

## CITY OF RANCHO CORDOVA



### CITY COUNCIL MEETING

Monday, March 16, 2026

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

The Marriott Marquis Hotel - Lobby

901 Massachusetts Avenue, NW

Washington, DC 20001

#### 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](mailto:CityClerk@cityofranhocordova.org) no later than 2:00 p.m. on Monday, March 16, 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 16, 2026, at 2:00 p.m.

## AGENDA

### 1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

### 2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

### 3. PLEDGE OF ALLEGIANCE

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

### 4. INVOCATION

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

### 5. PRESENTATIONS

5.1. Presentation by the Community Enhancement & Investment Fund Department on Literacy Programs in Recognition of Literacy Month.

5.2. Introduction of New Employees Aron Vasquez, Payroll & Accounting Technician by Jacob Nunez, Management Analyst II, Dang Bui, Assistant Civil Engineer by Margarita Dronov, Associate Civil Engineer, and Sindia Maya, Assistant Civil Engineer by Kristine Courdey, Principal Civil Engineer.

### 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 March 2, 2026.

**Recommendation:** Adopt the minutes.

9.2. **Subject:** A Resolution of Change to the City of Rancho Cordova State of California Freeway Agreement for U.S. Highway 50 to Reflect the Construction of the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project within U.S. Highway 50.

**Recommendation:** Adopt the Resolution.

9.3. **Subject:** A Resolution Authorizing the Acquisition of the Property at 10744 Gold Center Drive, Rancho Cordova, APN 072-0610-090-0000, and Authorizing Execution of a Purchase and Sale Agreement, and Certificate of Acceptance and Recordation of a Grant Deed.

**Recommendation:** Adopt the Resolution.

**10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

10.1. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Asteria Flats Apartments Project.

**Recommendation:** Adopt the Resolution.

10.2. **Subject:** A Resolution Creating Special Tax Area Zone 35 and First Reading of an Ordinance Establishing a Special Tax for Transit-Related Services for the Big Baller Storage RV Project.

**Recommendation:** Adopt the Resolution and introduce and waive the first reading of the Ordinance.

**11. PUBLIC HEARING ITEMS**

None.

**12. REGULAR CALENDAR ITEMS**

12.1. **Subject:** A Resolution Authorizing the City Manager to Execute a Memorandum of Agreement with the Sacramento Metropolitan Fire District Related to Planning Entitlements and Land Transfer for Fire Station 61.

**Recommendation:** Adopt the Resolution.

**13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**14. ADJOURN TO CLOSED SESSION**

Mayor Gatewood will adjourn the meeting to closed session.

**15. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

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

**16. CLOSED SESSION**

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

16.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2)(Two cases).

**17. OPEN SESSION - REPORT FROM CLOSED SESSION**

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

**18. ADJOURNMENT**

**ADDITIONAL INFORMATION**

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

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

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

The agenda items are accessible on the City's website at [www.cityofranhocordova.org](http://www.cityofranhocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

**UPCOMING MEETINGS**

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
June 15, 2026	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 Office at (916) 851-8720 at least 48 hours prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 16, 2026, Regular Meeting of the Rancho Cordova City Council was posted and available for review on March 12, 2026, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at [www.cityofranhocordova.org](http://www.cityofranhocordova.org).

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

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive style.

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Stacy Leitner, CMC  
City Clerk

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

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 5:35 p.m.

Council Members Present: Linda Budge, Joe Little (arrived at 5:40 p.m.), Siri Pulipati, David Sander (arrived at 5:40 p.m.) and Mayor Garrett Gatewood

Council Members Absent: None

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Sacramento County Sheriff Captain Shaun Hampton led the pledge.

4. INVOCATION

Mahima Patel and Prathna Desai with BAPS Charities gave the invocation.

5. PRESENTATIONS

None.

6. PUBLIC COMMENT

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

## ITEM 9.1.

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

## ATTACHMENT 1

1. Dr. Marlena Uhrik

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

**ACTION:** Motion to approve items 9.1 through 9.9 by Budge second by Little;  
Motion passed with a 5:0 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

## ITEM 9.1.

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

## ATTACHMENT 1

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

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

**ACTION:** Motion to approve item 10.1 by Budge second by Pulipati;  
Motion passed with a 5:0 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.

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

1. Helen Whelan-Bashaw
2. Brenda Gustin and Michelle C. St. Clair

Mayor Gatewood closed the public comment period.

**ACTION:** Input was received regarding Historical Buildings and Sites Inventory within the City of Rancho Cordova.

- 12.2. **Subject:** Rancho Cordova Police Department Update.

**Recommendation:** Receive presentation.

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

1. Katelyn Sheenan
2. Autumn Grieshop
3. Julea Shaw
4. Kristen Gass
5. Autumn Grieshop
6. Sarah Mohr

## ITEM 9.1.

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

## ATTACHMENT 1

### 7. Amanda Bartell

Mayor Gatewood closed the public comment period.

**ACTION:** Input was received regarding the Rancho Cordova Police Department Update.

### 12.3. **Subject:** Fiscal Year 2025-26 Mid-Year Financial Report.

**Recommendation:** Receive the Fiscal Year 2025-26 Mid-Year Financial Report.

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:** Input was received regarding the Fiscal Year 2025-26 Mid-Year Financial Report.

### 13. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

None.

### 14. **ADJOURNMENT**

Mayor Gatewood adjourned the meeting at 7:20 p.m.

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Stacy Leitner, CMC  
City Clerk

# MEMORANDUM



## ITEM 9.2.

**DATE:** March 16, 2026

**TO:** Honorable Mayor and Council Members

**FROM:** Albert Stricker, Public Works Director  
Edgar Medina, Assistant Public Works Director

**SUBJECT:** **A RESOLUTION OF CHANGE TO THE CITY OF RANCHO CORDOVA STATE OF CALIFORNIA FREEWAY AGREEMENT FOR U.S. HIGHWAY 50 TO REFLECT THE CONSTRUCTION OF THE ZINFANDEL DRIVE BICYCLE AND PEDESTRIAN OVERCROSSING PROJECT WITHIN U.S. HIGHWAY 50**

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### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution of Change would ensure the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project is identified in the Freeway Agreement between the City of Rancho Cordova and the State of California.

### **BACKGROUND**

U.S. Highway 50 is an impediment to alternative modes of travel within the City of Rancho Cordova, creating a barrier between the north and south sides of the city. While vehicle crossings exist, safe and comfortable bicycle and pedestrian facilities are limited. This results in bicycles sharing the road with high speed vehicles entering and exiting the freeway and major commercial/employment centers. This project will construct a bicycle and pedestrian facility along Zinfandel Drive from White Rock Road to Folsom Boulevard. This project will improve multi-modal access and user comfort by removing the barrier to active transportation created by U.S. Highway 50, connecting communities on both sides of the freeway, including improved access to the Zinfandel light rail station, housing, jobs and education. The completed work will reduce vehicle miles traveled and improve air quality.

In 2021, staff presented the proposed alternatives for the project to Council, with the Tied Arch Bicycle and Pedestrian Overcrossing being the preferred alternative. With the alternative being selected, the project team advanced the environmental and preliminary engineering phases with Caltrans and have actively pursued grant funding for the construction phase. As a result, the City of Rancho Cordova was awarded a \$19,956,000 grant through the State Active Transportation Program for the construction phase. The grant was in addition to the grant the city received in the amount of \$3,377,000 for the design for the bicycle and pedestrian overcrossing.

In 2024, the project received environmental clearance and approval of the Project Report. The project is now in the final stages of design and undergoing Caltrans review. As part of the approval process, the existing Freeway Agreement between the City of Rancho Cordova and the State of California must be updated to incorporate the new bicycle and pedestrian overcrossing. State law requires this update whenever a project modifies previously agreed upon access, circulation, maintenance responsibilities, or physical features of a state highway. The Resolution of Change serves as the formal mechanism for making these revisions.

The project is tentatively scheduled to start construction in Summer 2026 and end in 2028.

**FISCAL IMPACT AND FUNDING SOURCE**

Funding for this project consists of \$11,822,100 in Traffic Mitigation Impact Fees, \$3,377,000 in Federal Highway Improvement Program Grants and \$19,956,000 in State Active Transportation Program Funds.

This project is included in the city's approved Capital Improvement Plan and in the 2025/26 city budget. There is no impact to the city's general fund.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Exhibit A to the Resolution

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. XX-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A CHANGE TO THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA FREEWAY AGREEMENT FOR U.S. HIGHWAY 50 TO REFLECT THE CONSTRUCTION OF THE ZINFANDEL DRIVE BICYCLE AND PEDESTRIAN OVERCROSSING PROJECT AT THE ZINFANDEL DRIVE/U.S. HIGHWAY 50 INTERCHANGE**

**WHEREAS**, the County of Sacramento ("county") and the California Department of Transportation ("state") entered into a Freeway Agreement dated May 11, 1970, relating to that portion of U.S. Highway 50 between Bradshaw Road to Hazel Avenue; and

**WHEREAS**, upon incorporation of the City of Rancho Cordova ("city") on July 01, 2003, the agreement terms were transferred from the county to the city; and

**WHEREAS**, the city proposes to construct the Zinfandel Drive Bicycle and Pedestrian Overcrossing project east of the Zinfandel Drive Interchange and between Postmiles 10.9/11.1; and

**WHEREAS**, the proposed construction of the project includes placement of a helix tied arch bridge structure over U.S. Highway 50 and the eastbound on-ramp, a paved path under the westbound on and off ramps and Gold Center Drive, retaining walls, lighting and pedestrian railing; and

**WHEREAS**, the improvements described above and those shown on Exhibit A, attached hereto and incorporated herein by this reference, require minor revisions to the current Freeway Agreement.

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

**SECTION 1.** The proposed Resolution of Change for the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project as described herein above and in Exhibit A, is approved.

**SECTION 2.** The City Manager is authorized to request the change to the subject Freeway Agreement on behalf of the city. The approval of the above described revision is a condition upon execution of the Freeway Agreement, which will incorporate those revisions at some future date.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 16<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ITEM 9.2.**

**ATTACHMENT 1**

**ABSTAIN:**

**ATTEST:**

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Stacy Leitner, CMC  
City Clerk

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Garrett Gatewood, Mayor

**ITEM 9.2.**

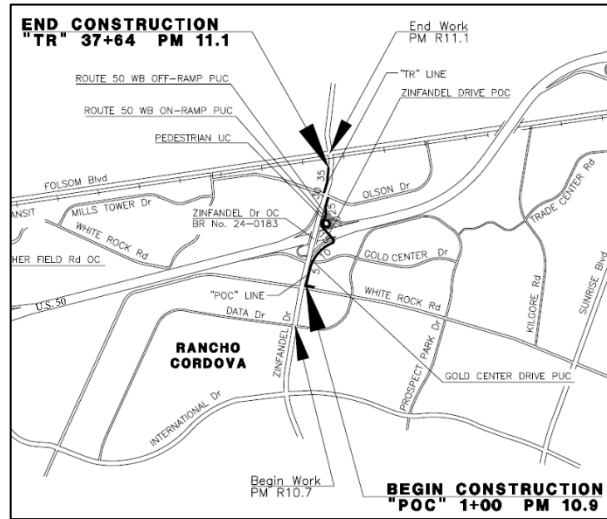
**EXHIBIT A**

**ATTACHMENT 2**

**Exhibit A to the Resolution**

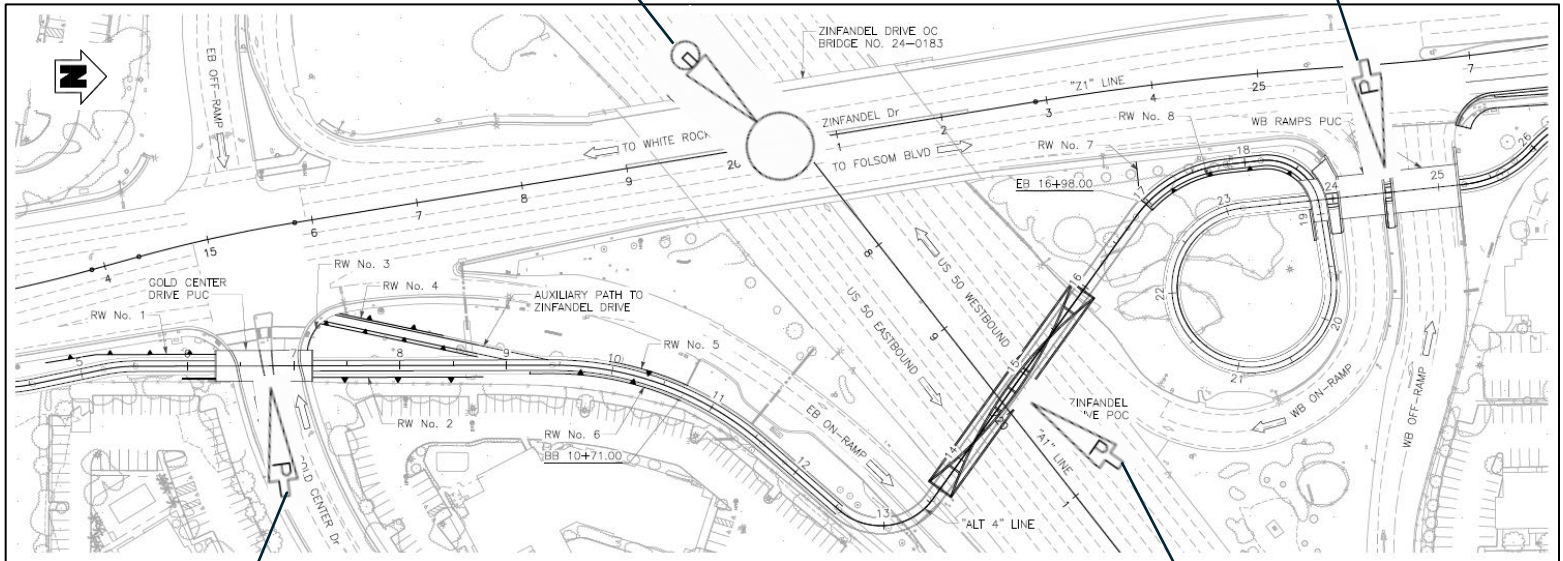
**ZINFANDEL DRIVE BICYCLE AND PEDESTRIAN OVERCROSSING**

**PROJECT AT US HIGHWAY 50**



ZINFANDEL DRIVE/U.S. 50 INTERCHANGE

PEDESTRIAN UNDERCROSSING AT WESTBOUND ON & OFF RAMP



PEDESTRIAN UNDERCROSSING AT GOLD CENTER DRIVE

PEDESTRIAN OVERCROSSING AT U.S. HIGHWAY 50

**LEGEND**

-  INTERCHANGE
-  PEDESTRIAN CROSSING

# MEMORANDUM



## ITEM 9.3.

**DATE:** March 16, 2026  
**TO:** Honorable Mayor and Council Members  
**FROM:** Albert Stricker, Public Works Director  
Edgar Medina, Assistant Public Works Director  
**SUBJECT:** **A RESOLUTION AUTHORIZING THE ACQUISITION OF THE PROPERTY AT 10744 GOLD CENTER DRIVE, RANCHO CORDOVA, APN 072-0610-090-0000, AND AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT, AND CERTIFICATE OF ACCEPTANCE AND RECORDATION OF A GRANT DEED**

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### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution would approve the necessary acquisition to construct the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project.

### **BACKGROUND**

U.S. Highway 50 is an impediment to alternative modes of travel within the City of Rancho Cordova, creating a barrier between the north and south sides of the city. While vehicle crossings exist, safe and comfortable bicycle and pedestrian facilities are limited. This results in bicycles sharing the road with high speed vehicles entering and exiting the freeway and major commercial/employment centers. This project will construct a bicycle and pedestrian facility along Zinfandel Drive from White Rock Road to Folsom Boulevard. This project will improve multi-modal access and user comfort by removing the barrier to active transportation created by U.S. Highway 50, connecting communities on both sides of the freeway, including improved access to the Zinfandel light rail station, housing, jobs and education. The completed work will reduce vehicle miles traveled and improve air quality.

In 2021, staff presented the proposed alternatives for the project to Council, with the Tied Arch Bicycle and Pedestrian Overcrossing being the preferred alternative. With the alternative being selected, the project team advanced the environmental and preliminary engineering phases with Caltrans and have actively pursued grant funding for the construction phase. As a result, the City of Rancho Cordova was awarded a \$19,956,000 grant through the State Active Transportation Program for the construction phase. The grant was in addition to the grant the City received in the amount of \$3,377,000 for the design for the bicycle and pedestrian overcrossing.

In 2024, the project received environmental clearance and approval of the Project Report. The project is now in the final stages of design and undergoing Caltrans review. As part of the design and approval process, the city is required to identify and acquire the necessary real property to construct the proposed facility. This item would authorize the City Manager to execute a purchase sale agreement and associated deeds for the following real property components necessary for construction:

- a. 2,360+/- SF Easement Deed
- b. 1,914+/- SF Temporary Construction Easement
- c. 2,360+/- SF Landscaping Improvements (grass, shrubs, trees)

The project is tentatively scheduled to start construction in Summer 2026 and end in Spring 2028.

**FISCAL IMPACT AND FUNDING SOURCE**

The city and the owner developed fair market value appraisal for the acquisition components. The purchase price for the real property components at 10744 Gold Center Drive is \$120,900. It is anticipated that additional funds would be needed for closing costs.

Funding for this project consists of \$11,822,100 in Traffic Mitigation Impact Fees, \$3,377,000 in Federal Highway Improvement Program Grants and \$19,956,000 in State Active Transportation Program Funds.

This project is included in the city's approved Capital Improvement Plan and in the 2025/26 city budget. There is no impact to the city's general fund.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Contract No. 2026-52

**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 ACQUISITION OF PROPERTY LOCATED AT 10744 GOLD CENTER DRIVE, RANCHO CORDOVA, APN 072-0610-090-000, AND AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND A CERTIFICATE OF ACCEPTANCE AND RECORDATION OF GRANT DEEDS**

**WHEREAS**, the owner of the property located at 10744 Gold Center Drive (“Property”), located adjacent to City Hall, is willing to sell the real property components in support of the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project and the City of Rancho Cordova (“city”) desires to acquire the Property for the project’s use; and

**WHEREAS**, the real property purchase and closing costs will be funded through Traffic Impact Mitigation Fees in the current fiscal year; and

**WHEREAS**, pursuant to California Government Code Section 27281, a Resolution or Certificate of Acceptance must be attached to any grant deed conveying an interest in real property to a government agency; and

**WHEREAS**, the Project is subject to environmental review under the California Environmental Quality Act (CEQA) and federal environmental review under the National Environmental Policy Act (NEPA) associated with the use of federal funds. The California Department of Transportation, as assigned by the Federal Highway Administration, is the lead agency under the NEPA. The City of Rancho Cordova is the lead agency under CEQA and acting as the Lead Agency, prepared an initial study to analyze the impacts created by the project; and

**WHEREAS**, an Initial Study/Mitigated Negative Declaration was prepared and circulated pursuant to Article 6 of the California Environmental Quality Act Guidelines; and

**WHEREAS**, on August 5, 2024, Council approved a Resolution adopting a Mitigation Negative Declaration, Environmental Findings and Mitigation Monitoring Reporting Program for the project.

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

1. Authorizes the City Manager and/or his designee to execute a Purchase and Sale Agreement for the acquisition of the Property at a purchase price not to exceed \$120,900 plus closing costs for the property located at 10744 Gold Center Drive, which Agreement shall be in a form approved by the City Attorney, and to execute such other documents and to take such other actions as necessary to consummate the transaction contemplated by this Resolution, including without limitation, the payment of deposits as required pursuant to the Purchase and Sale Agreement and the execution of contracts required in connection with any environmental evaluation of the Property.

2. Consents to the execution of a Certificate of Acceptance and the recordation of grant deeds

**ITEM 9.3.**

**ATTACHMENT 1**

conveying the property located at 10744 Gold Center Drive to the city upon close of escrow for the purchase of the property.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 16<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Garrett Gatewood, Mayor

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

### ITEM 9.3.

### ATTACHMENT 2

GRANTOR: ARA USH Chicago, LLC  
PROJECT: Zinfandel Drive Bicycle & Pedestrian Overcrossing  
PROJECT CONTRACT NO: HIPSTPL-5482(043)  
PARCEL: 8

Contract No. 2026-52

#### PURCHASE AGREEMENT

The parties to this agreement (AGREEMENT) are **ARA USH CHICAGO, LLC a DELAWARE LIMITED LIABILITY COMPANY who acquired title as LSREF3/AH Chicago, LLC**, a Delaware limited liability company hereinafter referred to as “GRANTOR”, and the **CITY OF RANCHO CORDOVA, a CALIFORNIA MUNICIPAL CORPORATION**, herein after referred to as “GRANTEE”.

By this AGREEMENT, GRANTOR agrees to sell to GRANTEE, and GRANTEE desires to purchase from GRANTOR (i) a perpetual easement over that certain portion of property located at 10744 Gold Center Drive, Rancho Cordova, California, and more particularly identified as Assessor’s Parcel Number 072-0610-090 (the “Property”) described and delineated in the form of an Easement Deed attached as **Exhibit “A”**, and (ii) a temporary construction easement over that certain portion of the Property described and delineated in the form of Temporary Construction Easement attached as **Exhibit “B”**.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their AGREEMENT. The performance of this AGREEMENT constitutes the entire consideration and shall relieve GRANTEE of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement on the Property, except for those obligations set forth in this AGREEMENT which are meant to be performed after the close of escrow (hereinafter defined) or those obligations set forth in the Easements (hereinafter defined).
- (B) GRANTEE requires said property described in the Easement Deed and Temporary Construction Easement (“Easements”) for work associated with the Zinfandel Drive Bicycle & Pedestrian Overcrossing Project, a public use for which GRANTEE has the authority to exercise the power of eminent domain. GRANTOR is compelled to sell, and GRANTEE is compelled to acquire the property.
- (C) Both GRANTOR and GRANTEE recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
- (D) No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

2. GRANTEE shall:

- (A) Pay the GRANTOR the total sum of **ONE HUNDRED TWENTY THOUSAND NINE HUNDRED DOLLARS (\$120,900)** (rounded) for the Easement Deed and Temporary Construction Easement interest on the property (“Purchase Price”), said Purchase Price shall be allocated as follows:

- a. The sum of (\$70,800) for 2,360+/- SF Easement Deed
  - b. The sum of (\$17,226) for 1,914+/- SF Temporary Construction Easement
  - c. The sum of (\$32,808) for 2,360+/- SF Landscaping Improvements (grass, shrubs, trees)
- (B) Pay the Purchase Price to the Escrow Agent on the date that is 30 days after execution of this Agreement by GRANTOR and GRANTEE (the “**close of escrow**”). Upon the close of escrow, the rights granted under the Easements shall vest in GRANTEE free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes, except as follows:
- a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
  - b. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced documents.
  - c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
  - d. Exceptions approved by the GRANTEE upon receipt of updated Title Report during escrow; provided, however, GRANTOR shall have no obligation to remove any encumbrance or matter of record.
- (C) Pay all escrow and recording fees incurred in this transaction, and if title insurance is desired by GRANTEE, the premium charged, therefore. This transaction will be handled through Chicago Title Company, 2220 Douglas Blvd., Suite 190, Roseville, CA 95661, Escrow No. FSJP-6062401045 (the “**Escrow Agent**”).
- (D) Have the authority to deduct and pay from the amount shown in Clause 2(A) above, any amount necessary to satisfy any outstanding bond demands and delinquent taxes due in any year prior to and except the year in which this escrow closes, together with any penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.
- (E) At no expense to GRANTOR and at the time of construction, which shall be after the close of escrow hereunder, perform the construction activities listed below this section. GRANTEE will, upon completion of construction, leave the area described hereinabove is as good or better condition than exists prior to construction.
3. GRANTOR understands and agrees that after completion of the work as described above in Clause 2(E) of this Purchase Agreement it will be considered as GRANTOR’s sole property and GRANTOR will be responsible for any maintenance and repair.
  4. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this AGREEMENT, the right of possession and use of the subject property by GRANTEE, including the

right to remove and dispose of improvements and to commence construction of the project as referenced herein, shall commence upon the close of escrow, and the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use.

5. Intentionally omitted.
6. Intentionally omitted.
7. It is understood and agreed by and between the parties hereto that payment as provided in Clause 2(A) includes, but is not limited to, payment for any and all past, present, and/or future damages, which have accrued or may accrue to GRANTOR'S remaining property by reason of its severance from the property conveyed herein and the use of the proposed Project, including, but not limited to, any expense which GRANTOR may incur in restoring the utility of the remaining property. This release is not intended to extend to unanticipated physical damage caused by construction.
8. GRANTOR agrees to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses actually incurred by reason of any lease of said Property held by any tenant of GRANTOR for a period exceeding one month. GRANTOR acknowledges that a general release or quitclaim deed will be required from any lessee regarding the disclaimer of the tenants' interest in the amount payable under Clause 2(A) above. Said general releases or quitclaim deeds are to be provided by GRANTOR, prior to the close of escrow. The provisions of this paragraph shall apply to current leases on the Property as well as future leases, if any, that are entered into after the execution of this Agreement. Notwithstanding the foregoing, GRANTOR shall not be required to delivery any releases or quitclaim deeds from any guests of the hotel operated on GRANTOR'S property or with respect to that certain lease by and between GRANTOR and ARA USH Tenant, LLC, an affiliate of GRANTOR (the "**Operating Lease**"). GRANTOR warrants that, other than the Operating Lease and any except with respect to any hotel guests, there are no oral or written leases on all or any portion of the property exceeding a period of one month, and the GRANTOR agrees to hold GRANTEE harmless and reimburse GRANTEE for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of GRANTOR for a period exceeding one month. GRANTOR acknowledges that, except for with respect to the Operating Lease or any hotel guests, a quitclaim deed will be required from any lessee that has a lease term exceeding one month. Said quit claim deed(s), if any, is to be provided to Escrow Agent prior to the close of escrow.
9. The undersigned GRANTOR warrants that he is the owner in fee simple of the property affected by the Easement and Temporary Construction Easement and has the exclusive right to grant these rights.
10. All work done under this agreement shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner. All structures, improvements or other facilities, when removed, and relocated, or reconstructed by the GRANTEE, shall be left in as good condition as found.
11. Upon the close of escrow, permission is hereby granted to GRANTEE and its authorized agents to enter upon GRANTOR'S land where necessary (Assessor's Parcel No. 072-0610-090) within the TCE area as reflected in Exhibit "B" attached hereto and made a part hereof and identified as a Temporary Construction Easement for the purpose of providing a working area to facilitate the work described

herein. Said work includes, but is not limited to, the construction of conform driveway, new curbs, drainage systems, gutters and sidewalks along the road frontage of the Property. It is mutually agreed and understood by the GRANTOR and by GRANTEE as follows;

- A. Temporary Construction Easement shall commence on the date the amount of payment as specified in Clause 2(A) herein are paid to GRANTOR and the TCE is recorded. Said Temporary Construction Easement shall terminate upon the earlier of completion of construction, or 36 months from effective date.
12. Upon the close of escrow, permission is hereby granted to GRANTEE or its authorized agent to enter upon GRANTOR'S land where necessary for the purpose described in clause 11 above. GRANTEE will, upon completion of construction, leave the area described hereinabove in as good or better condition than exists prior to construction.
13. GRANTEE agrees to indemnify and hold harmless the undersigned GRANTOR from any liability arising out of the GRANTEE operations under this AGREEMENT. The GRANTEE further agrees to assume responsibility for any damages proximately caused by reason of GRANTEE'S operations under this AGREEMENT and GRANTEE will, at its option, either repair or pay for such damage.
14. GRANTEE agrees that GRANTOR will have access to the remainder property during construction with said access maintained in such a way so that it does not impact or interfere with normal home residency or business operations, including GRANTOR'S operation of a hotel on the remainder of the Property. GRANTEE will notify GRANTOR at least 15-days prior to start of construction. Notwithstanding anything to the contrary herein, GRANTEE and GRANTEE'S Agents shall not impair GRANTOR use or access to the remainder property and will not park or store vehicles, debris or equipment on GRANTOR remainder property unless GRANTOR'S written permission is obtained in advance.
15. It is understood and agreed by and between the parties hereto that this AGREEMENT inures to the benefit of, and is binding on, the parties, their respective heirs, personal representatives, successors, and or assigns.
16. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter of this agreement and may not be modified except by an instrument in writing signed by the party to be bound thereby.
17. If any term or provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall remain in full force and effect.
18. GRANTEE and any successor in interest, shall have the right, in its sole discretion, to assign this Agreement as well as its rights and remedies in, to and under the deeds to the Easement area and the Temporary Construction Easement Area, and any right or obligation herein and therein, to any party of its choice without the prior consent or approval of GRANTOR.
19. GRANTEE reserves the right to cancel escrow and terminate this Agreement if at any time GRANTEE determines that the Easements are no longer needed for the Project.

~~ITEM 9.3~~ GRA...A USH Chicago, LLC  
PROJECT: Zinfandel Drive Bicycle & Pedestrian Overcrossing  
PROJECT CONTRACT NO: HIPSTPL-5482(043)  
PARCEL: 8

**ATTACHMENT 2**

20. Each individual executing this Agreement on behalf of an entity represents and warrants that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.


*Signature Page to Follow*

~~ITEM 9.3~~ GRANTOR: ARA USH Chicago, LLC  
PROJECT: Zinfandel Drive Bicycle & Pedestrian Overcrossing  
PROJECT CONTRACT NO: HIPSTPL-5482(043)  
PARCEL: 8

**ATTACHMENT 2**

*In Witness Whereof*, the Parties have executed this AGREEMENT this date  
of \_\_\_\_\_ 2026.

**GRANTOR(s): ARA USH Chicago, LLC, a Delaware limited liability company, who acquired title  
as LSREF3/AH Chicago, LLC, a Delaware limited liability company**

By:   
\_\_\_\_\_  
Jin Y. Lee, President

Date: 02/25/2026

**APPROVED: CITY OF RANCHO CORDOVA, a California Municipal Corporation**

By: \_\_\_\_\_  
Micah Runner, City Manager

Date: \_\_\_\_\_

RECOMMENDATION AND APPROVAL:

By: \_\_\_\_\_  
Brett Paulson, SR/WA, RAC, NAC  
Senior Acquisition Agent

**EXHIBIT “A”**

**Easement Deed**

**ITEM 9.3.**

Recording requested by:  
Chicago Title Company

When recorded, mail to:

City of Rancho Cordova  
Public Works Department  
Attn: Edgar Medina  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(0) Public Agency No fee pursuant to Government Code§ 6103 No Documentary Transfer Tax per R&T Code § 11922 No Recording Fee per Government Code§ 27383.

**EASEMENT DEED  
APN: 072-0610-090**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ARA USH Chicago, LLC, a Delaware limited liability company, who acquired title as LSREF3/AH Chicago, LLC, a Delaware limited liability company** hereinafter termed **“Grantor”**, does hereby grant to the **CITY OF RANCHO CORDOVA, a California Municipal Corporation, hereinafter termed “Grantee”**, a perpetual easement and right of way for public road, sidewalk, utilities and appurtenances, and highway purposes, including but not limited to the use of the easement by Grantee and its officers, employees, agents, contractors and subcontractors, for demolition, clearance, grading, utility relocation and construction of street improvements or other necessary uses, and maintenance work, (the **“Easement”**) in connection with the Zinfandel Drive Overcrossing Project over a portion of that certain real property situated in the City of Rancho Cordova, County of Sacramento, State of California, identified as:

Parcel 1, as shown on that certain Parcel map filed in the office of the Recorder of Sacramento County on March 20, 1998, in Book 150 of Parcel Maps, Page No. 5. EXCEPTING THEREFROM all oil, gas, minerals and other hydrocarbon substances within or underlying said land whether now known to exist or hereafter discovered with that portion of the property described in Grant Deed to Aerojet-General Corporation, recorded February 25, 1957, in Book 3251, Page 172, Official Records, as reserved by Southern Pacific Company and excepted in Director’s Deed recorded March 17, 1971, in Book 7103-17, Page 186, Official Records, as reserved by the State of California. ALSO EXCEPTING THEREFROM all that portion conveyed to the City of Rancho Cordova, A California Municipal Corporation by that certain Grant Deed recorded May 16, 2018 Recording No. 201805160746.

**THE EASEMENT AREA IS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT “B”, ATTACHED HERETO AND MADE A PART HEREOF (the “Easement Area”).**

Grantee acknowledges and agrees that Grantee shall be solely responsible for the construction, repair and maintenance of the Easement and any improvements constructed in the Easement Area. Grantee further agrees to indemnify and hold Grantor harmless from and against any and all claims arising out of Grantee’s construction of improvements within the Easement Area and the use of the Easement and the Easement Area.

**ITEM 9.3.****ATTACHMENT 2**

Grantee shall maintain and shall cause each of its contractors and subcontractors performing work within the Easement Area to maintain the following policies of insurance: (i) Workers' Compensation insurance to statutory limits, and Employer's Liability insurance with a limit of not less than \$100,000 per accident and \$500,000 disease policy limit and \$100,000 disease limit for each employee; (ii) Automobile Liability coverage insurance bodily injury and property damage with a combined single limit of not less than \$1,000,000 combined single limit per accident for owned, non-owned and hired vehicles; (iii) Commercial General Liability insurance coverage on an occurrence basis naming Grantor and any party designated in writing by Grantor as additional insureds and such insurance shall have a combined single limit of not less than \$2,000,000 per occurrence with a \$3,000,000 general aggregate limit; (iv) Excess/Umbrella Liability insurance in the amount of \$5,000,000. Each such policy will name Grantor and any party designated in writing by Grantor as additional insureds and will be endorsed with a waiver of subrogation in favor of Grantor and any other party designated by Grantor.

The Easement and this agreement are intended to run with the land and shall be binding upon the successors and assigns of Grantor and Grantee.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

**GRANTOR: ARA USH Chicago, LLC, a Delaware limited liability company, who acquired title as LSREF3/AH Chicago, LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Jin Y. Lee, President

Date: \_\_\_\_\_

EXHIBIT "A"  
APN: 072-0610-090  
LEGAL DESCRIPTION

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being a portion of Parcel 1, as shown on the Parcel Map filed in Book 150 of Parcel Maps, at Page 5 in the Office of the Recorder of Sacramento County, more particularly described as follows:

Right of Way Easement

**BEGINNING** at the Southwest corner of said Parcel 1 being the intersection of the East line of Zinfandel Blvd and the Southerly line of said Parcel 1, thence along said Easterly line North 00°18'14" East, 178.93 feet to the Southerly line of Gold Center Drive as described in Book 20180516 Page 748, Official Records of Sacramento County; thence along said Southerly line North 76°14'37" East, 20.62 feet; thence, leaving said Southerly line South 00°18'14" West, 7.75 feet; thence South 76°47'15" West, 7.71 feet; thence South 00°28'07" West, 32.40 feet; thence South 00°27'28" West, 95.61 feet; thence South 04°14'47" East, 46.66 feet to the Southerly line of said Parcel 1; thence along said Southerly line North 89°13'53" West, 15.85 feet to the to the **POINT OF BEGINNING**.

Containing 2,360 square feet more or less

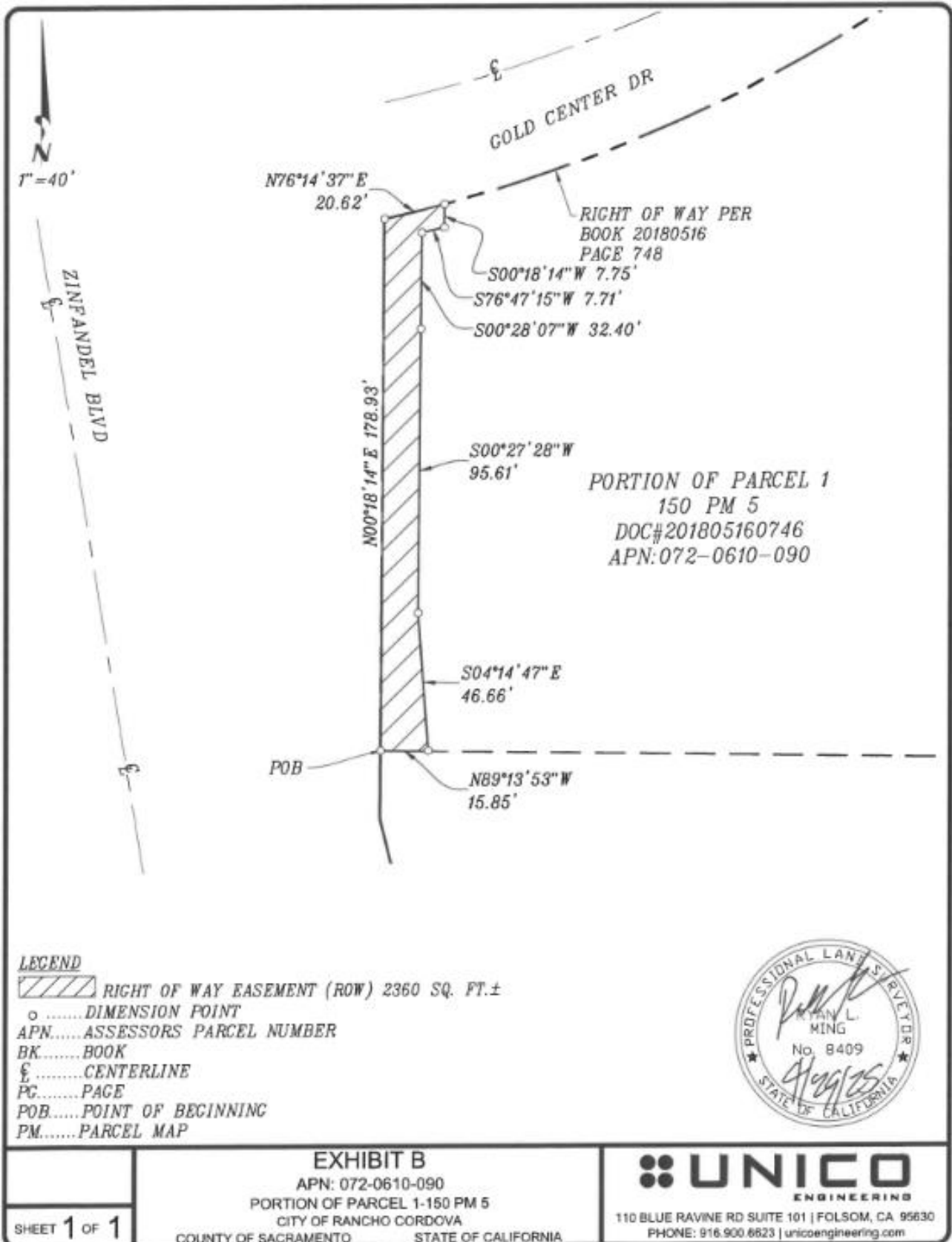
This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
Ryan L. Ming P.L.S. 8409

4/29/25  
Date



**EXHIBIT "B"**  
**APN: 072-0610-090**  
**PLAT MAP**



**EXHIBIT “B”**

**Temporary Construction Easement**

**ITEM 9.3.**

Recording requested by:  
Chicago Title Company

When recorded, mail to:

City of Rancho Cordova  
Public Works Department  
Attn: Edgar Medina  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(0) Public Agency No fee pursuant to Government Code § 6103 No Documentary Transfer Tax per R&T Code § 11922 No Recording Fee per Government Code § 27383.

**TEMPORARY CONSTRUCTION EASEMENT  
APN: 072-0610-090**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged by **ARA USH Chicago, LLC, a Delaware limited liability company, who acquired title as LSREF3/AH Chicago, LLC, a Delaware limited liability company** (hereinafter “Grantor”), grants to the **CITY OF RANCHO CORDOVA, a California Municipal Corporation** (hereinafter “Grantee”), a Temporary Construction Easement (hereinafter “TCE”) for *the construction* (and other related activities incidental to construction) of the Zinfandel Drive Overcrossing Project (“Project”), *under, upon, over and across that certain real property, situated in the City of Rancho Cordova, State of California, and more particularly described in Exhibit “A” and depicted in Exhibit “B” attached hereto and incorporated herein on the following terms and conditions.*

1. Temporary Construction Easement shall commence on the date the payment for the TCE is deposited into escrow and the TCE is recorded in the Sacramento Recorder’s Office.
2. The TCE will terminate at the completion of Project construction or thirty-six (36) months after the commencement of the TCE, whichever occurs first, without any further action on the part of Grantor.
3. The TCE includes the right to remove improvements within the TCE area, including, but not limited to, 2,360+/- SF Landscaping Improvements (grass, shrubs, trees).
4. With the exception of said improvements referenced Section 3 of the TCE, City shall repair any damage within the TCE area that was caused as a direct result of Project construction and shall otherwise leave the TCE area in at least as good of condition as existed prior to the effective date of the TCE.
5. Grantee shall assure constant public access to the Grantor’s property is maintained during the use of this Temporary Construction Easement.
6. Grantee shall ensure that Grantee’s use of the TCE shall not render Grantor’s property non-compliant with any zoning, building, or other applicable laws, including, without limitation, any laws which Grantor’s property to contain a minimum number of parking spaces.

7. During the term of this Temporary Construction Easement, Grantee shall maintain and shall cause each of its contractors and subcontractors accessing the TCE to maintain the following policies of insurance: (i) Workers' Compensation insurance to statutory limits, and Employer's Liability insurance with a limit of not less than \$100,000 per accident and \$500,000 disease policy limit and \$100,000 disease limit for each employee; (ii) Automobile Liability coverage insurance bodily injury and property damage with a combined single limit of not less than \$1,000,000 combined single limit per accident for owned, non-owned and hired vehicles; (iii) Commercial General Liability insurance coverage on an occurrence basis naming Grantor and any party designated in writing by Grantor as additional insureds and such insurance shall have a combined single limit of not less than \$2,000,000 per occurrence with a \$3,000,000 general aggregate limit; (iv) Excess/Umbrella Liability insurance in the amount of \$5,000,000. Each such policy will name Grantor and any party designated in writing by Grantor as additional insureds and will be endorsed with a waiver of subrogation in favor of Grantor and any party designated by Grantor.
8. This Temporary Construction Easement intended to run with the land and shall be binding upon the successors and assigns of Grantor and Grantee until the expiration of the term as provided in Section 2 hereof.

*SIGNATURES ON NEXT PAGE*

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

**GRANTOR: ARA USH Chicago, LLC, a Delaware limited liability company, who acquired title as LSREF3/AH Chicago, LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Jin Y. Lee, President

Date: \_\_\_\_\_

**GRANTEE: CITY OF RANCHO CORDOVA, a California Municipal Corporation**

By: \_\_\_\_\_  
Albert Stricker, P.E.,  
Director of Public Works

Date: \_\_\_\_\_

Approved  
By: \_\_\_\_\_  
Adam U. Lindgren, City Attorney

Date: \_\_\_\_\_

**EXHIBIT "A"**  
**APN: 072-0610-090**  
**LEGAL DESCRIPTION**


All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being a portion of the Parcel 1, filed in Book 150 Parcel Map, at Page 5 in the Office of the Recorder of Sacramento County, more particularly described as follows:

Temporary Construction Easement

**COMMENCING** at the Southwest corner of said Parcel 1 being the intersection of the East line of Zinfandel Blvd and the South line of said Parcel 1, thence along the Southerly line South 89°13'53" East, 15.85 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Southerly line North 04°14'47" West, 46.66 feet; thence North 00°27'28" East, 128.01 feet; thence North 76°47'15" East, 7.71 feet; thence North 00°18'14" East, 7.75 feet to the Southerly line of Gold Center Drive as described in Book 20180516 Page 748, Official Records of Sacramento County; thence along said Southerly line North 74°42'58" East, 7.64 feet; thence South 13°19'58" East, 18.62 feet; thence South 76°40'02" West, 9.55 feet; thence South 00°26'30" West, 118.90 feet; thence South 04°13'47" East, 47.11 feet to the Southerly line of said Parcel 1; thence along said Southerly line North 89°13'53" West, 10.05 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,914 square feet more or less

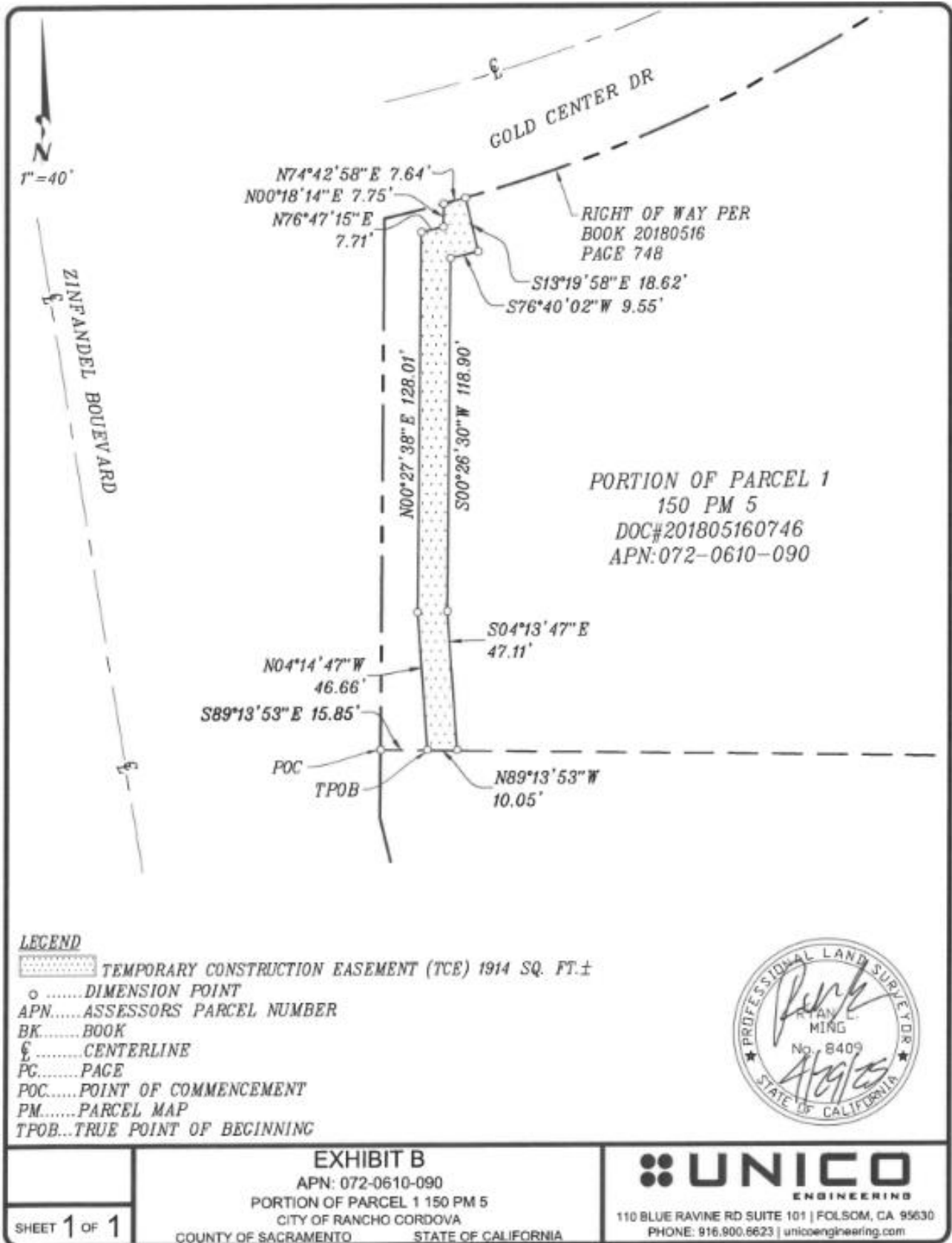
This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
Ryan L. Ming P.L.S. 8409

4/29/25  
Date



EXHIBIT "B"  
 APN: 072-0610-090  
 PLAT MAP



# MEMORANDUM



## ITEM 10.1.

**DATE:** March 16, 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 A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF THE ANNUAL STORMWATER UTILITY FEE FOR THE ASTERIA FLATS APARTMENTS PROJECT**

### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution would declare the results of the property owner's protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Asteria Flats Apartments project. The action also sets 1:30 p.m. on April 14, 2026, in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

### **BACKGROUND**

The Asteria Flats Apartments project has a condition of approval which requires funding for operation and maintenance of the storm drainage system. This condition would be satisfied by participation in the new Stormwater Utility Fee for storm drainage and flood protection services, which is the subject of tonight's action. The property owner of the Asteria Flats Apartments project has requested the city annex the project to the city's Stormwater Utility Fee pursuant to the California Health and Safety Code section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition. On March 2, 2026, Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and designated March 16, 2026, at 5:30 p.m. as the time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Asteria Flats Apartments project.

### **DISCUSSION**

The property owner has submitted a petition and waiver for the city to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee would include the project generally known as the Asteria Flats Apartments project, see [Attachment 2](#).

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 systems.

Attachment 1 is the Resolution declaring the results of the property owner's protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The Resolution sets forth the tabulation of ballots on April 14, 2026, at 1:30 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting on May 18, 2026, if the election is successful. Additional actions will be recommended based on the ballot results.

A "Rate Analysis Report" was approved by City Council on September 4, 2014, by Resolution No. 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see Attachment 3. The maximum annual fee will increase 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, and 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 summarized in Attachment 4.

**FISCAL IMPACT AND FUNDING SOURCE**

There is no impact to the city's general fund. Funds collected by this fee will pay for maintenance of storm drainage and flood protection systems.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Annexation Boundary Map
- 3. Stormwater Utility Rate and Analysis Report
- 4. Stormwater Utility Fee Rate Sheet FY26-27

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST AND AUTHORIZING THE MAILING OF A PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR THE ASTERIA FLATS APARTMENTS PROJECT

WHEREAS, the Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, on March 2, 2026, the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published, and such public hearing was opened on March 16, 2026; and

WHEREAS, the Council adopted Resolution No. 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-2015. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, the Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing; and

WHEREAS, the Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcels subject to the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.
3. The date of the ballot tabulation shall be April 14, 2026, at 1:30 pm.
4. The date of the Council Meeting to report the results of the mailed ballot election shall be May 18, 2026, at 5:30 or as soon thereafter as the matter may be heard, if the election is successful.

**ITEM 10.1.**

**ATTACHMENT 1**

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

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 16<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**



\_\_\_\_\_  
Garrett Gatewood, Mayor

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

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



**Legend**

-  Annexation Boundary
-  Parcel Boundary



# Rate Analysis Report

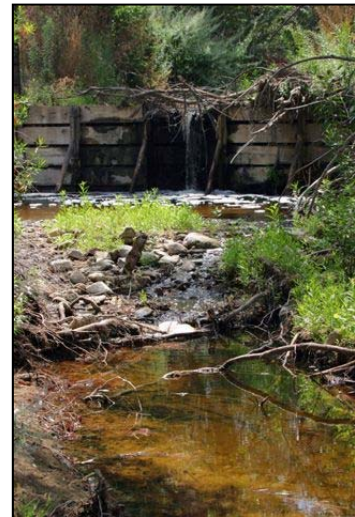
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for the

## Stormwater Utility Fee

For the

### City of Rancho Cordova



August 7, 2014

## Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

## Proposition 218 Requirements

This fee must comply with the provisions of Article XIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

- 1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."
- 2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."
- 3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
- 4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."
- 5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

## Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	<b>Residential Total</b>	<b>5,090</b>	<b>34,993</b>
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	<b>Total Non-residential</b>	<b>5,590</b>	
	<b>Total Residential &amp; Non-Res</b>	<b>10,680</b>	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

<b>Infrastructure Type</b>	<b>Quantity</b>	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

## Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

### Rate Structure Analysis

Section 6.b of Article XIID of the State Constitution (Proposition 218) states that:

“The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.”

and

“No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.”

By definition, all properties that shed stormwater into the City’s stormwater drainage system use, or are served by, the City’s stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

$$(\text{Parcel Area}) \times (\text{Impervious Percentage}) = \text{Drainage Units}$$

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

$$(0.16 \text{ acres of area}) \times 50\% = 0.0800 \text{ Impervious Area} = 1 \text{ DMU}$$

**Single Family Residential Parcels**

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

<b><u>SFR Category</u></b>	<b><u>DMU/ Formula</u></b>
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

**Multi-Family Residential Parcels**

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

<b><u>MFR Category</u></b>	<b><u>Density</u></b>	<b><u>% Impervious</u></b>
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

**Non- Residential Parcels**

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

<b>Landuse Description</b>	<b>Number of Units</b>	<b>Total Area (acres)</b>	<b>Impervious Area (acres)</b>	<b>DMUs</b>
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
<b>TOTAL</b>	<b>34,993</b>	<b>7,190</b>		<b>47,124</b>

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost (\$/unit)	Frequency	Total Cost/Year
<b>Maintenance Costs:</b>					
Trunk Lines (larger than 24") - TV Lines	158210	LF	\$ 7.50	25 years	\$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	\$ 3.00	10 years	\$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	\$ 7.50	25 years	\$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	\$ 0.75	1 year	\$ 49,009.83
Pipe Repairs	998920	LF	\$ 0.45	1 year	\$ 451,380.43
Creeks and Channels Mowing	80	AC	\$6,825	1 year	\$ 546,000.00
Creeks and Channels Herbicides	80	AC	\$680	1 year	\$ 54,400.00
HydroMod Basin Maintenance	320	AC	\$4,830	1 year	\$ 1,545,600.00
Basin De-silt	320	AC	\$1,000	25 years	\$ 12,800.00
Basins Herbicides	320	AC	\$761	1 year	\$ 243,360.00
<b>Replacement Costs:</b>					
Inlets	6400	EA	\$2,000	75 years	\$170,667
Manholes	4460	EA	\$3,500	75 years	\$208,133
66" Pipe	3950	LF	\$550	100 years	\$21,725
60" Pipe	10280	LF	\$475	100 years	\$48,830
54" Pipe	11140	LF	\$400	100 years	\$44,560
48" Pipe	10210	LF	\$325	100 years	\$33,183
42" Pipe	28620	LF	\$275	100 years	\$78,705
36" Pipe	42420	LF	\$225	100 years	\$95,445
30" Pipe	51050	LF	\$175	100 years	\$89,338
27" Pipe	540	LF	\$150	100 years	\$810
24" Pipe	91960	LF	\$125	100 years	\$114,950
21" Pipe	2230	LF	\$115	100 years	\$2,565
18" Pipe	100300	LF	\$105	100 years	\$105,315
15" Pipe	101300	LF	\$95	100 years	\$96,235
12" Pipe	529890	LF	\$85	100 years	\$450,407
10" Pipe	4170	LF	\$75	100 years	\$3,128

**Total:** \$5,011,917

Annual Fee Administration: \$45,000

Operating (Cash Flow) Reserve (10% of Maintenance Costs): \$344,792

**Estimated Total:** **\$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are \$5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **\$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased 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 (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	\$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	\$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	\$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	\$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	\$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	\$ 5,373.12
COMMERCIAL <sup>1</sup>	1.00	0.75	9.375	\$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	\$ 1,146.27
SCHOOLS	5.00	2.50	31.250	\$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	\$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	\$ 286.57
PUBLIC	2.00	0.60	7.500	\$ 859.70

<sup>1</sup> Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

## Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

1. Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
  - a. The name, phone number, mailing address, and email address, if available, of the property owner.
  - b. The Assessor's Parcel Number (APN) of the property in question.
2. If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
3. Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
  - a. If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

- b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

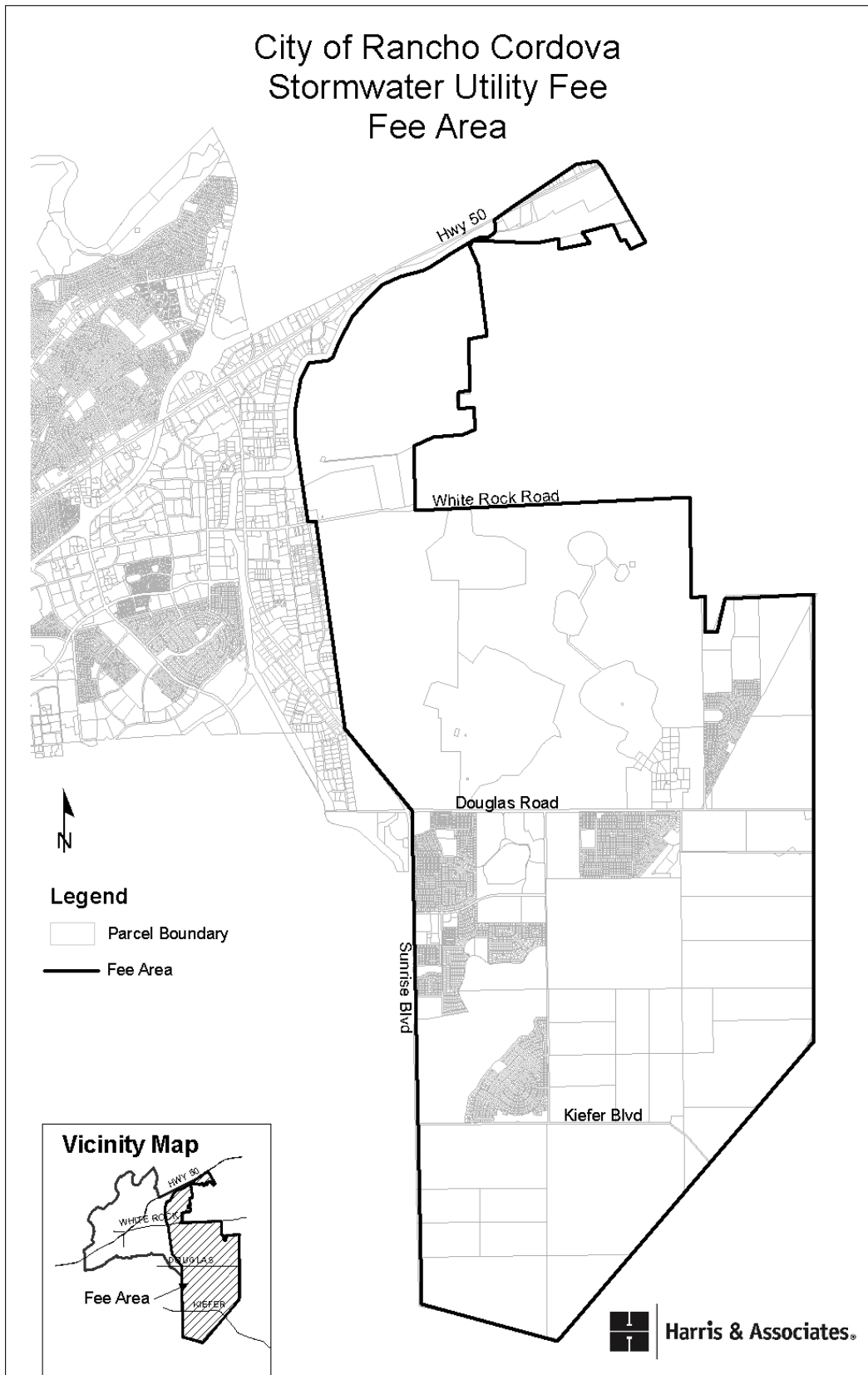
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

**Harris & Associates**

Dennis A. Anderson  
Senior Project Manager

APPENDIX A



**APPENDIX B**

## Runoff Coefficient

<b>Land Use</b>	<b>Impervious</b>
Single Family Residential less than 0.166 acres	50%
Single Family Residential 0.166 acres to 0.250 acres	40%
Single Family Residential 0.251 acres to 0.330 acres	30%
Single Family Residential 0.331 acres to 0.500 acres	25%
Single Family Residential Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)	75%
Condominiums	70%
Commercial Downtown Areas <sup>1</sup>	80%
Commercial Neighborhood Areas	70%
Industrial	80%
Schools	50%
Parks	25%
Greenbelts	10%

## Footnotes:

<sup>1</sup> City of Rancho Cordova Municipal Code Chapter 15.

## Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

**Appendix C**

Cost Information

County of Sacramento/City of Rancho Cordova  
Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
<b>County North</b>	OCUO	Drain Line Upgrade or Repair	\$ 630,912.90	\$ 630,912.90
	OFFO	Fence Repair	\$ 19,343.41	\$ 19,343.41
	OHKO	Inlet Outfall Repair	\$ 455,724.02	\$ 455,724.02
	OMSO	Erosion Control	\$ 26,189.60	\$ 26,189.60
	OY8O	Manhole Repair	\$ 63,362.44	\$ 63,362.44
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	36.39%	\$ 435,026.56	\$ 435,026.56
		<b>Total Budget=</b>	<b>\$ 1,630,558.93</b>	<b>\$ 1,630,558.93</b>
<b>County South</b>	OCUO	Drain Line Upgrade or Repair	\$ 105,317.24	\$ 105,317.24
	OFFO	Fence Repair	\$ 35,802.01	\$ 35,802.01
	OHKO	Inlet Outfall Repair	\$ 214,660.90	\$ 214,660.90
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 8,585.40	\$ 8,585.40
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 85,667.45	\$ 85,667.45
		<b>Total Budget=</b>	<b>\$ 450,033.00</b>	<b>\$ 450,033.00</b>
<b>Rancho Cordova</b>	OCUO	Drain Line Upgrade or Repair	\$ 222,809.74	\$ 229,850.53
	OFFO	Fence Repair	\$ 26,326.14	\$ 27,158.05
	OHKO	Inlet Outfall Repair	\$ 224,877.26	\$ 231,983.38
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 4,498.84	\$ 4,641.00
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 112,504.88	\$ 116,060.03
		<b>Total Budget=</b>	<b>\$ 591,016.86</b>	<b>\$ 609,692.99</b>
<b>Total LF of Pipes</b>				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
<b>Cost/LF of pipe for Repairs</b>				
		<b>County</b>	<b>\$ 0.26</b>	<b>\$ 0.26</b>
		<b>Rancho</b>	<b>\$ 0.44</b>	<b>\$ 0.45</b>

\* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova  
 Current Storm Drain Maintenance Costs

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	\$ 149,684.06	\$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 203,337.83	\$ 203,337.83
	OF8O	Sandbag Distribution	\$ 5,184.60	\$ 5,184.60
	OFCO	Drainage Response	\$ 82,451.66	\$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	\$ 552,150.54	\$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ 191,840.84	\$ 191,840.84
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ 2,720.90	\$ 2,720.90
	OMRO	Channel Cleaning Mechanical	\$ 49,087.50	\$ 49,087.50
	OORC	Rodent Control	\$ 32,695.06	\$ 32,695.06
	OTVD	Tree Removal	\$ 79,463.44	\$ 79,463.44
	OVDO	Dry Spoil Dumping	\$ 8,137.34	\$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	\$ 493,691.29	\$ 493,691.29
		<b>Total Budget=</b>	<b>\$ 1,850,445</b>	<b>\$ 1,850,445</b>
County	OCCO	Inspect Channels	\$ 1,797.15	\$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ -	\$ -
	OF8O	Sandbag Distribution	\$ 2,464.80	\$ 2,464.80
	OFCO	Drainage Response	\$ 1,293.11	\$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	\$ 144,294.58	\$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ 57,345.54	\$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ 32,935.75	\$ 32,935.75
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ 214,736.46	\$ 214,736.46
	OVDO	Dry Spoil Dumping	\$ -	\$ -

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 106,945.71	\$ 106,945.71
		<b>Total Budget=</b>	<b>\$ 561,813</b>	<b>\$ 561,813</b>
<b>Rancho Cordova</b>	OCCO	Inspect Channels	\$ -	\$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 413.30	\$ 413.30
	OF8O	Sandbag Distribution	\$ -	\$ -
	OFCO	Drainage Response	\$ -	\$ -
	OFDO	Concrete Channel Cleaning Bobcat	\$ 65,905.39	\$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ -	\$ -
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ -	\$ -
	OVD0	Dry Spoil Dumping	\$ -	\$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 15,592.45	\$ 15,592.45
		<b>Total Budget=</b>	<b>\$ 81,911</b>	<b>\$ 81,911</b>
<b>Total LF of Channels</b>				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		<b>Total Rancho Cordova</b>	<b>112,189</b>	<b>112,189</b>
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		<b>Total County</b>	<b>1,893,920</b>	<b>1,893,920</b>
<b>Cost/LF of Channel for Cleaning:</b>				
		<b>County</b>	<b>\$ 1.27</b>	<b>\$ 1.27</b>
		<b>Rancho</b>	<b>\$ 0.73</b>	<b>\$ 0.75</b>

\* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova  
 Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
<b>Pipes/Channels</b>				
Hydro Cleaning	6"-24"	\$ 3.00	10 years	
TV Lines	all	\$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	\$ 0.75	each year	Within SWU Budget
	Sac County	\$ 1.27		
Pump Maintenance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
<b>Hydromod Basin</b>		<b>cost/ac</b>		
Maintenance		\$ 4,830.00	annul	see detailed estimate
Herbicides		\$ 325.00	2 x's/year	
<b>Additional costs</b>				
Pesticide Control Advisor		\$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

## Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	\$ 1,200
Mowing (2 x's/year)	\$ 200
Inspection 4 x's/year	\$ 1,600
Erosion Repair	\$ 800
Vegetation and Landscape Maintenance	\$ 800
<b>Sub-total</b>	<b>\$ 4,600</b>
Over-head Mark-up (5%)	\$ 230
<b>Total Cost</b>	<b>\$ 4,830</b>

**Inspection Includes:** Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for erosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

**Appendix D**

Detailed Land Use Data

Storm Drain User Fee  
City of Rancho Cordova  
December 20, 2013

AC, Landuse & units derived from GIS/Aerials

Land Use/ Zoning Description	Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)		Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge		Total Acres	Total Units		
	AC	Units	AC	Units	AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012	AC 2013	Units 2012	Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units				
Residential:																																				
LDR SF (2.1-6.0 DU/AC)	35.3	176	144.8	698			3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899	142.3	694	35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156		
MD (6.1-12 DU/AC)															321.5	2,524																	322	2,524		
MDR MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 <sup>a</sup>	94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 <sup>c</sup>	105.4	685	17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231		
HDR MD (14.0-29.9 DU/AC)			60.4	885																											60	885				
HDR HD (18.1-40.0 DU/AC)													98.0	1,960	44.2	980	12.2	378 <sup>*</sup>			30.4	922			6.80	132.00					192	4,372				
HDR HD (30+ DU/AC)			29.5	825																									30	825						
<b>Residential Total</b>	<b>119.1</b>	<b>732</b>	<b>524.7</b>	<b>4,742</b>	<b>94.2</b>	<b>528</b>	<b>31.9</b>	<b>301</b>	<b>87.5</b>	<b>503</b>	<b>125.8</b>	<b>790</b>	<b>1,872.5</b>	<b>11,601</b>	<b>588.8</b>	<b>4,689</b>	<b>259.9</b>	<b>1,757</b>	<b>53.3</b>	<b>371</b>	<b>524.4</b>	<b>3,891</b>	<b>17.7</b>	<b>153</b>	<b>171</b>	<b>960</b>	<b>22</b>	<b>203</b>	<b>450.8</b>	<b>2,831</b>	<b>146.4</b>	<b>941</b>	<b>5,090</b>	<b>34,993</b>		
Non-Residential:																																				
VC Village Commercial			16.9				19.5				16.6		20.0		22.0		13.5				93.3														202	
LTC Local Town Center			30.4										20.0								83.5														134	
RTC Regional Town Center			0.9										113.0		58.4																				172	
BP Business Park	6.6		65.0										86.0																						158	
MP Industrial Park													283.0																						283	
Education:																																				
HS/MS High School/Middle School			72.6										78.0		110.9 <sup>b</sup>						94.0 <sup>b</sup>														356	
MS Middle School													20.0																						20	
ES Elementary School			21.2						10.6				54.0												5.50				10.8						102	
Open Space & Public:																																				
CP Community Park	11.4		60.7						7.8				107.0		44.9		29.3				52.3														313	
P/QP Public/Quasi Public			2.0								3.2		7.5		12.3						10.6								1.1						37	
NP Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8		67.5		17.0		8.6		6.4				0.71		17.20		3.70		21.2		7.0				194	
SWD Storm Water Detention	4.0								15.0		9.6		39.0		53.5		24.3						4.00		17.40				9.5		9.6				186	
WP Wetland Preserve	55.8						43.8		81.0		54.5		510.0																						745	
DP Drainage Parkway													138.0		5.0						104.6				15.30						7.2				270	
PR Private Recreation													54.0																4.3						63	
OS Open Space			144.5										22.0										0.60		0.80										168	
OS/P Open Space/Preserve													12.0		45.6		174.0				47.7														279	
LC Landscape Corridors	1.1				2.8								82.0		19.2										2.70		1.30		13.4		0.7				123	
GB Green Belts							2.6		5.3		22.4		51.0																						54	
ROW Right-of-way	9.5		104.3				8.5						192.0		82.6		20.5		14.5		127.1				6.90		2.20								596	
BR/WP Reservoir / Wetland Preserve			302.8												205.1								19.80												528	
S Sewer Lift Station / Utility Substation			1.0																										6.6		6.4				14	
Vacant (unknown dev plan)																													567.4		27.3				595	
<b>Total Non-residential</b>	<b>91.5</b>	<b>826.1</b>	<b>11.0</b>	<b>79.6</b>	<b>123.1</b>	<b>127.1</b>	<b>1,956.0</b>	<b>676.5</b>	<b>270.2</b>	<b>20.9</b>	<b>613.1</b>	<b>25.1</b>	<b>0.0</b>	<b>70.0</b>	<b>0.0</b>	<b>7.2</b>	<b>0.0</b>	<b>634.3</b>	<b>58.2</b>	<b>5,590</b>																
<b>Total Residential &amp; Non-Res</b>	<b>210.6</b>	<b>732.0</b>	<b>1,350.8</b>	<b>4,742.0</b>	<b>105.2</b>	<b>528.0</b>	<b>111.5</b>	<b>301.0</b>	<b>210.6</b>	<b>503.0</b>	<b>252.9</b>	<b>790.0</b>	<b>3,828.5</b>	<b>11,601.0</b>	<b>1,265.3</b>	<b>4,689.0</b>	<b>530.1</b>	<b>1,757.0</b>	<b>74.1</b>	<b>371.0</b>	<b>1,137.5</b>	<b>3,891.0</b>	<b>42.8</b>	<b>153.0</b>	<b>241.1</b>	<b>960.0</b>	<b>28.8</b>	<b>203.0</b>	<b>1,085.1</b>	<b>2,831.0</b>	<b>204.6</b>	<b>941.0</b>	<b>10,680</b>			

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.

<sup>a</sup> Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)

<sup>b</sup> Acreage for all schools

<sup>c</sup> Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012 Amendment

AC estimated

# ITEM 10.1.

# 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
<b>Single Family Residential Parcels</b>				
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
<b>Multi-Family Residential Parcels</b>				
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 10.1.

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

Used to update Protest Notice Rates for City

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

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

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

# MEMORANDUM



## ITEM 10.2.

**DATE:** March 16, 2026  
**TO:** Honorable Mayor and Council Members  
**FROM:** Albert Stricker, Public Works Director  
Quoc Nham, Principal Civil Engineer  
**SUBJECT:** **A RESOLUTION CREATING SPECIAL TAX AREA ZONE 35 AND FIRST READING OF AN ORDINANCE ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE BIG BALLER STORAGE RV PROJECT**

---

### **RECOMMENDATION**

Adopt the Resolution and introduce and waive the first reading of the Ordinance.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution and Ordinance would assist the city in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Big Baller Storage RV project.

### **BACKGROUND**

The City Council adopted Resolution No. 141-2005 on November 7, 2005, providing for a special tax for transit-related services to be imposed upon new development within the city. Pursuant to that Resolution, a property owner approves a special tax on the parcels within a subdivision or project. The City Council then adopts a Resolution creating a zone that encompasses the subdivision or project and an ordinance establishing the special tax.

On December 15, 2025, the City Council waived the first reading and passed to a second reading of the Ordinance. On the same date, the City Council also approved a Resolution that established Special Tax Zone No. 35, the boundaries of which will be contiguous to the boundaries of The Big Baller Storage RV project.

Following adoption of Ordinance 3-2026, a mailed ballot election was scheduled to be held on February 19, 2026, at 1:30 P.M., at which time the ballot(s) were to be tabulated by the City Clerk. The city did not receive the ballot by the deadline, therefore the election failed.

This item will re-establish tax area Zone 35, the boundaries of which will be contiguous to the boundaries of the Big Baller Storage RV project, [Attachment 2](#). In addition to creating the special tax, the Ordinance, [Attachment 3](#), will also set the date for the transit-related services tax election, which will be held on May 7, 2026, at 1:30 p.m., in the office of the City Clerk located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, at which time the ballot(s)

will be tabulated by the City Clerk, and the results will be declared at the City Council meeting on June 1, 2026, if the election is successful.

**FISCAL IMPACT AND FUNDING SOURCE**

There is no fiscal impact to the city.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Exhibit A to the Resolution - Boundry Map
- 3. Ordinance
- 4. Exhibit A to the Ordinance - Annexation Boundary Map
- 5. Exhibit B to the Ordinance - Property Land Use Category

**CITY OF RANCHO CORDOVA**

**RESOLUTION NO. XX-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, CREATING SPECIAL TAX AREA ZONE 35 FOR THE BIG BALLER STORAGE RV PROJECT**

**WHEREAS**, it is the intention of the City Council to create Zone 35 within the City of Rancho Cordova Transit-Related Services Special Tax Area and authorize an election; and

**WHEREAS**, it is the intention of the City Council to adopt an Ordinance establishing a special tax for transit-related services within Zone 35; and

**WHEREAS**, the city recognizes the need for increased transit-related services in Zone 35 and the difficulty of funding the current or increased level of services with revenues now available; and

**WHEREAS**, it is the intention of the City Council to direct the City Clerk to conduct an election by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

**WHEREAS**, the provision of funding to provide transit-related services was made a condition of approval for the Big Baller Storage RV project. Conditions of Approval require the property owner/applicant to participate in the provision of funding to provide transit-related services for the project. This will be accomplished by the property owner(s) participation in the transit-related services special tax area; and

**WHEREAS**, the transit-related services tax as inflated to Fiscal Year 2024-2025 is \$87.54 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$70.02 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, \$52.52 per high density residential dwelling unit or high density residential dwelling unit equivalent, \$2,244.27 per retail and service commercial acre, \$1,929.16 per business park use or office acre, and \$805.28 per light industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the transportation tax); and

**WHEREAS**, for the purposes of this Resolution, a “voter” entitled to vote on the creation of Zone 35 is a person who owns real property within Zone 35, as shown on the last equalized assessment role prepared by the Sacramento County Assessor’s Office, at the time that the City Council submits an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 35. At the time that the Council adopted this Resolution, there were zero (0) registered voters residing within Zone 35 and one property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 35 and paid by the owner of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 35 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

**ITEM 10.2.**

**ATTACHMENT 1**

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

1. That portion of the City of Rancho Cordova shown on the Map, Exhibit A, attached hereto is established as Zone 35 of the Rancho Cordova Transit-Related Services Special Tax Area.

2. That the Ordinance, reviewed and approved by the City Council on the same date as the Resolution, is to be presented for approval of the voter of Zone 35 by a mail ballot election, to be held on May 7, 2026, at 1:30 p.m., in the office of the City Clerk, located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670. The ballot proposition shall read as follows:

“Shall Ordinance No. XX-2026 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 35 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?”

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held May 7, 2026, at 1:30 p.m. at the location stated above.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 16<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

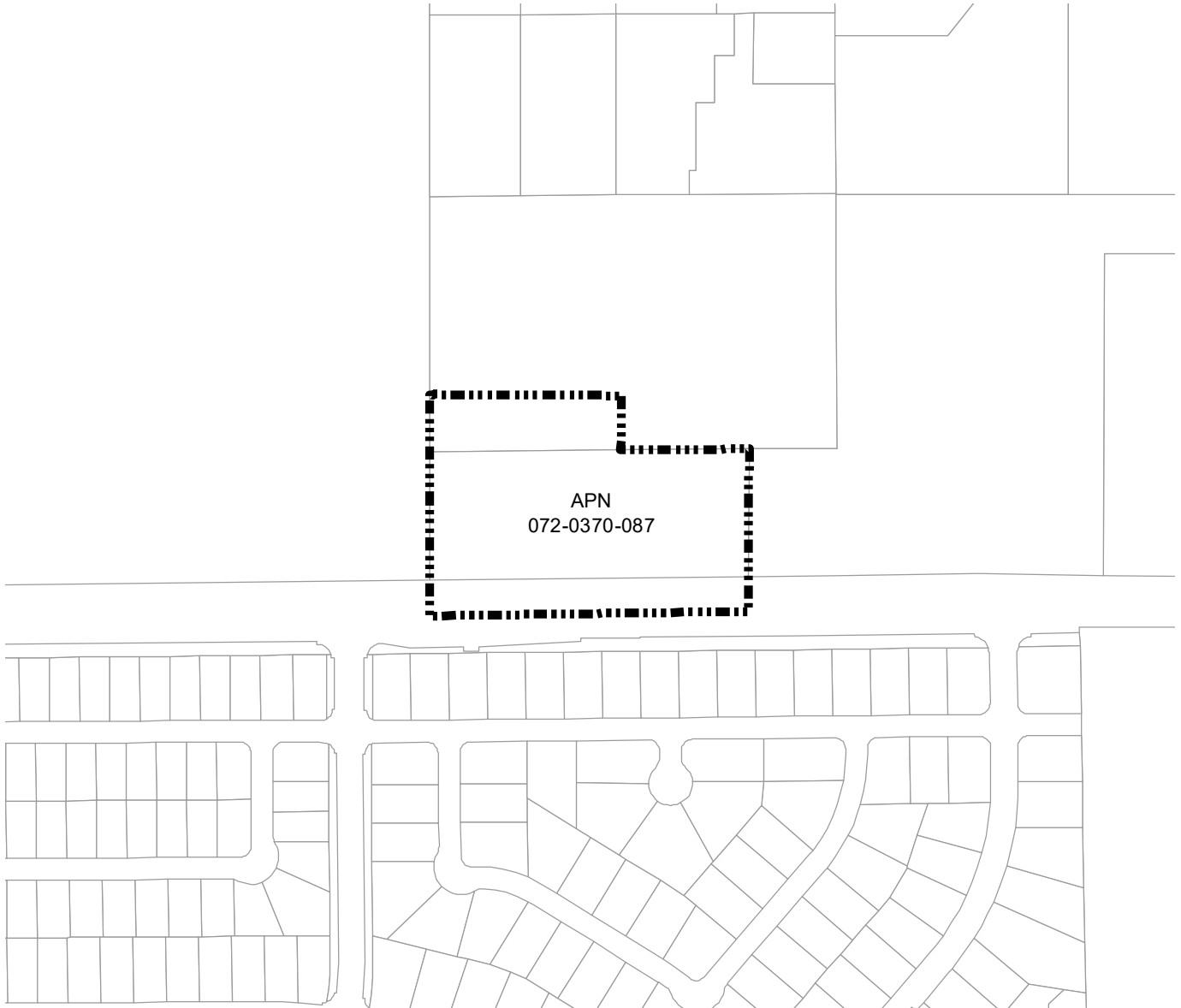
**ABSTAIN:**

**ATTEST:**



\_\_\_\_\_  
Garrett Gatewood, Mayor

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

CITY OF RANCHO CORDOVA  
TRANSIT RELATED SERVICES SPECIAL TAX AREA  
ANNEXATION 35  
BIG BALLER STORAGE RV PARK



**Legend**

-  Annexation Boundary
-  Parcel Boundary

**CITY OF RANCHO CORDOVA**

**ORDINANCE NO. XX-2026**

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA,  
ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR THE BIG  
BALLER STORAGE RV PROJECT SUBJECT TO VOTER APPROVAL**

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

Section 1.                    Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the city receive high quality transit-related services. In carefully reviewing the city’s budget and revenue projections, it is clear to city staff that the city budget does not contain adequate funding to ensure the continued delivery of adequate high-quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this non-codified Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 35 of the Rancho Cordova Transit-Related Services Special Tax Area (the “Zone”).

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 35.

At the time that the Council adopted this non-codified Ordinance, there were zero (0) registered voters residing in Zone 35 and one property owner. Because the Transit-Related Services Special Tax will be imposed on property in Zone 35 and paid by the owner of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 35 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 35, nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 35 (the "Zone") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries as shown on the map Exhibit A.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 1.

H. "Voter" means a person who owns real property within Zone 35, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 35.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2026 through June 30, 2027) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically. Rates in Exhibit B shall be calculated and set according to the methodology described in Engineer’s Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 1.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 35 for the then current fiscal year, as set forth below.

For each Land Use Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year <b>OR</b> 6 percent, whichever is less
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Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates,

installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

- 1. The secured roll tax bills shall be the only notices required for this tax; and
- 2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

- 1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once or has been erroneously or illegally collected or received by the city pursuant to this ordinance, it may be refunded as provided in this Section.
- 2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.
- 3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the city until a written claim therefor has been presented to the city and has been acted upon or has been deemed rejected by the city, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIIC, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the city for all

candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 35 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on May 7, 2026, at 1:30 p.m., in the office of the City Clerk, located at 2729 Prospect Park Drive, Rancho Cordova CA, 95670, so that taxes shall first be collected hereunder for the tax year beginning July 1, 2026.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova this \_\_\_\_ day of \_\_\_\_\_ 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

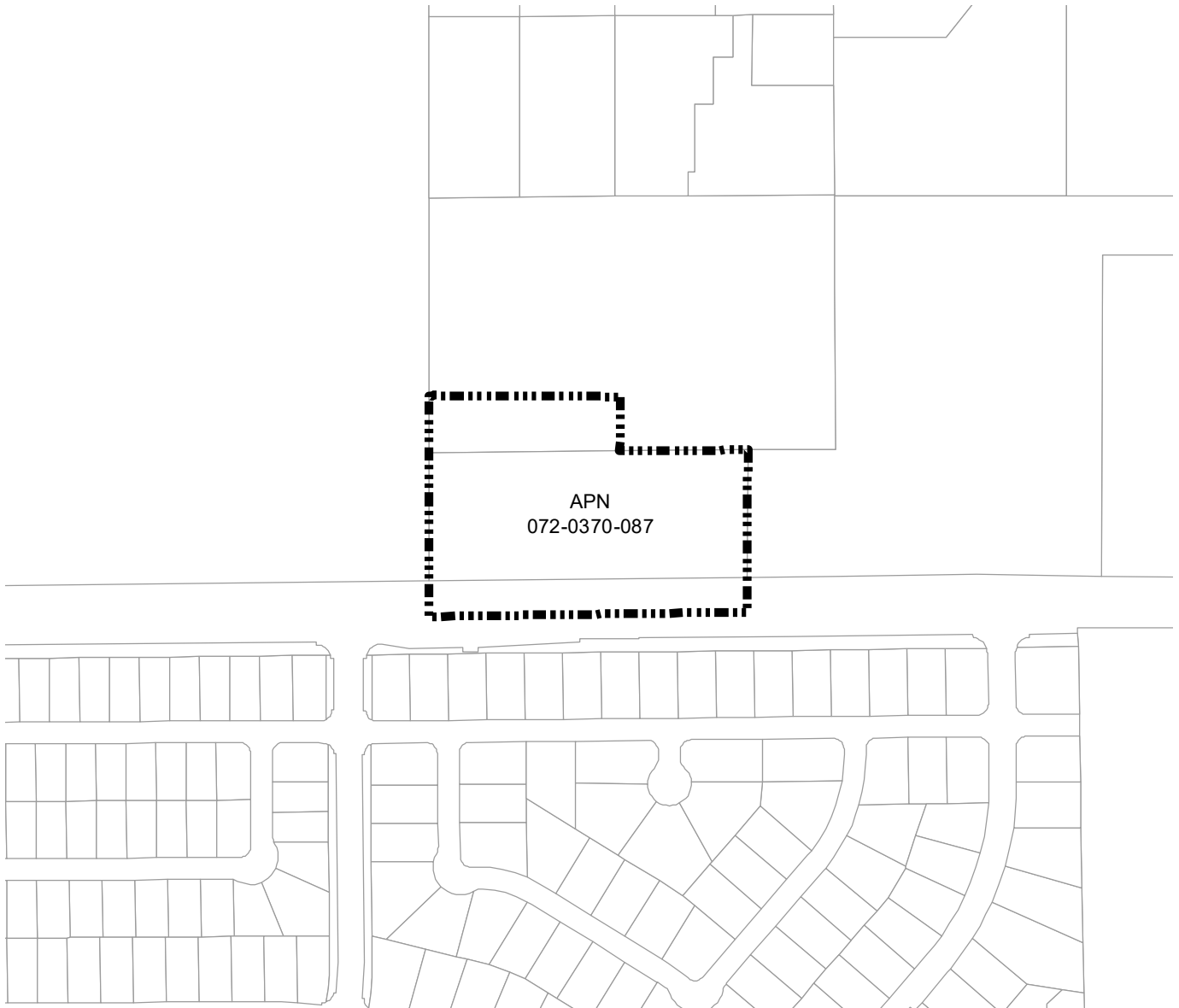
**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
Garrett Gatewood, Mayor

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk



CITY OF RANCHO CORDOVA  
TRANSIT RELATED SERVICES SPECIAL TAX AREA  
ANNEXATION 35  
BIG BALLER STORAGE RV PARK



APN  
072-0370-087



**Legend**

-  Annexation Boundary
-  Parcel Boundary

**Property Land Use Category****Amount of Tax per Parcel by Land Use Category****A. Residential Dwelling Units**

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2024-2025 for Residential Land Use Categories shall be \$87.54 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$70.02 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or \$52.52 per high density residential dwelling unit or high density residential dwelling unit equivalent (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

**B. Non-Residential**

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2024-2025 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$2,244.27 per retail and service commercial acre, \$1,929.16 per Business Park acre, and \$805.28 per light industrial acre.

**C. Inflation Formula**

The tax is subject to an annual inflation formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

# MEMORANDUM



## ITEM 12.1.

**DATE:** March 16, 2026  
**TO:** Honorable Mayor and Council Members  
**FROM:** Stefan Heisler, Housing Manager  
**SUBJECT:** **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE SACRAMENTO METROPOLITAN FIRE DISTRICT RELATED TO PLANNING ENTITLEMENTS AND LAND TRANSFER FOR FIRE STATION 61**

---

### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution would allow the City Manager to execute a Memorandum of Agreement (MOA) with the Sacramento Metropolitan Fire District (Metro Fire) to facilitate the entitlements and land transfers required for the replacement of Fire Station 61, located at 10595 Folsom Blvd.

### **BACKGROUND**

Fire Station 61 was originally built in 1956. It has undergone several renovations and is regularly maintained. However, it is aging and needs replacement. Additionally, Metro Fire recognizes and supports the city's efforts to revitalize the Folsom Blvd corridor and intends to design the replacement station to support emergency response needs as infill and mixed-use development occurs in the decades to come. City staff have been collaborating with Metro Fire staff since 2021 to conceptualize what a replacement for Fire Station 61 could look like. Initial site plans projected the station replacement utilizing all of Metro Fire's owned property along Folsom Blvd, Aramon Drive, and Ribier Way, however this concept was projected to be prohibitively expensive to construct. Metro Fire and city staff then began collaborating on alternative concepts that would front Folsom Blvd, maintain rear access from Ribier Way, and maintain a mid-block location for ease of fire engine egress onto Folsom Blvd. [Attachment 3](#) shows the final concept site plan agreed to by Metro Fire and city staff with a more compact 2-story station configuration. This alternative will utilize the city's vacant site located at 10545 Folsom Blvd for the replacement station and allow the current Station 61 to maintain operations while the replacement station is under construction. This alternative anticipates the city exchanging 10545 Folsom Blvd with Metro Fire for the properties owned by Metro Fire along Folsom Blvd, and on the corners of Aramon Drive and Ribier Way. This would result in the city owning an approximately 1.80-acre corner parcel that is more appealing for redevelopment.

With the passage of Measure O in November 2024, Metro Fire now has the funding to complete

the replacement of Fire Station 61 with the more compact 2-story conceptual design. The next steps involve completing project entitlements, the design package, and the land exchange. The entitlements include a General Plan amendment for zone change of the formerly single-family parcels to Commercial Mixed-Use, a Folsom Boulevard Specific Plan amendment similarly for the zone change, a tentative parcel map to redraw the property boundaries, and California Environmental Quality Act (CEQA) review. Metro Fire and city staff are proposing to share the costs of these entitlements as the city will primarily benefit from the zone change to make the proposed 1.80-acre corner parcel more developable.

Metro Fire will commence the design of the replacement station once the CEQA review is complete in summer 2026. Design is anticipated to be completed by April 2027 with construction beginning in summer 2027.

**FISCAL IMPACT AND FUNDING SOURCE**

Adoption of the MOA is anticipated to result in city costs not exceeding \$53,000. Following these entitlements, modest additional legal and escrow costs will be incurred to complete the land exchange.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Site Plan
- 3. Memorandum of Agreement
- 4. Presentation

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 A MEMORANDUM OF AGREEMENT WITH THE SACRAMENTO METROPOLITAN FIRE DISTRICT RELATED TO PLANNING ENTITLEMENTS AND LAND TRANSFER FOR FIRE STATION 61**

**WHEREAS**, the Sacramento Metropolitan Fire District (district) owns certain real property located generally at Folsom Boulevard and Ribier Way, consisting of seven (7) parcels totaling approximately 1.76 acres; and

**WHEREAS**, the City of Rancho Cordova (city) owns certain real property located along Folsom Boulevard, consisting of two (2) parcels totaling approximately 1.14 acres; and

**WHEREAS**, the district and the city (the parties) desire to facilitate a transfer of land between the parties to support the district’s construction of a replacement Fire Station 61 and to support the city’s future development objectives on the resultant parcels; and

**WHEREAS**, the City Council desires to enter into a Memorandum of Agreement (MOA) to define the parties' respective roles, responsibilities, and cost-sharing obligations related to planning and entitlements, environmental review, land transfer, and the design and construction of Fire Station 61, subject to all required approvals; and

**WHEREAS**, the execution of this MOA is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2). The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Environmental review will be conducted through the activities contemplated in the MOA prior to approval of the project entitlements.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** authorizes the City Manager and/or his designee to execute a MOA with the District, which MOA shall be in a form approved by the City Attorney, and to execute such other documents and to take such other actions as necessary to consummate the agreements contemplated by this resolution.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 16<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ITEM 12.1.**

**ATTACHMENT 1**

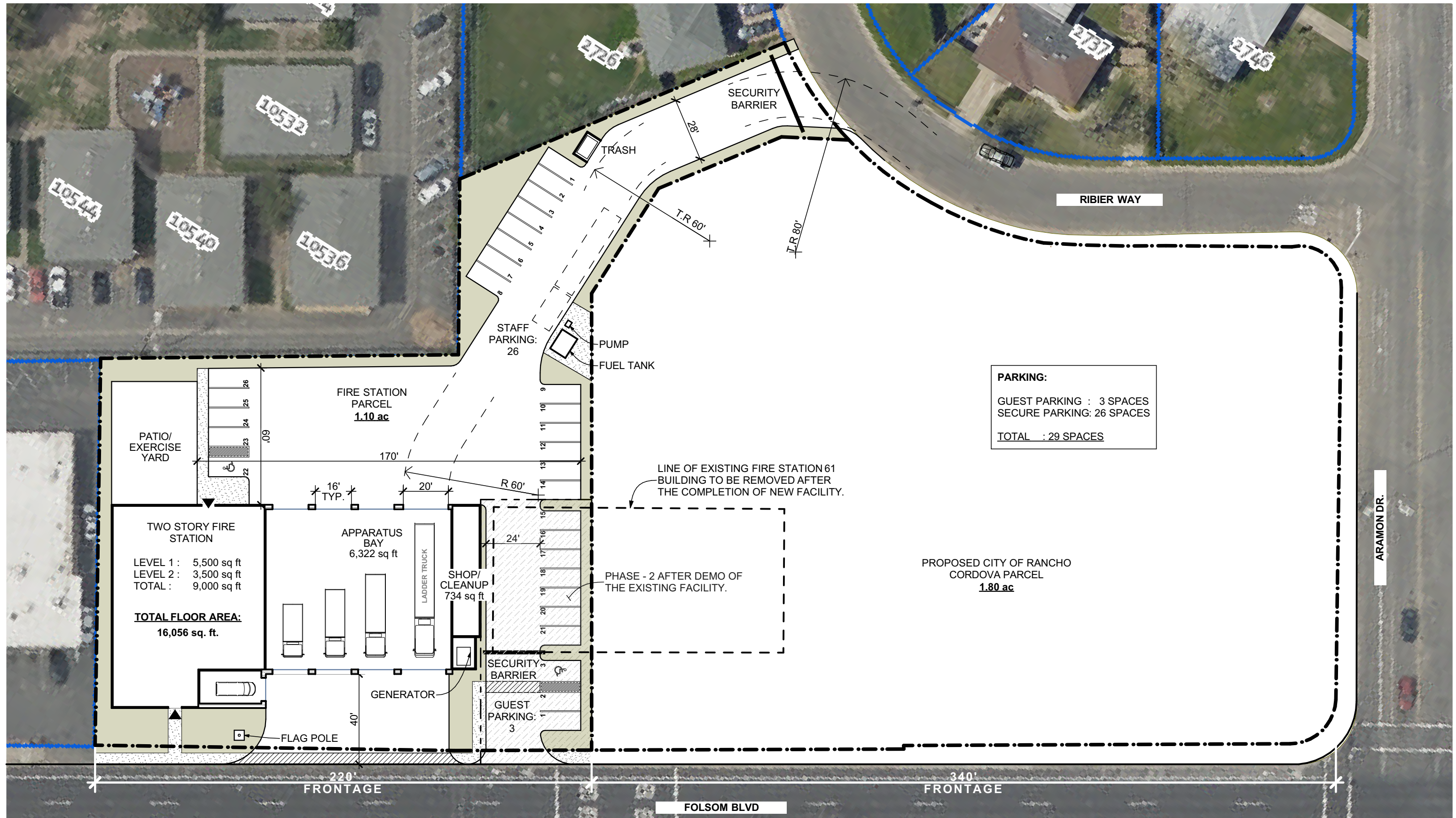
**ATTEST:**

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Stacy Leitner, CMC  
City Clerk

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Garrett Gatewood, Mayor

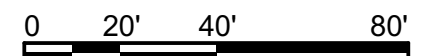


**PARKING:**  
 GUEST PARKING : 3 SPACES  
 SECURE PARKING: 26 SPACES  
 TOTAL : 29 SPACES

OPTION 2A

**RANCHO CORDOVA / SACRAMENTO FIRE  
 DISTRICT STATION 61 / MIXED USE STUDY**

10595 FOLSOM BLVD, RANCHO CORDOVA, CA 95670



DATE : 3/2/2022



**MEMORANDUM OF AGREEMENT**

This Memorandum of Agreement ("Agreement" or "MOA") by and between the Sacramento Metropolitan Fire District, a California special district ("District"), and the City of Rancho Cordova, a California municipal corporation ("City") entered into on this \_\_\_ day of March, 2026. The District and City may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District owns certain real property located generally at Folsom Boulevard and Ribier Way, consisting of seven (7) parcels totaling approximately 1.76 acres; and

WHEREAS, the City owns certain real property located along Folsom Boulevard, consisting of two (2) parcels totaling approximately 1.14 acres; and

WHEREAS, the Parties desire to facilitate a transfer of land between the Parties to support the District's construction of a replacement Fire Station 61 and to support the City's future development objectives on the resultant parcels; and

WHEREAS, the Parties previously negotiated and agreed upon a non-binding term sheet dated January 13, 2026 which summarizes the principal business terms for the land transfer ("Term Sheet"); and

WHEREAS, the Parties now desire to enter into this MOA to define their respective roles, responsibilities, and cost-sharing obligations related to planning and entitlements, land transfer, and the design and construction of Fire Station 61, subject to all required approvals.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

AGREEMENT

ARTICLE I. Purpose and Overview

The purpose of this Agreement is to:

- A. Outline the process necessary to facilitate the intended transfer of land ("Transfer") between the District and the City involving approximately 2.9 acres of land;
- B. Identify and assign administrative and financial responsibilities for effectuating the Transfer, including necessary prerequisite planning and land use entitlement actions; and
- C. Set forth roles and responsibilities for the design and construction of the replacement Fire Station 61 ("Project").

**ARTICLE II. Subject Properties**

The subject properties of this Agreement include:

- A. Seven (7) parcels totaling approximately 1.76 acres, legally owned by the District, located at 10595 Folsom Boulevard (APN 057-0231-022), 10597 Folsom Boulevard (APN 057-0231-013), 2746 Ribier Way (APN 057-0231-012), 2742 Ribier Way (APN 057-0231-011), 2738 Ribier Way (APN 057-0231-019), 2734 Ribier Way (APN 057-0231-018), and 2730 Ribier Way (APN 057-0231-021); and
- B. Two (2) parcels totaling approximately 1.14 acres, legally owned by the City, located at 10545 Folsom Boulevard (APN 057-0223-019) and 10599 Folsom Boulevard (APN 057-0231-016).

**ARTICLE III. Land Transfer****A. General Description**

- 1. Upon completion of the Transfer, the intended resultant parcels shall consist of one (1) resultant parcel of approximately 1.1 acres, legally owned by the District, and one (1) resultant parcel of approximately 1.8 acres, legally owned by the City.

**B. General Requirements**

- 1. The Transfer relies on prerequisite planning and land use entitlement actions identified below, all of which are subject to approval by the City's Planning Commission and City Council.
- 2. The Transfer shall be completed through the execution and recordation of appropriate real estate conveyance documents consistent with an approved Tentative Parcel Map.
- 3. The Transfer shall comply with the California Surplus Land Act and all other applicable laws.
- 4. Final Transfer documents are subject to the independent consideration and approval by the applicable governing bodies of the Parties.

**C. Planning and Land Use Entitlement Requirements**

The Transfer requires the following planning and land use actions, all of which are subject to the independent consideration and approval by the City's Planning Commission and City Council:

- 1. General Plan Amendment: Removal of five (5) Ribier Way parcels from the applicable General Plan area.
- 2. Specific Plan Amendment: Addition of five (5) Ribier Way parcels into the Folsom Boulevard Specific Plan area; rezoning of five (5) Ribier Way parcels from RD-5 to

Commercial Mixed Use; and rezoning of 10545 Folsom Boulevard from Residential Mixed Use to Commercial Mixed Use.

3. Tentative Parcel Map: Reconfiguration of nine (9) existing parcels into two (2) resultant parcels.

**D. Administrative Responsibilities**

Administrative responsibilities for the Transfer shall be shared between the Parties as outlined below.

1. The District shall:

- a) Prepare and submit required applications for General Plan Amendment, Specific Plan Amendment, and Tentative Parcel Map to the City.
- b) Obtain a Broker's Opinion of Value for existing parcels and for intended resultant parcels.
- c) Prepare all land transfer and conveyance documents, based on an approved Tentative Parcel Map.
- d) Coordinate final execution and recordation, as applicable, of all real estate documents necessary to complete the Transfer.

2. The City shall:

- a) Provide information to the District as required for the District's successful implementation of its administrative responsibilities outlined herein.
- b) Prepare and submit necessary environmental studies and reports triggered by the land use actions described herein, which may include, as applicable, a Mitigated Negative Declaration. Such studies shall be completed within twelve (12) weeks following the District's submission of the applicable entitlement application.
- c) Present identified land use actions and environmental studies to the Planning Commission and City Council for their independent consideration and approval and process all resulting entitlements.

3. Each Party shall:

- a) Prepare applicable Surplus Land Act documentation, in coordination the California Department of Housing and Community Development and present required exemption declarations, if applicable, to its respective governing body for approval.
- b) Present final land transfer and conveyance documents to its respective governing body for approval.
- c) Perform any procurement and contracting actions required to carry out its administrative requirements outlined herein.

E. Financial Responsibilities

1. Costs for necessary pre-Transfer actions shall be shared between the Parties as follows:

Cost	District Share	City Share
Entitlement Application Preparation <i>Based on proportional share of total resultant land use</i>	38%	62%
Environmental Studies/Reports <i>Based on rezoning of residential parcels for City's future use</i>	-	100%
General Plan Amendment Deposit <i>Based on proportional share of resultant land use of (5) GPA subject parcels</i>	20%	80%
Specific Plan Amendment Deposit <i>Based on proportional share of resultant land use of (6) SPA subject parcels</i>	57%	43%
Mitigated Negative Declaration Deposit <i>Based on rezoning of residential parcels for City's future use</i>	-	100%
Tentative Parcel Map Deposit <i>Based on proportional share of total resultant land use</i>	38%	62%
Broker's Opinion of Value <i>Shared equally by the Parties</i>	50%	50%

2. Estimated costs for necessary Pre-Transfer actions are provided in Exhibit A "Estimated Costs" and are not expected to exceed \$75,000 for each Party. If, at any time during the implementation of the actions outlined herein, such costs are expected to exceed \$75,000, additional action may be required by each Party's governing body to approve additional costs, in accordance with each Party's policies and procedures.
3. The District shall invoice the City for its portion of actual costs incurred by the District in the performance of its administrative responsibilities, in accordance with the financial responsibilities outlined herein.
4. Direct costs of the final Transfer shall be mutually agreed upon and borne as set forth in the final land transfer and conveyance documents, subject to approval by each Party's governing body.

ARTICLE IV. Fire Station 61 Replacement

A. General Description

1. Project scope includes demolition of existing Fire Station 61 and construction of a new approximately 18,400 sf fire station on the District's resultant parcel, utilizing an urban design that accommodates five (5) apparatus bays and 15 dormitories, emergency stand-by power, applicable traffic mitigation measures, above ground fuel system, applicable civil and utility sitework, and other related items.

**B. General Requirements**

1. Project will be subject to all normal and customary requirements typical of development within the City's jurisdiction.
2. The City shall permit the temporary use of its resultant parcel by the District for interim fire station operations and construction staging for the duration of the construction of the Project.
  - a) Such use shall be described and included in the Project plans and specifications.
  - b) The District shall be responsible for restoring the City's resultant parcel to its pre-Project condition following completion of the Project.

**C. Planning and Land Use Entitlements**

1. The Project will require a Major Design Review, subject to the independent approval of the Planning Commission and City Council, as applicable.

**D. Administrative Responsibilities**

1. The District will be responsible for all normal and customary activities typical of a project applicant.
2. The City will be responsible for all normal and customary activities of the Authority Having Jurisdiction ("AHJ") of the Project and is the lead agency responsible for environmental approval.

**E. Financial Responsibilities**

1. The District shall bear all costs related to the design and construction of the Project, including all applicable planning, entitlement, and permit fees, as well as all costs associated with interim fire station operations and construction staging on the City's resultant parcel, including costs to restore the parcel to its pre-Project condition to the City's satisfaction.
2. The City shall grant the temporary use of its resultant parcel as described herein and in a temporary use agreement, or similar agreement, at no cost to the District.

**ARTICLE V. Other Provisions****A. Non-Binding and Conditions Precedent**

1. This MOA establishes the framework and mutual understanding of the Parties but does not obligate either Party to approve any land use entitlement, land conveyance, or construction project.
2. All actions contemplated herein are subject to compliance with CEQA, the Surplus Land Act, and all other applicable laws; approval by each Party's governing body, as

applicable; and execution of all necessary implementing agreements and real estate documents.

**B. Time Is of the Essence**

1. Time is of the essence in the performance of all obligations under this MOA. The Parties shall prosecute the performance of their obligations with diligence and continuity to ensure timely completion of all obligations.

**C. No Third-Party Beneficiaries**

1. This MOA is for the sole benefit of the Parties and creates no rights in any third party.

**D. Amendments**

1. This MOA may be amended only by a written instrument executed by authorized representatives of both Parties.

**E. Governing Law**

1. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

**ARTICLE VI. Signatures and Authority**

By signing below, each Party represents and warrants that:

- A. The signatory is duly authorized to execute this MOA on behalf of the Party;
- B. The signature signifies the Party's agreement to the roles, responsibilities, and cost-sharing provisions described herein;
- C. No binding obligations arise except as expressly stated in this MOA and in any subsequently executed implementing agreements.

In witness whereof, the Parties have executed this MOA as of the effective date first written above.

--SIGNATURES ON FOLLOWING PAGE--

**SACRAMENTO METROPOLITAN  
FIRE DISTRICT (DISTRICT), a**  
California special district

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By: Adam A. House  
Its: Fire Chief

**CITY OF RANCHO CORDOVA (CITY),**  
a California municipal corporation

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By: Micah Runner  
Its: City Manager

ATTEST:

---

By: Stacy Leitner, CMC  
Its: City Clerk

APPROVED AS TO FORM:

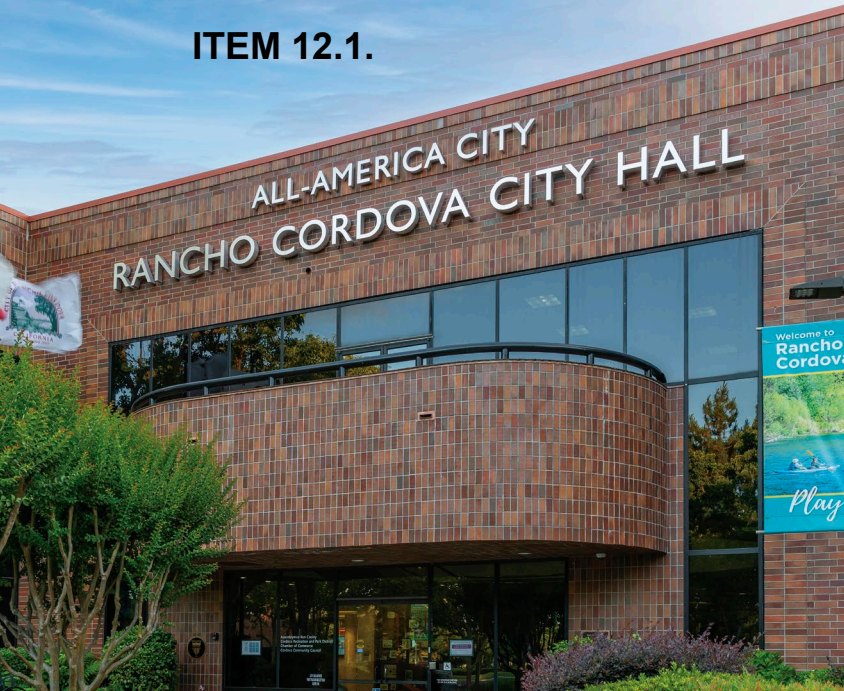
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By: Adam U. Lindgren  
Its: City Attorney

**EXHIBIT A**  
**Estimated Costs**

<b>Description</b>	<b>Estimated Cost</b>	<b>District Share</b>	<b>City Share</b>
Entitlement Application Preparation			
Title Reports	\$1,100	\$418	\$682
Planning /Surveying Services	\$42,550	\$16,169	\$26,381
Environmental Studies/Reports			
Mitigated Negative Declaration (At City's Cost)	-	-	-
Planning/Entitlement Fees/Deposits			
General Plan Amendment	\$15,000	\$3,000	\$12,000
Specific Plan Amendment	\$5,000	\$2,850	\$2,150
Mitigated Negative Declaration	\$5,000	-	\$5,000
Tentative Parcel Map	\$10,000	\$3,800	\$6,200
Broker's Opinion of Value	\$900	\$450	\$450
<b>TOTAL ESTIMATED COSTS</b>	<b>\$79,550</b>	<b>\$26,687</b>	<b>\$52,863</b>

ITEM 12.1.



ATTACHMENT 4

# FIRE STATION 61 REPLACEMENT

Execution of Memorandum of Agreement



## GOALS FOR THIS ITEM

- Provide an update on the Fire Station 61 replacement project
- Present the conceptual replacement station site plan
- Receive direction to execute a Memorandum of Agreement with the Sacramento Metropolitan Fire District to move the project forward

# BACKGROUND

- Fire Station 61, 10595 Folsom Blvd, was originally built in 1956, and serves the neighborhoods north of U.S. Highway 50 along Folsom Blvd, Coloma Rd, and Zinfandel Dr
- It is one of the oldest fire stations within the Metro Fire District and needs replacement to support the continued revitalization of Folsom Blvd
- Metro Fire and the city own several parcels around the existing station
- City staff and Metro Fire have been collaborating on site plan concepts that will make the station replacement more feasible and provide the city with more development potential
- With the passage of Measure O in November 2025, Metro Fire now has the funding to move forward with the replacement project



# PROPOSED MEMORANDUM OF AGREEMENT

- The project next steps require planning entitlements, the design package, and land exchange
- Entitlements include General Plan Amendment, Folsom Boulevard Specific Plan Amendment, Tentative Parcel Map, and CEQA review
- Metro Fire will begin project designs once CEQA review is complete in Summer 2026
- Metro Fire and city staff are proposing to share the costs of these entitlements as the city will primarily benefit from the zone change to make the proposed 1.80-acre corner parcel more developable
- The proposed city costs are expected to not exceed \$53,000



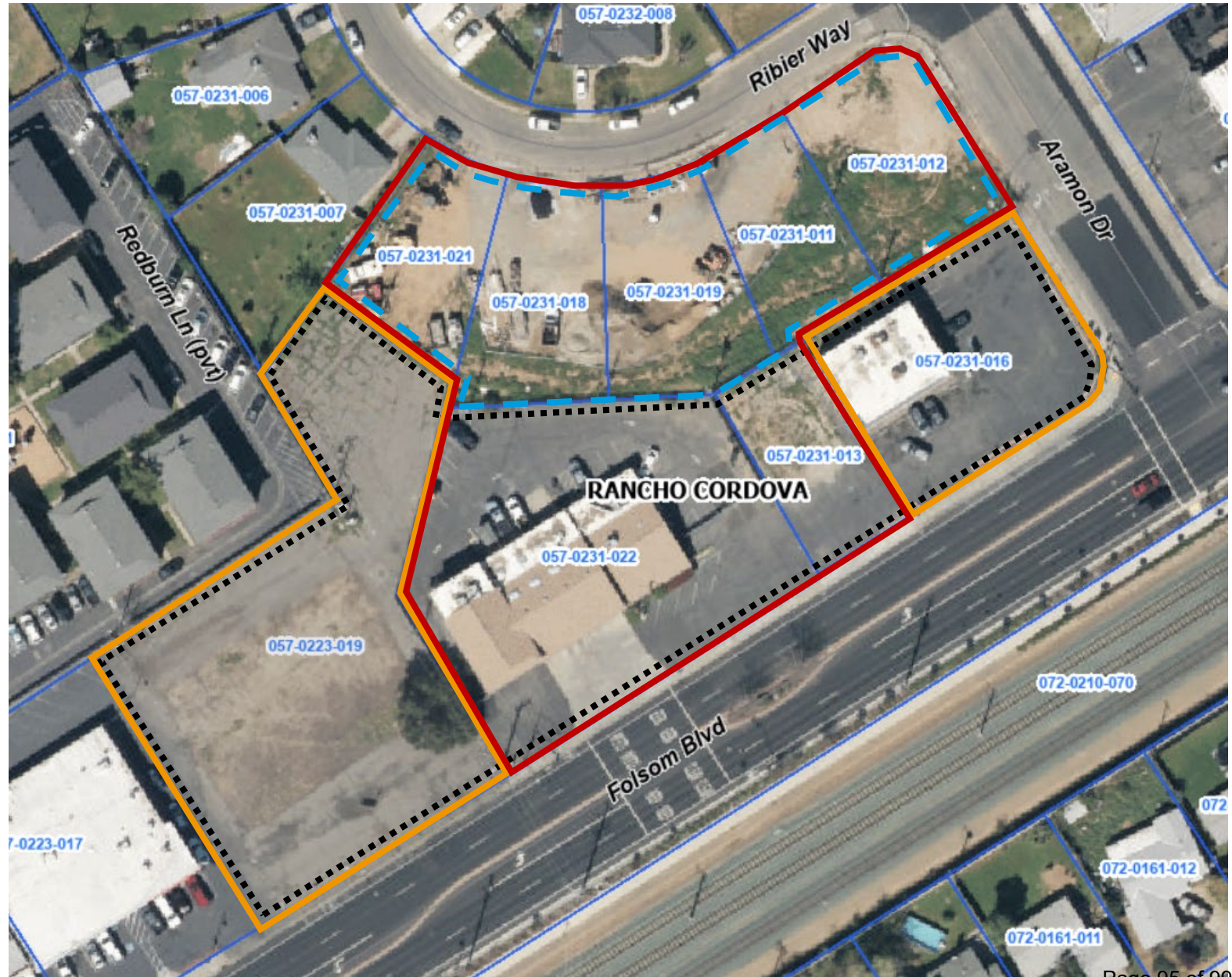
# EXISTING PARCEL CONFIGURATION

Metro Fire owned parcels 




City owned parcels 

Parcels Outside the FBSP 

Parcels Within the FBSP 

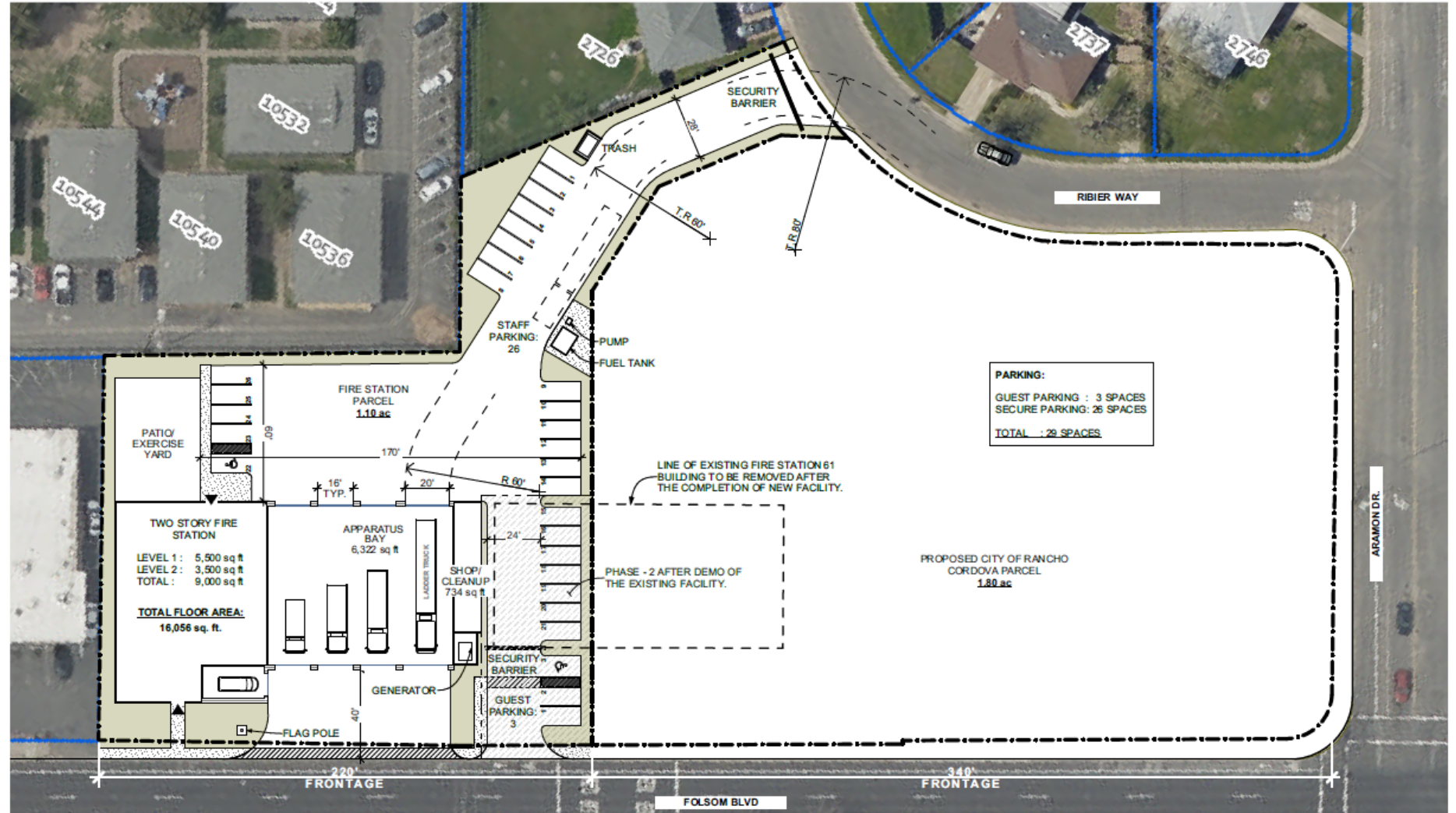


# PROPOSED RESULTANT PARCEL CONFIGURATION

- Metro Fire resultant parcel 
- City resultant parcel 
- Parcels Within the FBSP 



# CONCEPTUAL SITE PLAN



OPTION 2A



DATE : 3/2/2022



## RANCHO CORDOVA / SACRAMENTO FIRE DISTRICT STATION 61 / MIXED USE STUDY

10595 FOLSOM BLVD, RANCHO CORDOVA, CA 95670

## NEXT STEPS

- Staff Recommendation is to adopt the Resolution
- If adopted, city staff and Metro Fire will begin work on CEQA review, project entitlements, and the land exchange
- Design is anticipated to be completed by April 2027
- Construction would begin by summer 2027



**THANK YOU!**

Comments, questions, or historical stories?