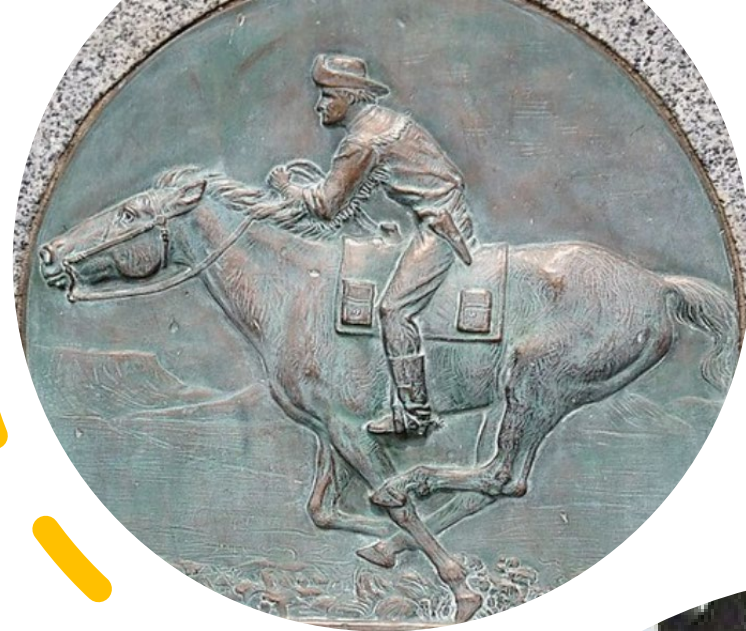
Get direction from City Council on potential work efforts for the identification and preservation of historical buildings and sites that may have local community significance.



General Plan

Cultural & Historical Resources Element

- The city has a wealth of historic resources (sites, buildings, artifacts, memorabilia, etc.) associated with:
 - Native Americans
 - Gold Mining
 - Historic railroad operations
 - Pony Express
 - Mather Field
 - Aerojet rocket testing
- The General Plan provides various policies and actions on how to continue the preservation of these resources, more specifically those with local community significance.



General Plan identified sites/buildings

1. Segment of Sacramento Valley Railroad alignment that extended from Sacramento to Folsom, near Folsom Boulevard
2. Former location of Fifteen-Mile House
3. Pfingst Realty Company Building – 9878 Folsom Boulevard
4. American River Grange Hall – 2720 Kilgore. Listed on the CA Historic Landmarks
5. Horn Road House
6. Hagan Park Railroad
7. Mills Community
8. Kilgore Cemetery





- Compile a thorough record of the city's incorporation, including records, documents, photos, and artifacts.
- Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.
- Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.
- Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.
- Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.



Focus on the preservation of existing structures and sites identified in the General Plan and other suggested locations provided by the Council and community.

Associated tasks could include:

- Identification of additional sites or structures that may have local significance based upon criteria identified in the General Plan or as directed by Council.
- A community outreach component to gather public input on sites, buildings and preservation methods.
- Suggested potential code and policy changes to address the preservation of identified sites and buildings.

Options for Council

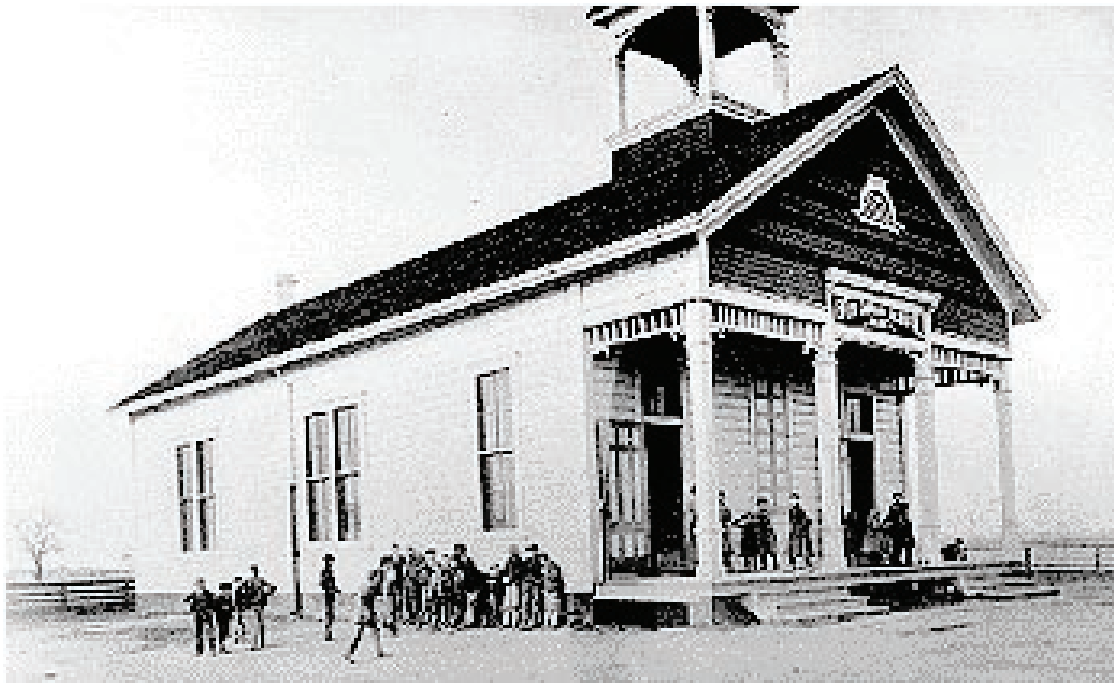
1. Direct staff to devise a work plan that implements all the General Plan action items identified for preservation of historical buildings and sites.
2. Concur with staff's suggestion, which is to focus on the preservation of those structures already identified, as well as any additional ones as identified by council or through the work effort.
3. Take no action at this time and ask staff to come back at a later date for consideration.

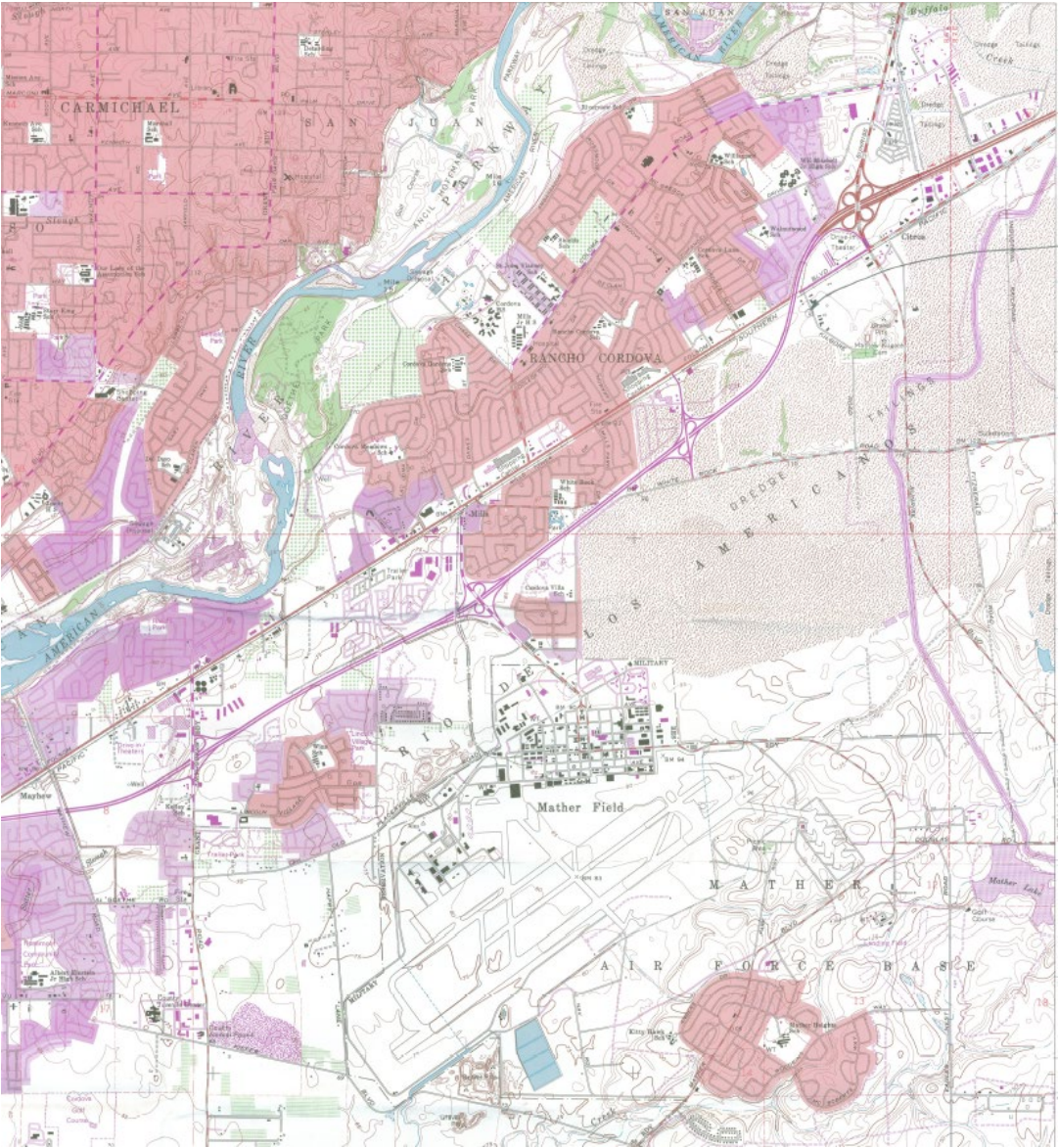
If Council selects option 1 or 2, staff would request that if Council has any sites or buildings that they would like included in the effort, to identify those

THANK YOU

Questions & Discussion







MEMORANDUM



ITEM 12.2.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Matt Tamayo, Chief of Police
SUBJECT: **RANCHO CORDOVA POLICE DEPARTMENT UPDATE**

RECOMMENDATION

Receive presentation.

RESULT OF RECOMMENDED ACTION

This item is for informational purposes only.

BACKGROUND

The Rancho Cordova Police Department (RCPD) will present an educational update. The presentation will include an update on statistics related to calls for service, person crimes, and property crimes. The presentation showcases data for the calendar years of 2022-2025.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Presentation

ITEM 12.2.

ATTACHMENT 1



**RANCHO CORDOVA
POLICE DEPARTMENT**



2897 Kilgore Road
Rancho Cordova, CA 95670

916-875-9600

www.RanchoCordovaPD.com



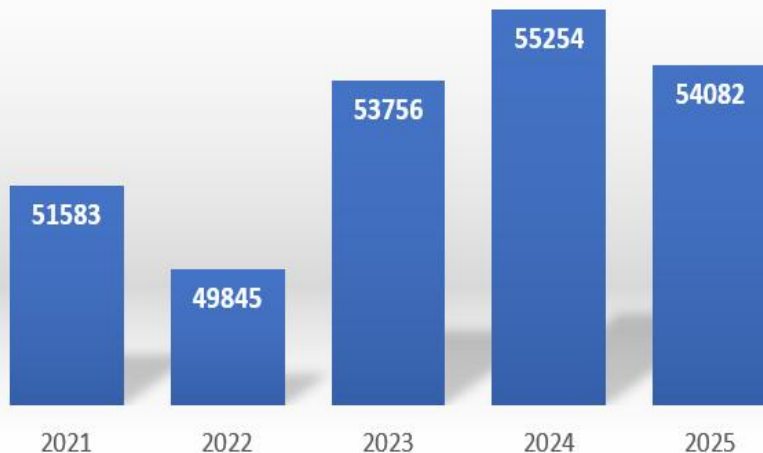
RCPD By The Numbers (2025)



Total Calls For Service

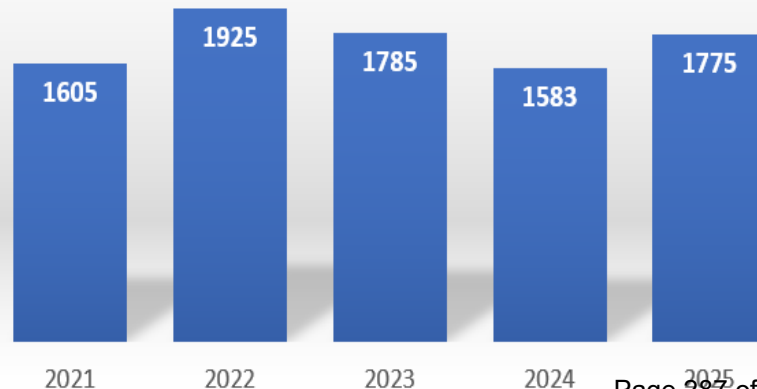
The following chart highlights the citizen-initiated and officer-initiated calls for service received from January 1, 2021 until December 31, 2025.

Total Calls - Citizen-Initiated and Officer-Initiated



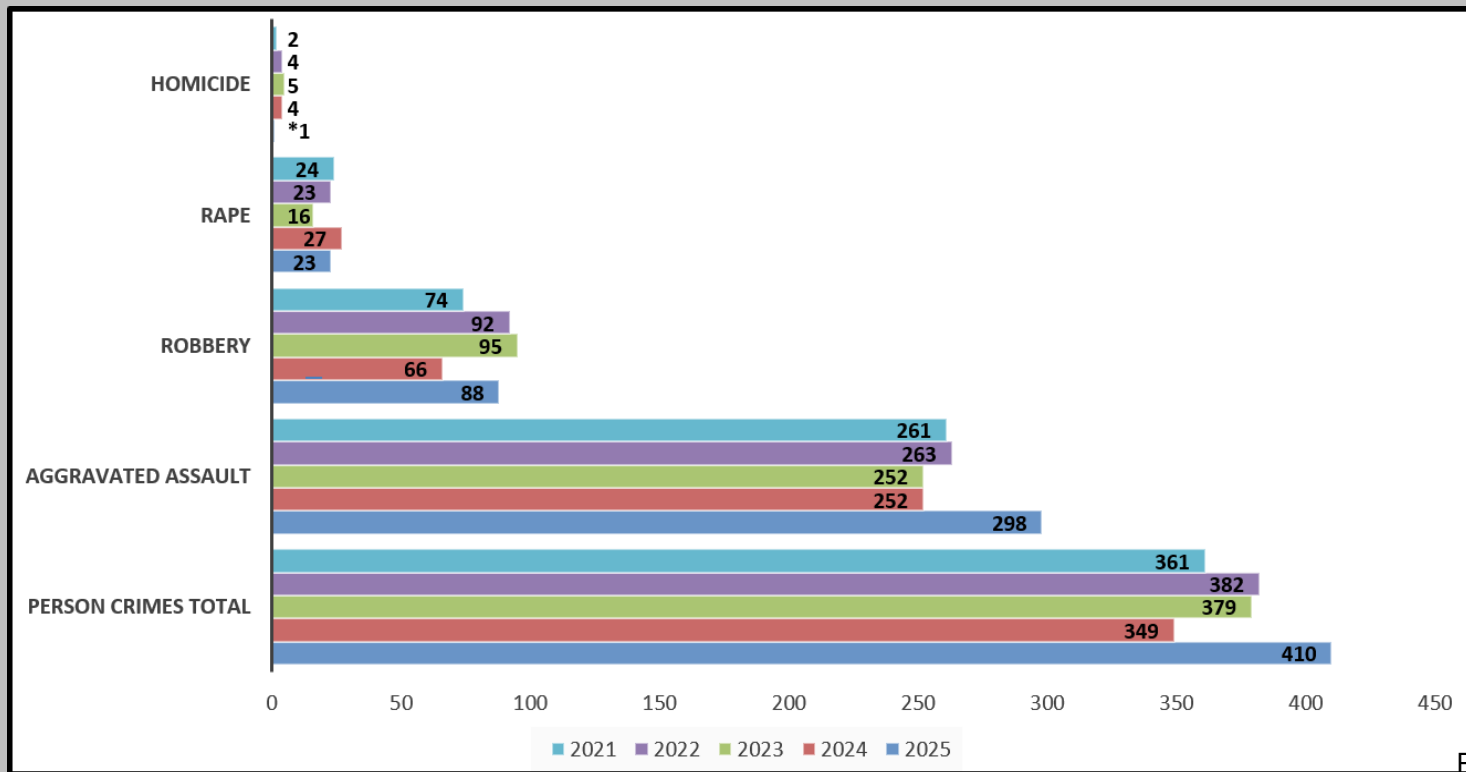
The following chart highlights reports taken both online and in the Service Center from January 1, 2021 until December 31, 2025.

Online Reports Taken





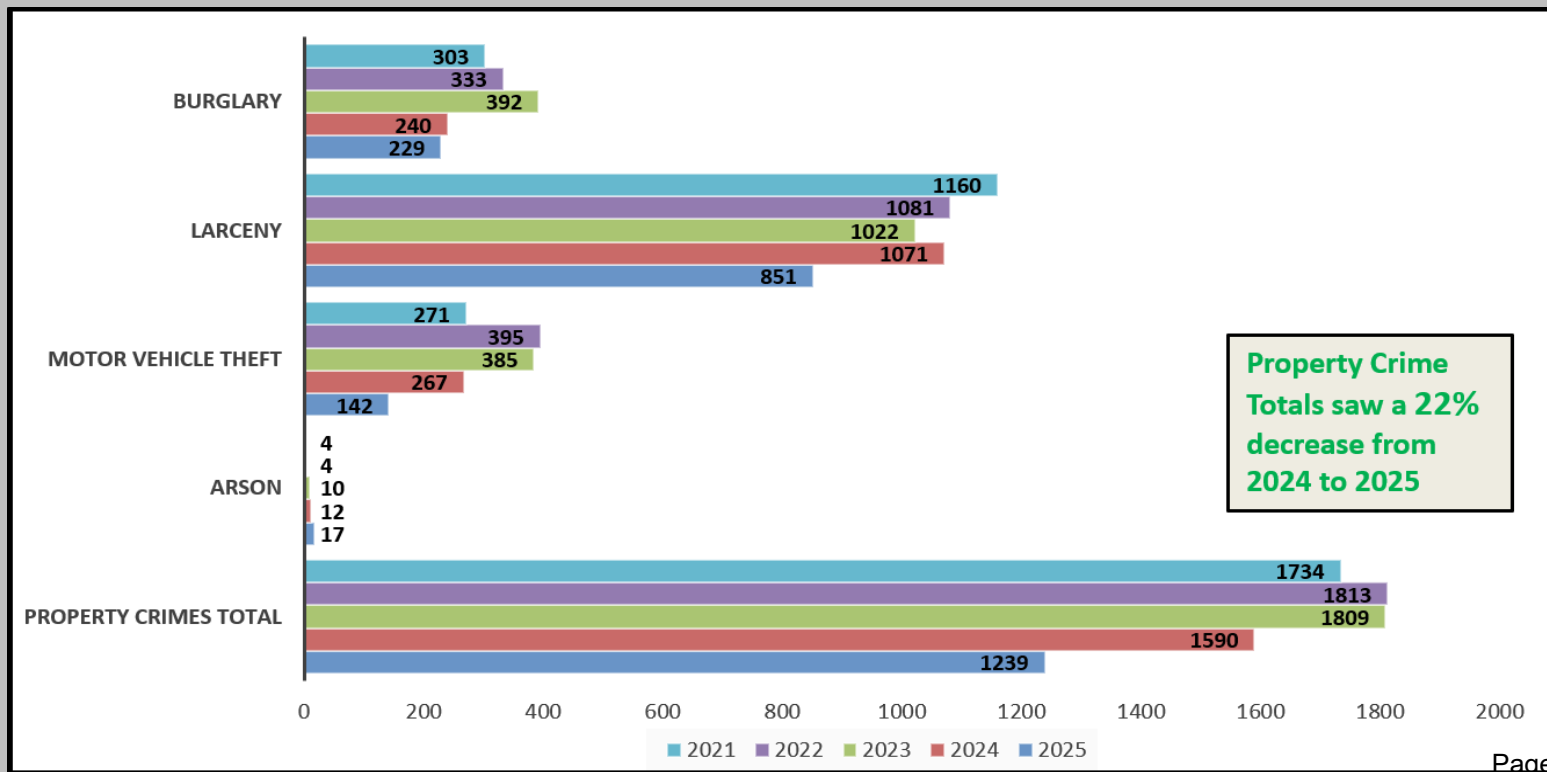
Person Crimes Statistics



* All statistics were pulled from official NIBRS reporting to DOJ



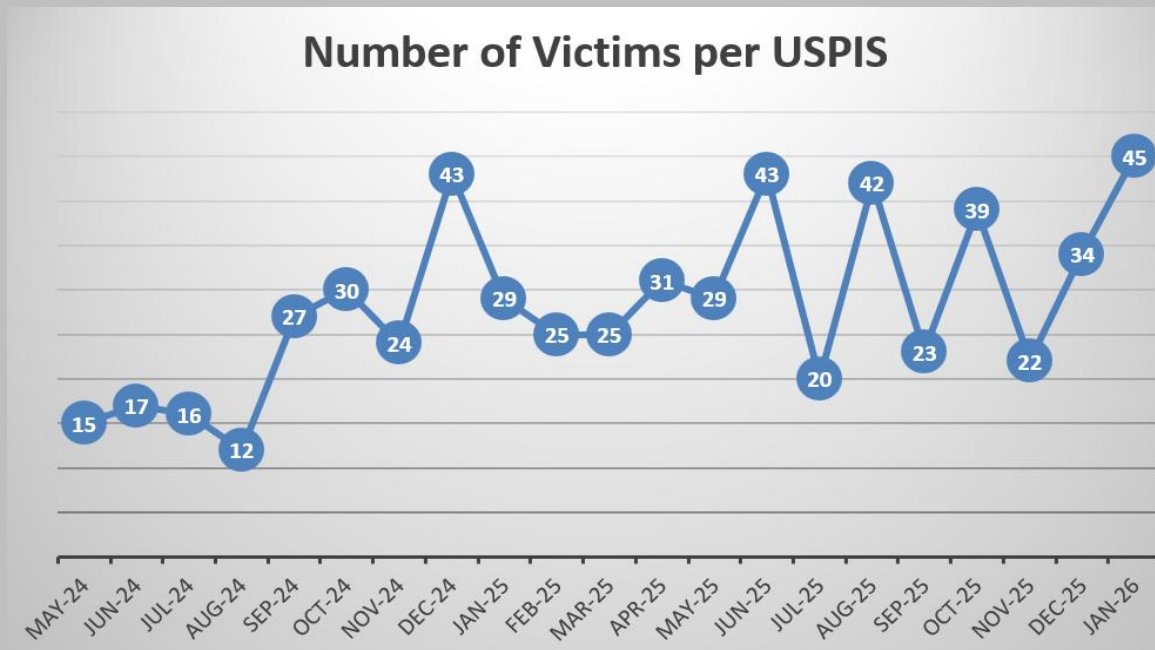
Property Crimes Statistics



* All statistics were pulled from official NIBRS reporting to DOJ



Mail Theft Statistics





Mail Theft Successes

In April 2024, RCPD began partnering with USPS Investigators. Since the pairing, there have been **22 arrests or warrants** written with a connection to Rancho Cordova Mail Theft.

Arrests/Warrants by Year:

2024 - 2

2025 - 17

2026 - 3

February 2026 -	2 arrested
January 2026 -	1 pending arrest warrant
December 2025 -	Conducted 4-day operation
December 2025 -	4 arrested
December 2025 -	2 suspects arrested
November 2025 -	1 pending arrest warrant
November 2025 -	1 arrested
September 2025 -	2 arrested
August 2025 -	2 arrested
August 2025 -	1 warrant arrest
July 2025 -	1 arrested
July 2025 -	2 arrested
May 2025 -	Conducted 1-day operation
May 2025 -	1 arrested
November 2024 -	Conducted 5-day operation
April 2024 -	2 arrested
April 2024 -	Began partnership with USPS



Traffic



Motors and DUI5

Citations:	3,239
OTS grant-funded operations:	60
Number of DUI arrests (by Motors and DUI5):	68
DUI/DL checkpoints:	2

City-Wide DUI arrests:

2023: 120
2024: 113
2025: 143



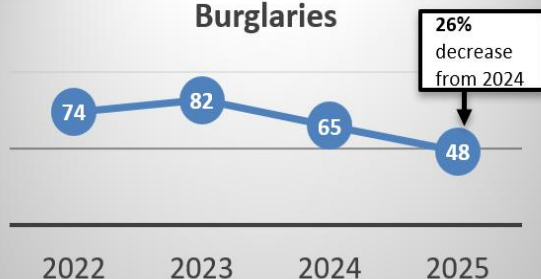
ENF5 – Recap and Timeline

Our goal is to continually use new strategies to positively change the environment within the City. In early 2025, the decision was made to implement an innovative approach to reducing crime in areas of the City of Rancho Cordova that experience higher crime levels. Two areas were identified through statistical data analysis after looking back at sections of the City with the highest concentration of the following crimes:

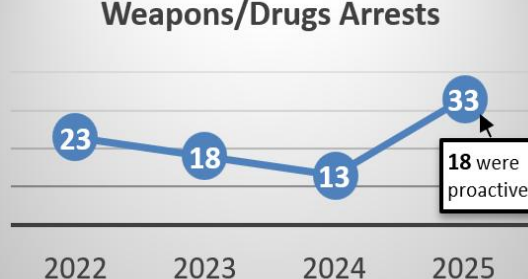
Aggravated Assault
Burglary (Vehicle, Home, Commercial)
Robbery (Commercial and Individual)
Theft
Drugs/Narcotics

Vandalism
Motor Vehicle Theft
Weapons Violations
ShotSpotter/Shots Fired

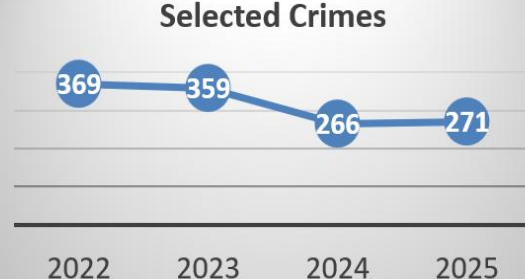
Burglaries



Weapons/Drugs Arrests



Selected Crimes





Service Center Statistics

Walk-in Info/Consultations	7812
Telephone Info/Consultations	6509
Walk-in/Telephone Reports	470
Rancho Cordova CARES Calls	198
Online Reports	2781
Vacation Checks	144
Volunteer Hours	5537.5
VIPS Patrol Hours	860.5

- The Service Center is largely made up of volunteers
- Vacation Check Requests: RanchoCordovaPD.com → Programs → Vacation Checks

MEMORANDUM



ITEM 12.3.

DATE: March 2, 2026
TO: Honorable Mayor and Council Members
FROM: Kim Juran, Administrative Services Director
SUBJECT: FISCAL YEAR 2025-26 MID-YEAR FINANCIAL REPORT

RECOMMENDATION

Receive the Fiscal Year 2025-26 Mid-Year Financial Report.

RESULT OF RECOMMENDED ACTION

The Fiscal Year 2025-26 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year.

BACKGROUND

The City Council approved Operating Budget serves as the annual plan and resource allocation that guides and ensures implementation of city council policies and priorities. The budget implements the vision and direction for the range of services that meet the needs of the community.

The Fiscal Year 2025-26 operating budget is the first year of the two-year budget adopted in June 2025.

The mid-year financial review analyzes city finances at the halfway point in the fiscal year to gauge overall performance. While the benchmark of the mid-year financial review is an analysis of revenues and expenditures through December 31, 2025, it is necessary to continue to analyze the finances through the February timeframe due to the delay in the receipt of major city revenues such as property tax and sales tax.

City finances appear to be trending mostly as expected and in line with the budget at the mid-year point. Revenues continue to demonstrate stability, although a slowdown in overall revenue growth is being observed and some anticipated declines in key revenues are occurring as expected. The attached 2025-26 Mid-Year Financial Report as of December 31, 2025, offers a detailed summary of revenue and expenditure for the General Fund, the city's primary operating fund.

GENERAL FUND

The General Fund serves as the primary operating fund for the city, supporting essential services such as public safety, neighborhood services, and community development. It is

funded primarily through revenue sources like property taxes, sales taxes, and various fees. The General Fund budget is a reflection of the city's priorities, with allocations made to ensure the delivery of critical services while maintaining fiscal responsibility.

REVENUES

Property Taxes represent the largest revenue source for the city, comprising 35% of the 2025-26 general fund revenue budget. Due to the delayed nature on which the property tax roll is calculated, current year property tax figures represent assessed value increases captured in prior fiscal years. The city saw a 9.5% increase in its assessed value in FY 25-26, the highest increase in Sacramento County by nearly 3%. This significant increase in property tax is helping to offset declines in some other key city revenues.

Sales Tax is the second-largest revenue source for the city's general fund at 25% of the revenue budget. This amount does not include the city's two ½ cent Community Enhancement & Investment Fund sales tax measures that are accounted for separate from the rest of the city's general fund operating budget per City Council direction. The city's 1% Bradley Burns sales tax is anticipated to be at its lowest level since pre-COVID, down by approximately \$3.6 million from its high in Fiscal Year 2023-24, and is anticipated to end the year around \$700,000 below the budget.

The Transient Occupancy Tax (TOT), also known as the hotel/motel tax, is derived from a 12% surcharge applied to room rates in the city's hotels. TOT revenue contributes 4% to the total General Fund revenue. The city's TOT revenues have been more unpredictable in recent years with the closure of one hotel and reduced overall occupancy, which led to the conservative budget estimate of \$3.6 million in the current year. That said, current year numbers are up 2.7% over the prior year and are on pace to exceed the budget at year-end.

The Utility Users Tax (UUT) is a voter-approved tax applied to utility bills, including electricity, gas, water, and telecommunications, contributing 5% to the total General Fund Revenue. UUT revenues are currently trending in line with the anticipated budget amount.

The Federal Reserve's series of interest rate increases over the past two years, aimed at curbing inflation, have resulted in higher returns to the city's investment accounts. Based on current projections, it is anticipated that interest earnings will exceed the budget at year-end, offsetting revenue losses in other categories. A main theme of the Fiscal Year 2025-26 budget was an anticipated slowdown in the new production residential home market and the resulting decline in residential permit revenue. As predicted, new production home permit activity was down by nearly 50% over the same time in the prior fiscal year. This level of slowdown is in line with budget expectations. Commercial building permit activity started the fiscal year off stronger than anticipated with permit revenue already surpassing the budget at the halfway point. In total, building permit revenue is expected to meet or exceed the budget at year-end.

EXPENDITURES

The majority of expenditures for FY 25-26 are falling within or under budget. The city's largest expenditure is its contract with the Sacramento County Sheriff's Office for the provision of public safety services, which is approximately 37% of the General Fund budget. This contract is currently trending to come in right around budget, barring any unforeseen changes in the second half of the fiscal year.

Overall, general fund expenditures are currently expected to end the year within the budget amount.

COMMUNITY ENHANCEMENT & INVESTMENT FUND

The City of Rancho Cordova's two voter-approved add-on sales tax measures, Measures H and R, are accounted for separate from the general fund analysis above. In Fiscal Year 2025-26, the city budgeted Measure H and R sales tax revenues to come in at \$11.9 million each based on estimates at that time. Measure H and R sales tax revenues are currently performing better than expected and are currently expected to exceed the budget by approximately \$500,000 each. As a reminder, the manner in which local add-on sales tax is collected differs from the 1% Bradley Burns sales tax that was discussed earlier, which is the reason why these sales tax revenues are performing better than expected.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact.

ATTACHMENT(S)

1. Fiscal Year 2025-26 Mid-Year Financial Report
2. Presentation

Fiscal Year 2025-26
General Fund Mid-Year Financial Update

	Fiscal Year 2021-22 Actual	Fiscal Year 2022-23 Actual	Fiscal Year 2023/24 Actual	Fiscal Year 2024/25 Actual	Fiscal Year 20205/26 Budget	FY 2025/26 Actuals Thru 12/31/25
Revenues						
Property Taxes	21,038,442	22,690,465	24,787,971	26,551,290	28,404,155	
Sales Tax	21,231,120	21,295,726	23,330,851	20,375,883	20,320,375	8,087,997
Transient Occupancy Tax	3,863,347	4,102,253	3,874,618	4,276,790	3,585,799	1,982,689
Utility Users Tax	3,522,614	4,026,993	3,781,824	3,839,292	3,814,827	2,097,304
Other Taxes	3,307,617	3,283,329	3,215,350	3,661,504	3,483,400	39,937
Franchise Fees	2,457,198	2,710,389	2,600,878	2,785,808	2,664,000	921,740
Licenses, Permits, and Fees	5,458,080	5,598,263	6,196,889	6,068,321	4,222,518	2,882,521
Fines and Forfeitures	806,550	905,204	833,585	1,491,102	1,153,500	440,669
Use of Money and Property	758,125	1,652,216	1,558,770	1,576,437	1,522,100	476,905
Intergovernmental Revenue	2,891,354	932,309	906,975	863,056	514,623	214,829
Charges for Services	6,400,248	6,148,148	6,977,910	7,587,369	7,399,890	3,467,808
Other Revenue	175,623	312,641	571,173	617,232	260,500	150,477
Transfers In	1,700,000	2,447,202	2,600,128	3,434,246	4,325,000	1,802,083
<i>Accounting Entries</i>	<i>(4,948,043)</i>	<i>(64,259)</i>	<i>2,599,743</i>	<i>3,483,522</i>		<i>(2,247,931)</i>
Total Revenues	\$68,662,275	\$76,040,879	\$83,836,665	\$86,611,852	\$81,670,687	\$20,317,028
Expenditures						
Salaries and Benefits	10,990,696	11,828,079	13,381,395	15,145,662	17,073,674	8,130,984
Operating Costs	35,592,424	37,934,194	40,983,804	41,083,896	43,822,599	19,589,111
Capital	1,073,579	15,750,415	361,978	7,312,668	-	(135,403)
Debt Service/Revenue Neutrality	9,719,844	9,816,752	10,092,227	10,843,990	10,738,836	-
Transfers Out	7,554,498	18,731,524	19,015,418	8,741,750	9,938,821	4,022,289
Total Expenditures	\$64,931,041	\$94,060,964	\$83,834,822	\$83,127,966	\$81,573,930	\$31,606,981

FISCAL YEAR 2025-26

Mid-Year Review



CityOfRanchoCordova.org

Fiscal Year 2025-26 Mid-Year Analysis

- Fiscal Year 2025-26 is the first year of the two-year budget adopted in June 2025. General Fund revenues were budgeted 2% below prior year actuals in anticipation of decreases in some key city revenues.
- General Fund revenues and expenditures are trending in accordance with budget projections and anticipated to end the year close to initial estimates
- City finances remain strong, although economic uncertainty is having an impact on some key revenue streams

General Fund Revenues

	Fiscal Year 2021-22 Actual	Fiscal Year 2022-23 Actual	Fiscal Year 2023/24 Actual	Fiscal Year 2024/25 Actual	Fiscal Year 20205/26 Budget	FY 2025/26 Actuals Thru 12/31/25
Revenues						
Property Taxes	21,038,442	22,690,465	24,787,971	26,551,290	28,404,155	
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Transfers In	1,700,000	2,447,202	2,600,128	3,434,246	4,325,000	1,802,083
<i>Accounting Entries</i>	<i>(4,948,043)</i>	<i>(64,259)</i>	<i>2,599,743</i>	<i>3,483,522</i>		<i>(2,247,931)</i>
Total Revenues	\$68,662,275	\$76,040,879	\$83,836,665	\$86,611,852	\$81,670,687	\$20,317,028

Revenues: Property Tax

- Fiscal Year 2025-26 property tax revenues are up 9% above prior year due to assessed value increases experienced in recent years
- Property tax revenues for FY25-26 are projected to surpass budget expectations
- Allocation of first installment of property tax revenues has been delayed due to issues with new system implementation at Sacramento County Assessor's Office



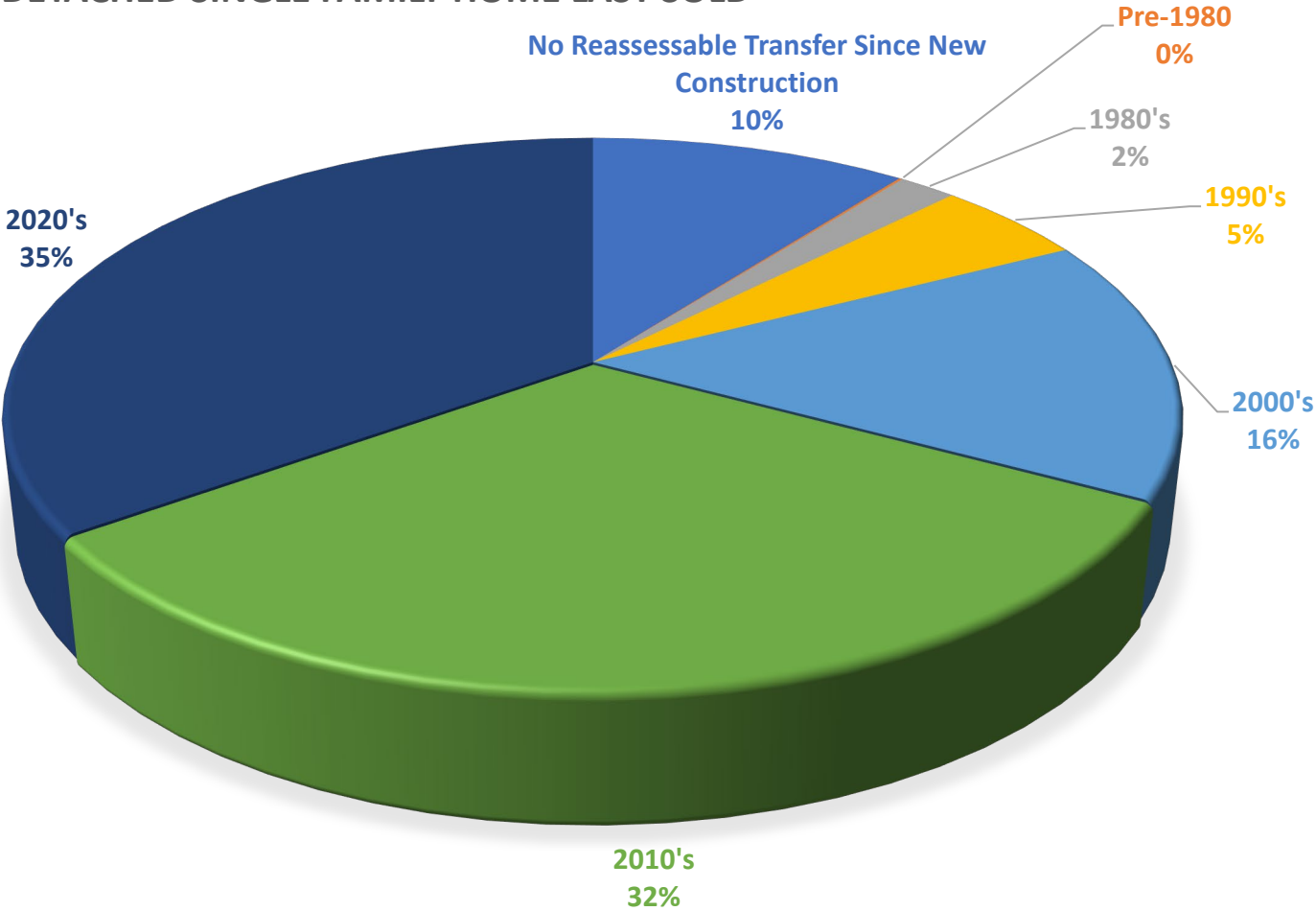
Property Tax – Assessed Value Change

VALUE CHANGE BY CITY			
City	2025-26 Net Value	Value Change	% Change
Citrus Heights	10,025,689,554	370,662,616	3.84%
Elk Grove	30,448,487,659	1,714,152,479	5.97%
Folsom	21,947,372,449	1,278,731,095	6.19%
Galt	3,448,277,416	215,719,357	6.67%
Isleton	90,177,374	3,796,504	4.40%
Rancho Cordova	14,722,475,223	1,277,307,273	9.50%
Sacramento	78,596,023,468	3,189,192,412	4.23%

VALUE CHANGE BY CAUSE			
<i>2024/25 Net Assessed Value</i>	<i>\$13,445,167,950</i>		
Cause of Value Change	Change from 2024/25	% of 24/25 Net Value	% of All Change from 24/25
Parcel Adds/Drops Net Change	102,560,646	0.76%	8.00%
Change from CPI 2% Growth	231,021,057	1.72%	18.10%
Prior Year Transfer of Ownership	614,678,949	4.57%	48.10%
New Construction - Non Res	56,759,974	0.42%	4.40%
New Construction - Residential	187,735,630	1.40%	14.70%
Prop. 8 - Reduce/Recapture Net	-62,295,516	-0.46%	-4.90%
Unsecured Value Change	79,870,314	0.59%	6.30%
Other Changes	66,976,219	0.50%	5.20%
Total Change	\$1,277,307,273	9.50%	
<i>2025/26 Net Value</i>	<i>\$14,722,475,223</i>		

Property Tax – Assessed Value Change

DETACHED SINGLE FAMILY HOME LAST SOLD



Revenues: Sales Tax (1% Bradley Burns)

- Overall statewide outlook for sales tax anticipates limited improvement or growth in FY 25/26
- Current year projection puts sales tax at its lowest level since pre-COVID (down \$3.6M from high in FY 23/24)
- Current YTD estimates anticipate sales tax coming in approximately \$700K below budget
- Several changes to prior assumptions are impacting current year actual revenues, including:
 - Teachers Curriculum relocated its operations to Mountain View
 - Several large businesses had changes in reporting that are being further investigated
 - Changes in how sales tax for used auto sales is being remitted



Revenues: Building Permits

Residential Permits

- Revenue on pace to meet or exceed budget
 - Fiscal Year 2025-26: 237 production home permits were issued, down from 477 during the same period in the prior fiscal year. This slowdown was anticipated when preparing the current fiscal year budget for permit revenue.

Commercial Permits

- Revenues in the first half of the fiscal year exceeded the budget
 - Large valuation projects including the Trader Joe's Cold Storage & Amazon contributed over \$97 million in valuations during the first six months of Fiscal Year 2025-26.



Other Revenues

- Transient Occupancy Tax trending slightly above same time last year and anticipated to end the year above budget projections
- Interest rate cuts are impacting city investment earnings which will likely come in below budget
- Overall, General Fund revenues are performing largely as expected and are anticipated to end the year close to the budget



General Fund Expenditures

	Fiscal Year 2021-22 Actual	Fiscal Year 2022-23 Actual	Fiscal Year 2023/24 Actual	Fiscal Year 2024/25 Actual	Fiscal Year 20205/26 Budget	FY 2025/26 Actuals Thru 12/31/25
Revenues						
Expenditures						
Salaries and Benefits	10,990,696	11,828,079	13,381,395	15,145,662	17,073,674	8,130,984
Operating Costs	35,592,424	37,934,194	40,983,804	41,083,896	43,822,599	19,589,111
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Total Expenditures	\$64,931,041	\$94,060,964	\$83,834,822	\$83,127,966	\$81,573,930	\$31,606,981

Expenditures are at 38%
of budget as of 12/31/25

Community Enhancement & Investment Fund

Measure H and R revenues were each budgeted at \$11.9 Million

- Revised estimates anticipate revenues to be closer to \$12.4 Million
- Staff will return at a future meeting once revenues have been received to discuss options for how these excess funds can be utilized

