

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, May 4, 2026

4:00 PM – Cancelled

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

How to Observe or Listen to the Meeting:

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

Public Comment

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

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Monday, May 4, 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, May 4, 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

Leonardo Reyes, student at St. John Vianney Catholic School, will give the invocation.

5. PRESENTATIONS

None.

6. PUBLIC COMMENT

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

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

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

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Special and Regular City Council Meeting of April 6, 2026.
Recommendation: Adopt the minutes.

9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-269-2 with the Rancho Cordova Area Chamber of Commerce.
Recommendation: Adopt the Resolution.

9.3. **Subject:** Annual Compliance Review of Development Agreements.
Recommendation: Receive and file.

9.4. **Subject:** Treasurer's Report - March 31, 2026.
Recommendation: This report is informational only. It is recommended that the City Council receive and file the March 31, 2026, Treasurer's Report.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** Steelridge Specific Plan Amendment and Tentative Subdivision Map Amendment -

Project No. PLND-0625-0132.

Recommendation: Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits, and waive the first reading and introduce the Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan.

10.2. **Subject:** A Resolution Vacating an Easement for Drainage at Assessor Parcel Numbers 067-0430-018-0000 and 067-0430-049-0000 Pursuant to the Provisions of Chapter 3, Part 3 of the Public Streets, Highways, and Service Easements Vacation Law, Commencing at Section 8320 of the California Streets and Highways Code.

Recommendation: Adopt the Resolution.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

None.

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 items:

16.1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) Melanie Unguez v. City of Rancho Cordova; and DOES 1-20. Sacramento Superior Court Case No. 24CV024036.

16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2875 Kilgore Road, Rancho Cordova APN: 072-0490-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Under Negotiation: Price and Terms of Payment.

16.3. 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 on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

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
July 6, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
July 28, 2026	5:30 PM Special Meeting/Work Session
August 3, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
August 17, 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, Persephonie Riley, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 4, 2026, Regular Meeting of the Rancho Cordova City Council was posted and available for review on April 30, 2026, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed April 30, 2026, at Rancho Cordova, California.



Persephonie Riley, CMC
Assistant City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, April 6, 2026

4:00 PM PST – Special Meeting

5:30 PM PST – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

211 Meyer Avenue

Hamel IL, 62046

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Special meeting to order in the David B. Roberts Council Chambers at 4:20 p.m.

Council Members Present: Linda Budge, Joe Little, David Sander (attended via teleconference), and Mayor Garrett Gatewood

Council Members Absent: Siri Pulipati

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

2. PUBLIC COMMENT

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

3. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to closed session at 4:21 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 4:22 p.m.

Council Members Present: Linda Budge, Joe Little, Siri Pulipati (arrived at 4:31 p.m.),

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Meeting of Monday, April 6, 2026

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David Sander (attended via teleconference), and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Adam Lindgren and Micah Runner

5. CLOSED SESSION

Council met in closed session to discuss the following items:

- 5.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (In re: National Prescription Opiate Litigation, U.S.D.C., Northern District of Ohio, MDL No. 2804, Case No. 17-MD-2804).
- 5.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10834 International Drive, Rancho Cordova. APN: 072-0690-093-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: CEGM Rancho Cordova LLC. Under Negotiation: Price and Terms of Payment.
- 5.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10734 International Drive and 10730 International Drive, Rancho Cordova. APN: 072-0690-113-0000 and 072-0690-114-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: International Drive Property LLC. Under Negotiation: Price and Terms of Payment.
- 5.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 3043 Gold Canal Drive, Rancho Cordova. APN: 072-0470-029-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: SKEJUL LLC. Under Negotiation: Price and Terms of Payment.
- 5.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive and 10875 International Drive, Rancho Cordova. APN: 072-0690-099-0000 and 072-0690-098-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.
- 5.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11125 International Drive, Rancho Cordova. APN: 072-0680-062-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Cherry Blossom Properties LLC. Under Negotiation: Price and Terms of Payment.
- 5.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.
- 5.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren,

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City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.

- 5.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2810 Zinfandel Drive, Rancho Cordova. APN 072-0330-002-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: AJ Heritage Properties. Under Negotiation: Price and Terms of Payment.
- 5.10. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2880 Sunrise Boulevard, Rancho Cordova. APN: 072-0490-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: HNJ Farms. Under Negotiation: Price and Terms of Payment.
- 5.11. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2875 Kilgore Road, Rancho Cordova APN: 072-0490-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Under Negotiation: Price and Terms of Payment.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

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

7. ADJOURNMENT OF SPECIAL MEETING

Mayor Gatewood adjourned to the Regular meeting at 5:31 p.m.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 p.m.

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

Council Members Absent: David Sander

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

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

10. PLEDGE OF ALLEGIANCE

Rancho Cordova Police Chief Shawn Hampton led the pledge.

11. INVOCATION

Dr. Dan DeShong with River City Christian Church gave the invocation.

12. PRESENTATIONS

- 12.1. The Proclamation in Honor of Fair Housing Month was not presented.
- 12.2. Vice Mayor Linda Budge's Birthday on April 10, 2026.

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13. PUBLIC COMMENT

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

1. Larry Leroy Ladd
2. Reid Wages
3. Elliott Roguzinski
4. Principal LaNecia Kobelt
5. Autumn Grieshop

Mayor Gatewood closed the public comment period.

14. COUNCIL REPORTS

Council reported on events since the last meeting.

15. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Gatewood stated that item number 16.13 would be pulled for separate discussion.

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

ACTION: Motion to approve items 16.1 through 16.12 by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Pulipati, and Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 16, 2026.

Recommendation: Adopt the minutes.

16.2. **Subject:** Second Reading of an Ordinance Establishing a Special Tax for Transit-Related Services for the Big Baller Storage RV Project.

Recommendation: Waive the second reading and adopt the Ordinance.

16.3. **Subject:** A Resolution Approving a Funding Commitment of \$6,300,000 to Related California and Its Affiliate Affordable Housing L.P. for the Mills Station Affordable Housing Project.

Recommendation: Adopt the Resolution.

16.4. **Subject:** A Resolution Authorizing Execution of an Option Agreement for a Ground Lease with Related California for the Mills Station Affordable Housing Project and Declaring the Property as Exempt Surplus Land Pursuant to Government Code Section 37364 of the California Surplus Land Act.

Recommendation: Adopt the Resolution.

16.5. **Subject:** A Resolution Approving the City's Conditional Commitment to Support and Implement Sustainable Transportation Infrastructure Funding for the Mills Station Affordable Housing Project.

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Recommendation: Adopt the Resolution.

- 16.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-95-2 to the Professional Services Agreement with Claggett Wolfe Associates to Eliminate the \$100,000 Annual Allocation Cap Funding Limit while Maintaining the not to Exceed Amount of \$500,000 through June 30, 2029 for Assistance with Economic Development Projects.

Recommendation: Adopt the Resolution.

- 16.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-62 with The Cultural Planning Group LLC in an Amount not to Exceed \$135,000 to Update the Arts Strategic Plan.

Recommendation: Adopt the Resolution.

- 16.8. **Subject:** A Resolution Authorizing the Public Works Director to Submit and Execute Applications and Documents for the Sacramento Area Council of Governments System (SACOG) Preservation Funding Program.

Recommendation: Adopt the Resolution.

- 16.9. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2023-263-2 with Mark Thomas & Company, Increasing the Contract Amount from \$580,500, to an Amount not to Exceed \$890,738, for the Rossmoor Bar Trails Enhancements Planning Project.

Recommendation: Adopt the Resolution.

- 16.10. **Subject:** A Resolution Rescinding Resolution No. 129-2017, Resolution No. 118-2020, Resolution No. 115-2024, and Resolution No. 137-2025 Related to the Community Enhancement & Investment Fund Oversight Committee.

Recommendation: Adopt the Resolution.

- 16.11. **Subject:** City Council February 2026 Workshop Summary Report.

Recommendation: Receive the City Council Workshop Summary Report from February 2026.

- 16.12. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2025-128-1 with the California Capital Film Office for Film Office Operations, Digital Media Production, and Documentary Services.

Recommendation: Adopt the Resolution.

- 16.13. **Subject:** A Resolution of Intention to Modify the Rancho Cordova Tourism Business Improvement District.

Recommendation: Adopt the Resolution.

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

ACTION: Motion to continue item 16.13 to a date uncertain by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Pulipati, and Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

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17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

18. PUBLIC HEARING ITEMS

None.

19. REGULAR CALENDAR ITEMS

19.1. **Subject:** Fiscal Year 2026-27 Community Enhancement & Investment Fund Grant Applications.

Recommendation: Receive an overview of the FY 2026–27 CEIF applications and the upcoming evaluation and funding recommendation process.

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

1. Amy Wolfe and Randy Smith
2. Rodney S. Gangstee

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Fiscal Year 2026-27 Community Enhancement & Investment Fund Grant Applications.

19.2. **Subject:** A Resolution Approving the Rancho Cordova Active Transportation Plan to Improve Walking, Biking, and Rolling in Rancho Cordova.

Recommendation: Adopt the Resolution.

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

1. Arlete Hodel
2. Debra Banks

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 19.2. by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Pulipati, and Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

Mayor Gatewood stated that Council was able to complete the Closed Session items that were agendized during the 4:00 p.m. Special meeting, therefore there was no need for the closed session at the end of the agenda.

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

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ATTACHMENT 1

22. CLOSED SESSION - CALL TO ORDER/ROLL CALL

There was no closed session called to order.

23. CLOSED SESSION

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

- 23.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (In re: National Prescription Opiate Litigation, U.S.D.C., Northern District of Ohio, MDL No. 2804, Case No. 17-MD-2804).
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- 23.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2810 Zinfandel Drive, Rancho Cordova. APN: 072-0330-002-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: AJ Heritage Properties. Under Negotiation: Price and Terms of Payment.
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- 24. OPEN SESSION - REPORT FROM CLOSED SESSION**
- No report out from closed session.
- 25. ADJOURNMENT**
- Mayor Gatewood adjourned the meeting in honor of the students at George Washington Carver School of Arts and Science at 6:34 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: May 4, 2026
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Director
Lydia Thung, Management Analyst II
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2024-269-2 WITH THE RANCHO CORDOVA AREA CHAMBER OF COMMERCE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 2024-269-2 with the Rancho Cordova Area Chamber of Commerce.

BACKGROUND

On February 1, 2025, the city entered into a three-year agreement with the Rancho Cordova Area Chamber of Commerce to deliver business retention services focused on small business development, workforce partnerships, artificial intelligence (AI) training, and organizational capacity building.

The agreement was structured as a three-year partnership, with year one focused on building foundational programs and systems to support long-term service delivery. Year one efforts included expanding small business support programming; continuing and enhancing the Chamber's employer-led workforce initiatives through Talent Pipeline Management® (TPM), with a focus on manufacturing and health care, introducing AI training resources, and advancing internal operational capacity.

On January 1, 2026, the City Manager authorized Contract Amendment No. 2024-269-1 to adjust year one funding allocations based on actual program implementation needs, while maintaining the overall year one funding amount, total contract amount, and scope of work.

Following the completion of year one, the Chamber has established a foundation for ongoing program delivery and demonstrated its ability to implement core initiatives.

Contract Amendment No. 2024-269-2 defines the scope of work for year two and year three of the Agreement. These scopes are intended to build upon and continue the work initiated in year one, with an emphasis on program expansion, refinement, and measurable outcomes.

This amendment does not change the total contract amount, but provides greater clarity and structure for the remaining years of the Agreement.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2024-269-2

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2024-269-2 WITH THE RANCHO CORDOVA AREA CHAMBER OF COMMERCE

WHEREAS, on February 1, 2025, the City of Rancho Cordova entered into Contract No. 2024-269 with the Rancho Cordova Area Chamber of Commerce to provide business retention services focused on small business development, workforce partnerships, artificial intelligence (AI) adoption, and organizational capacity building; and

WHEREAS, the Agreement was structured as a three-year partnership, with year one focused on building foundational programs and systems to support long-term service delivery; and

WHEREAS, on April 6, 2025, the City Manager authorized Contract Amendment No. 2024-269-1 to adjust year one funding allocations based on actual program implementation needs, while maintaining the overall year one funding amount, total contract amount, and scope of work; and

WHEREAS, following completion of year one, the Chamber of Commerce has established a foundation for ongoing program delivery and demonstrated its ability to implement core initiatives; and

WHEREAS, the proposed Contract Amendment No. 2024-269-2 establishes the scope of work for year two and year three, building upon and continuing the work initiated in year one, with an emphasis on program expansion, refinement, and measurable outcomes; and

WHEREAS, the Second Amendment does not increase the year two or year three funding amounts or the total not-to-exceed amount of the Agreement.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby authorize the City Manager to execute Contract Amendment No. 2024-269-2 with the Rancho Cordova Area Chamber of Commerce to establish the scope of work for year two and year three for business retention services in a form approved by the City Attorney, and to execute all other documents and to take such actions as necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ITEM 9.2.

ATTACHMENT 1

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

**SECOND AMENDMENT TO THE BUSINESS SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND
THE RANCHO CORDOVA AREA CHAMBER OF COMMERCE**

This Second Amendment to the Agreement for Professional Services (“Amendment”) is made by and between the City of Rancho Cordova (“City”) and the Rancho Cordova Area Chamber of Commerce, a California Non-Profit Mutual Benefit Corporation except from tax under Internal Revenue Code section 501 (c)(6), (“Chamber”) as of May 4, 2026. City and Chamber are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Parties entered into a Business Services Agreement (“Agreement”) dated February 1, 2025; for the purpose of providing business retention services; and

WHEREAS, the First Amendment revised the Year One funding allocations to support the delivery of services and alignment of actual program costs; and

WHEREAS, the programs and services conducted during Year One created a foundation for continued implementation, enhancement, and scaling of such efforts in subsequent years; and

WHEREAS, the parties desire to define and incorporate the Scope of Work for Years Two and Three, which will build upon and continue the work initiated in Year One, including ongoing program delivery, expansion of services, and refinement of outcomes and performance measures; and

WHEREAS, this Second Amendment is intended to supplement and clarify the Agreement by establishing the Year Two and Year Three Scopes of Work, without altering the overall intent of the Agreement; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The document entitled “Scope of Work,” attached hereto as Exhibit A, shall replace and supersede the Agreement’s Exhibit A.
2. The document entitled “Compensation Schedule,” attached hereto as Exhibit B, shall replace and supersede the Agreement’s Exhibit B.
3. The Parties agree to add Section 8.7 to the Agreement which shall be titled “Modifications to Scope of Work”. Section 8.7 Modifications to Scope of Work is added to the Agreement and reads as follows:

“If a party requests modifications to the Scope of Work, it shall be requested in writing and agreed to by both the Chamber and City Manager or designee in writing. The City shall keep a record of all changes pursuant to this paragraph. Modifications to the Scope of Work shall not increase the total Agreement Not-to-Exceed amount.”

4. All other terms and conditions in the Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

ITEM 9.2.

**ATTACHMENT 2
CONTRACT NO. 2024-269-2**

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Micah Runner, City Manager

Diann Rogers, President and CEO

Date:_____

Date:_____

Attest:

Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date:_____

EXHIBIT A

Scope of Work

YEAR ONE

Timeline: February 1, 2025 – January 31, 2026

1. New Business Support – Grow & Thrive

Primary Element: MBARK: Small Business Development & Training Program

Requested Investment: \$238,244.83

For example:

Per Cohort: \$79,414.94 (3)

Approximate Investment per participant: \$7,941.49 (10 x 3)

Capacity Building

There is a strong correlation between early access to relevant training and an increased likelihood of business success, represented by higher revenue, improved customer satisfaction, and sustainable growth; essentially, early training can significantly improve a small business's chances of thriving in its early stages. Our program includes essential business skills, enhancing adaptability and agility, and learning to reduce risk, which results in a much more confident and prosperous business owner.

Our training is relevant. The SMEs are top-notch, and their content is applicable. Today, fifty business owners have completed the MBARK program. Fifty businesses have a greater chance of success, growth, and contributing to the economic vitality of our City.

Methodology: The MBARK program is a Chamber-driven initiative offering a 30-week business development and training series for SMBs in Rancho Cordova. Through three cohorts in 2025, MBARK will provide technical training and targeted resources tailored to specific small business needs. The Chamber will manage and execute the program, ensuring it aligns with the needs of local businesses. We will also track participants' progress to evaluate program elements and levels of success.

2025 Deliverables:

Structure & Format

- Three 10-week MBARK cohorts (thirty weeks of programming)
- The majority of training is in-person in a classroom-style setting
- The two business coaching modules are online
- A welcome reception and dignified graduation are key elements in establishing the shared experience of the program.

Target Audience

- Recruit a minimum of ten (10) Rancho Cordova small and micro-businesses for each cohort.
- Thirty businesses receive training each year

Training Components

- Qualified subject matter experts facilitate the program.
- Provide comprehensive and applicable business training for this specific business audience.
- Subjects include
 - Keys to Effective Business Planning

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- Business Coaching – two sessions targeted to the participants
- Understanding and Building Business Credit
- Funding Options for Your Small Business
- Best Practices for Managing Your Small Business Financials
- Operating Within Your Jurisdiction and What You Need to Know
- Media Training: Crisis Communications
- Creating a Compelling Brand and Marketing Strategy
- Strategies for E-Commerce, Web, and Social Media.

Support & Resources

- Deliver stipends and cohort-specific technical services.
- Engage with participants quarterly after graduation, utilizing various tools to assess their progress and identify challenges.

Expected Outcomes

- Higher revenue
- Improved customer satisfaction
- Sustainable growth
- Essential business skills
- Enhanced adaptability and agility
- Reduced risk
- A more confident and prosperous business owner

Impact Metrics

- The goal is an 80% completion/graduation rate
- Participants are surveyed after each module to ensure relevancy, comprehension, and quality of instruction.
- At least quarterly, Chamber staff will contact past graduates to assess progress, successes, and challenges.
- Annual reports will be presented to the Council and staff.

2. Existing Business Support – Retain & Train

Primary Elements: Understanding AI, Training & Applying AI to Assist SMBs and Information Data Collection.

Requested Investment: \$416,217.82

Capacity Building

AI is here to stay, and for our Rancho Cordova business community to remain relevant and prosperous, AI must be embraced. When a business invests in AI, it can significantly improve operational efficiency, enhance decision-making by analyzing vast amounts of data, personalize customer experiences, automate repetitive tasks, reduce costs, identify new market trends, and drive innovation and competitive advantage within its industries.

AI allows businesses to operate faster, smarter, and more effectively. It can predict market trends and consumer behavior, helping businesses anticipate future needs and adjust their strategies accordingly.

The Chamber has the assets to offer our City's business community a means for business owners and employees to embrace the technology and find a place for AI. In Rancho Cordova, we are fortunate to have access to some of the best and brightest in the AI arena. We would be doing a disservice if we ignored this opportunity to provide AI training and give our businesses a valuable tool to ensure their best chance of success.

We will develop a data collection platform to ensure we connect with Rancho Cordova businesses. This platform's initial functions will be communicating opportunities, recruiting participants, and optimizing resource sharing. Eventually, the

platform will be the tool to track engagement, identify trends in what businesses need, and optimize sharing resources and opportunities.

Methodology: This initiative aims to empower small businesses in Rancho Cordova by providing comprehensive AI training tailored to their specific needs. The program aligns with the objectives of this overall proposal, focusing on businesses with 1–50 employees. We will create a data collection platform to help ensure we can connect with Rancho Cordova businesses. The platform will be an extension of all marketing and outreach efforts on behalf of the City and Chamber.

Key Deliverables:

Target Audience ~ The program will engage 50 small businesses

- 1–4 Employees: 32 businesses (64%)
- 5–9 Employees: 9 businesses (18%)
- 10–19 Employees: 5 businesses (10%)
- 20–50 Employees: 4 businesses (8%)

Training Components

- In-Person Workshops & Content:
 - *Format:* Interactive lectures, group activities, and real-time problem-solving exercises
 - Introduction to AI and its relevance to small businesses
 - Hands-on training with AI tools such as OpenAI and Microsoft Copilot
 - Case studies showcasing successful AI integration in similar-sized businesses
- Online Modules & Content
 - *Format:* Self-paced learning, video lectures, reading materials, quizzes, and discussion forums
 - Deep dives into AI applications specific to various industries
 - Tutorials on implementing AI solutions in daily operations
 - Assessments to gauge understanding and application

Primary Focus Based on Business Size

- 1–4 Employees: Focus on automating routine tasks to save time for strategic activities.
- 5–9 Employees: Emphasis on enhancing customer engagement through AI-driven insights.
- 10–19 Employees: Training on optimizing supply chain and inventory management using AI.
- 20–50 Employees: Strategies for integrating AI into marketing and sales processes to drive growth.

Support and Resources

- Mentorship: Access to AI experts for personalized guidance.
- Resource Library: Comprehensive materials, including guides, templates, and toolkits.
- Community Platform: Online forum for participants to share experiences and best practices.

Expected Outcomes

- Enhanced Efficiency: Streamlined operations leading to cost savings.
- Improved Competitiveness: Ability to leverage AI for market advantage.
- Sustainable Growth: Equipping businesses with tools to adapt to technological advancements.

Impact Metrics

The following metrics will be tracked to evaluate the program's effectiveness:

- Business Participation and Engagement
 - Number of Businesses Enrolled: 50 small businesses, as outlined above.
 - Completion Rate: Aim for at least an 80% completion rate
 - Satisfaction Scores: Collect feedback through post-training surveys
- Operational Efficiency

- Productivity Improvements: Monitor key performance indicators (KPIs) such as task completion time and cost savings.
- Adoption Rate of AI Tools: Track the percentage of businesses integrating AI solutions into their operations

3. Workforce Development – Promote & Stabilize

Primary Element: Talent Pipeline Management (TPM)

Requested Investment: \$347,040.86

Capacity Building

Workforce development and the barriers to employment are front and center across the country. Rancho Cordova has recognized this and has implemented one of its most advanced workforce development (WFD) programs. TPM, or Talent Pipeline Management, is a program of the U.S. Chamber. TPM is a proven framework that empowers employers to align workforce needs with education and training systems. Modeled after supply-chain management strategies, TPM clearly defines and forecasts workforce needs and builds a sustainable talent pipeline for critical roles.

Impact on the Rancho Cordova Business Community

Ensuring Rancho Cordova proactively identifies and develops a sustained pool of qualified employees is critical to our community's growth and business expansion. With a skilled, diverse, and talented workforce, Rancho Cordova is positioned to lead and manage its development; a qualified workforce will sustain the industry sectors our community wishes to attract and retain.

Methodology: This program focuses on workforce development and employee retention while supporting key industries in Rancho Cordova. Using the TPM (Talent Pipeline Management) principles, the Chamber will recruit, execute, and manage industry-specific collaborations to enhance talent retention and growth and ensure alignment with the City's workforce development goals.

Key Deliverables:

Format

- Utilize the TPM strategies as the methodology of the collaboratives
- Host two collaboratives

Recruitment & Target Audiences

- Outreach to a minimum of 20 employers for each initial collaborative informational session
- Seek six (6) active employer participants for each collaborative.
- Create a collaborative that organizes employers to identify the most promising opportunities or engagement around similar workforce needs.

Project Critical Job Demand and Seek Alignment

- Develop projections for job openings to accurately determine the type of talent and how much employers need.
- Address three (3) job opening types for each collaborative.

Build Talent Supply Chains

- Identify six (6) new external pipeline partners for each collaborative.
- Identify at least two (2) areas where the employers can have an internal impact. (*E.g., in 2024, we identified three within collaborative #1*)
 - Lack of dedicated Human resources staff
 - Lack of training time available outside of on-the-job training and
 - Lack of skills transfer and standardization for prospective employees

Support & Resources

- Support the Economic Development Strategic Plan by focusing workforce development programs on the identified target industry sectors.
- Train and place two (2) professionals certified in TPM strategies as program leaders.
- Coordinate TPM collaboration with other chambers in the region to avoid redundancy and wasting resources.

Expected Outcomes

- Organizing businesses into employer-led industry collaboratives
- Identifying talent solutions to ensure Rancho Cordova's workforce is trained, developed, and upskilled into in-demand career pathways and
- Improving collaboration with education, government, and workforce partners by utilizing each collaborative's real-time data
- Consistently brings business, education, and workforce partners together to create and sustain the high-quality workforce needed for our continued economic prosperity.
- We anticipate there will be 25 to 30 new hires just within this current collaboration.
- The ripple effect of aggregated and clarifying job descriptions will have an impact on recruitment beyond the initial eight business participants and benefit the light manufacturing sector as a whole.

4. Path to Prosperity – Prepare & Implement

Primary Element: Implementation of Chamber Capacity Expansion Roadmap

Requested Investment: \$220,051.49

Our Chamber has overcome challenges, matured, and is recognized as a regionally respected provider of programs and services. This work extends well beyond our chamber membership, and dozens upon dozens of small and medium-sized businesses are today more prepared and resilient than ever before due to the efforts of the Chamber and chamber partners.

Capacity Building

Investing in the chamber's growth has exponential opportunities to benefit the Rancho Cordova business community and its residents. Over the next three years, our transformation will position the Chamber as an even more impactful leader, a more vigorous champion for the business community, and a thriving key partner to the City of Rancho Cordova as Rancho Cordova becomes the region's leading tech hub and innovative center.

Impact on the Rancho Cordova Business Community

The Council has just approved the City's three-year economic development strategic plan, which references our partnership and one of our programs. There are guiding principles in which the Chamber can complement the efforts of the Economic Development Department – Economic Resiliency and Sustainable Growth. We will continue to add value around the goal of "Workforce Partnership."

Methodology: Grounded in a thorough gap analysis and assessment due to be completed in January 2025, the Chamber will have a detailed roadmap guiding our evolution. We will scale our membership, staff, services, and resources to meet the growing needs of businesses throughout the City. We want to be the entity ensuring the retention and development of our existing businesses, supporting the growth and expansion of those businesses poised to do so, and being the resource center for businesses no matter their development journey. We anticipate that this transformation will require a dedicated three-year timeline to evolve into an organization equipped to meet these goals fully.

Key Deliverables:

- *Enhanced Capacity Through:*
 - Staffing: Ensure the most well-qualified and prepared staff are in place to drive our success.
 - Operational Excellence: Optimizing workflow and data-driven decision-making,

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- Technology: To ensure the efficient execution of all programs, necessary applications and technologies will be added.
- *Note: Sound operational efficiencies can result in a 5-10% increase in revenue growth and a 15+% reduction in operational costs.*
- Establish a consistent project check-in schedule for all applicable projects. (Economic Development and the Chamber team meet monthly.)
- Provide annual updates/reports to the City Council.
- *Expected Outcomes*
 - Economic Growth & Resilience: The presented programs will drive business efficiency and resilience, ensuring the long-term success of Rancho Cordova's SMBs. The Chamber's partnership in these efforts will directly support the City's economic objectives.
 - AI Leadership: The Chamber's AI training initiative will position Rancho Cordova as a leader in business innovation, reinforcing the City's reputation as a forward-thinking community.
 - SMB Engagement: Through these programs, the Chamber will strengthen relationships with SMBs, ensuring long-term retention and growth that complement the City's broader efforts.
 - Workforce Development: Programs will help attract new employees to industry and ensure current employees have opportunities to progress and promote, helping ensure stability of the business community. Another benefit is strengthening strategic alliances with local and regional educational institutions, furthering Rancho Cordova's economic vitality.

Reducing Reliance on City Funding

We are committed to reducing our reliance on city funding by strategically increasing revenue across the Chamber's business lines. Utilizing the aforementioned roadmap, scaling programs, and expanding our offerings, we will create revenue streams that bolster our financial independence while delivering greater value to the City's business community.

This approach ensures that the Chamber remains a dynamic and effective force driving economic growth, fostering innovation, and supporting the success of our business community in Rancho Cordova. Through our strong partnership with the City, we are building a sustainable foundation for a thriving business environment that will benefit our community for years to come.

The program included here is designed to eventually increase revenue, reduce costs, or be monetized in alignment with the 2.0 assessment's core objectives. As outlined in the chart below, we are committed to implementing measures to reduce our reliance on city support.

Year Two and Year Three Scope of Work on the next page.

YEAR TWO AND YEAR THREE

Timeline: February 1, 2026 – February 29, 2028

NEW BUSINESS SUPPORT – GROW & THRIVE

Primary Programming: *Small Business Development & Training Program*

Why This Work Matters

Because they typically operate with limited capital, smaller customer bases, and untested business models, early-stage small and micro-businesses face greater risk during their formative years. Access to structured, relevant training and trusted guidance during this period supports stronger decision-making, operational readiness, and long-term viability.

The Chamber hosts a small-business development and training program that addresses this need by delivering foundational business development training through a structured cohort model. By investing in the early stages of development, the City and Chamber support businesses at a critical inflection point—before challenges become barriers to growth or sustainability. The annual Business Resource Fair is another way we support our small and medium-sized business (SMB) community with tools and information focused on their success.

Purpose and Context

The small business development and training program is a Chamber-led program designed to support early-stage and growth-oriented businesses in Rancho Cordova. Years Two and Three focus on continued program delivery, refinement, and consistency in measurement and post-program engagement.

Methodology

The Chamber will manage and deliver a small business development and training program using a cohort-based, pragmatic approach. Training is delivered primarily in person and facilitated by qualified subject-matter experts with practical experience in small-business operations.

The program structure emphasizes applied learning, peer engagement, and coaching support. Participant progress and feedback will be monitored throughout the program and after graduation to inform continuous improvement.

Small Business Development & Training Program

Objectives

The objectives of the Small Business Development & Training Program for Years Two and Three are to:

1. Provide structured, relevant, and high-quality business development training to Rancho Cordova early-stage and small businesses;
2. Increase participant readiness to manage and grow their businesses;
3. Support consistent program delivery and completion; and
4. Strengthen post-program engagement and alumni connections to create a consistent group of trained business owners who participate in ongoing data collection and follow-up.

Program Structure and Delivery

- Cohort Delivery
 - Deliver three (3) 10-week cohorts annually
 - Enroll a minimum of ten (10) Rancho Cordova businesses per cohort, with the goal of serving at least 30 local Rancho Cordova businesses annually

- Achieve an 80% graduation rate
- Distribute \$1,500 stipends to each Rancho Cordova business program participant who graduates
- Scale up participation based on demand
- Training
 - Provide classroom-style, in-person training as the primary delivery format
 - Include two (2) business coaching modules per cohort
 - Each participant successfully produces a business plan, finance plan, and marketing plan
 - Facilitate instruction by qualified subject-matter experts
 - Deliver training content tailored to early-stage and small business needs
 - Topics may include:
 - Fundamentals of business planning
 - Business credit and financial management
 - Funding options and capital readiness
 - Operating within regulatory and jurisdictional requirements
 - Branding, marketing, and communications
 - Media and crisis communications
 - E-commerce, web, and social media strategies
- Facilitate a formal graduation for each cohort to reinforce completion and shared experience
- Surveying Participants
 - Utilize intake, module, exit, quarterly, and annual surveys to track program outcomes such as:
 - Revenue growth
 - Impact on customer satisfaction
 - Achievement of sustainable growth
 - Enhancing business adaptability and agility
 - Opportunities to reduce risk
 - Participant confidence and prosperity
 - Conduct annual survey with program alumni to assess progress and identify challenges.
 - Cohorts 1-5 surveyed annually
 - Cohorts 6 and beyond are surveyed quarterly then annually.
 - Survey methodology and questions shall be agreed upon between the Chamber and Economic Development staff.

Additional Deliverables:

- Use accumulated performance data to evaluate long-term program viability and impact
- Alumni Activation
 - Celebrate the milestone of graduating 100 businesses from the program.
 - In Year 2, begin a small business development & training program alumni network. Programs could include:
 - Explore alumni engagement opportunities, including peer support, resource connections, and participation in future programming
 - Pairing graduates as exhibitors alongside verified resources (BBB/CPTED/SBA) at the Resource Fair
 - Inviting verified graduates to serve as Subject Matter Experts (SMEs) for future sessions
 - In Year 3, grow and expand the alumni network. This could include:
 - Alumni-led & hosted events
 - Continued business coaching (for purchase)
 - Regularly scheduled alumni-only classes

General Metrics and KPIs

Metrics emphasize participation, completion, engagement, and self-reported readiness.

- Number of cohorts delivered
 - # out of 3 cohorts delivered
- Business Participation
 - Number of businesses enrolled per cohort
 - # out of 10 Rancho Cordova businesses enrolled (Each cohort; Target: 10; 100%)
 - # out of 30 Rancho Cordova businesses enrolled (Annually; Target: 30)
 - Program completion and graduation rates
 - # out of 10 Rancho Cordova businesses completed program (Each cohort; Target: ≥80%)
 - # out of 30 Rancho Cordova businesses completed program (Annually; Target: ≥80%)
 - Participant attendance across modules – seeking an 80% graduation rate
 - Stipend Disbursement
 - # Stipends disbursed to graduating Rancho Cordova businesses (Each cohort; Target: 10; 100% | Annually; Target: 30; 100%)
- Assess Business Engagement and Demographics
 - # out of [X] businesses are home-based
 - # out of [X] businesses are brick & mortar
 - # of employees per business
 - Analyze trends in businesses engaged (demographics, industries, geographical location)
- Improved Business Readiness & Skills
 - Increased understanding, confidence, and applicability of content
 - % Pre/post module knowledge change
 - # out of [X] participants completing core deliverables (business plan, financials, marketing plan)
- Business Stability and Early Growth
 - # out of [X] businesses still operating at 6 and 12 months
 - # out of [X] businesses transitioned from home-based to brick & mortar
 - # out of [X] businesses closed
 - # out of [X] businesses reporting revenue growth (any increase)
 - Employee growth, if applicable
- Increased engagement with support ecosystem
 - Post-graduation engagement and follow-up participation
 - # of events hosted
 - # of attendees per event
 - # of conversions from Training Program Participant to Chamber Member
 - # out of [X] participating in quarterly surveys (recent graduates)
 - # out of [X] participating in annual surveys (previous cohorts)
- Participant feedback on relevance, comprehension, and quality of instruction
- Curation of survey data and results, including results from past cohorts.
- Alumni Activation
 - Alumni participation/attendance (events, surveys, resource utilization)
 - Frequency of post-program follow-up activities
 - Potential alumni program benefits:
 - Increased participation in data collection and follow-up
 - Expanded future programming/Small Business Development & Training Program 2.0

Business Resource Fair**Objectives**

1. Produce a Business Resource Fair for the Rancho Cordova business community.

Structure and Deliverables

- Host an annual exhibitor resource fair – to connect our SMB community with resources and organizations
- Successfully market the Resource Fair to encourage attendance through online and print sources, media outlets, community partners, etc.

Metrics and KPIs

- Resource Fair guest attendance
 - # of attendees
- Resource Fair exhibitor participation
 - # of exhibitors
- Survey data secured at the Resource Fair

EXISTING BUSINESS SUPPORT – RETAIN & TRAIN

Primary Programming: *AI Training & Training Platform*

Primary Elements: *Understanding, Training & Applying AI, Integration of the Mighty Networks platform*

Why This Work Matters

Artificial intelligence is transforming how businesses operate, compete, and grow. For small and mid-sized businesses (SMBs), AI offers valuable opportunities but also the risk of falling behind without the right tools and support. Improving AI readiness is key to Rancho Cordova's economic health. When local businesses understand and embrace new technologies, they are better able to stay competitive, keep employees, adapt to changes, and invest in the community. This initiative reflects a proactive approach to economic development: building business capacity before challenges occur.

Purpose and Context

Year One delivered fundamental AI training to dozens of small businesses and launched Mighty Networks as the primary platform for training and creating a community space for users in our segment. Specifically, Mighty Networks is a community-oriented platform that lets creators build and host online courses and educational content within a branded, interactive, and mobile-friendly community environment.

Strategic Focus Areas, Deliverables, and Metrics

Years Two and Three will focus on strengthening and expanding AI training through Mighty Networks and other resources. The emphasis will be on boosting skills, increasing adoption, and encouraging incremental engagement through the activities listed below. We will also look for additional opportunities to promote fundamental and locally relevant AI training for our SMBs.

This work aligns with previously established criteria, including:

- Pragmatic and needs-based outcomes
- Offering programming in various formats, including in-person and online.
- Metrics focused on participation, adoption, and implementation readiness (“Do you feel prepared to use what was taught/provided?”)

Objectives

The objectives for Years Two and Three are to:

- Expand and refine AI training options (both online and in-person) tailored to Rancho Cordova SMB needs.
- Manage Mighty Networks as the primary online training platform (e.g. courses, online communities, continued education)

Note: The platform includes community forums and connections. We will brand our “community” and provide our contact information to facilitate answers to questions.

- Ensure training systems align with broader Chamber and City economic development initiatives

AI Training Program Development and Delivery**Activities & Deliverables**

- Refine the AI curriculum based on Year One feedback and observed usage.
- Develop and deliver applicable AI training modules.
- Offer in-person and online training options.
- Expand training topics beyond basic AI, such as workflow automation, decision support, customer engagement, and responsible AI use.
- Update content to reflect evolving AI tools and business practices.
- Integrate AI training into existing Chamber programs where suitable.
- Conduct post-training participant surveys to collect participant feedback.

Metrics and KPIs

- Training sessions and modules delivered by SMEs (in-person, online)
- Participation levels and completion rates across offerings
 - ≥50/year of unique Rancho Cordova businesses enrolled
 - ≥80% OR 40 Rancho Cordova businesses to complete training
 - Report the number of Rancho Cordova participants who completed training beyond the initial business representative.
 - Report the number of completed courses per Rancho Cordova business/participant.
- Participant feedback reporting increased understanding and confidence
 - Evidence of continued usage and application of training materials
 - AI adoption in business operations
 - Report the number of businesses implementing ≥1 AI tool post-training completion
 - Avg. # of AI use cases per business
 - Operational efficiency gains
 - Report the number of Rancho Cordova businesses reporting time savings (hours/week)
 - Request an estimate of the number of hours/week saved per business
 - Report the number of Rancho Cordova businesses reporting cost savings (any reduction)
 - Types of cost-reduction categories
 - Report the number of Rancho Cordova businesses that saw a positive business impact
 - Report the types of business impact
 - Sustained AI utilization
 - Report the number of Rancho Cordova businesses accessing follow-up resources/platform
 - Report the number of Rancho Cordova repeat training participants

Mighty Networks Training Platform Operations and Enhancement**Activities & Deliverables**

- Maintain Mighty Networks as the central platform for AI training and engagement
- Host/provide training content, recordings, and learning materials
- Implement strategies to encourage consistent platform engagement (*e.g., industry meetups, employee outreach, augmented marketing*)
- Conduct targeted outreach to drive participation (*e.g., industry targeting, employee count, B:B or B:C marketing*)
- Explore technical enhancements and integrations with Chamber and City systems
- Summaries of platform improvements, usage patterns, and modifications based on feedback and observed use.

Metrics and KPIs

- Report the number of registered Rancho Cordova businesses & individuals on the platform
- Track active engagement indicators of Rancho Cordova businesses (logins, content interaction)
- Monitor growth in the utilization of training and resource materials by Rancho Cordova businesses
- Share the platform readiness for future scaling and integration

Reporting and Accountability

The Chamber will deliver regular reports aligned with City expectations, focusing on training activities offered, participation and engagement levels, platform readiness, and adjustments based on feedback and usage. These reports will demonstrate value through adoption, involvement, and system improvements rather than promising specific business or economic results.

WORKFORCE DEVELOPMENT – PROMOTE & STABILIZE

Primary programming: *Talent Pipeline Management (TPM)*

Why This Work Matters

The Chamber is a leader in building employer-driven workforce infrastructure to develop talent and retain employees across key industries in Rancho Cordova. The Chamber implements advanced workforce development strategies grounded in Talent Pipeline Management© (TPM), a proven framework from the U.S. Chamber of Commerce.

Purpose and Context

The Chamber's workforce development strategies create and activate a shared workforce infrastructure that benefits both employers and residents. This effort establishes systems that link businesses and talent, increases awareness of these systems, encourages their use, and supports employer and worker involvement to foster growth and stability in the local economy.

Methodology

The Chamber staff are certified TPM Talent Supply Change Managers through the U.S. Chamber's TPM Academy to lead industry collaborations that align workforce efforts with employer needs and the City's workforce development goals.

Broad Objectives

The overall objectives of the workforce development programs for Years Two and Three are to:

1. Implement workforce development strategies grounded in the six-strategy TPM process.
2. Serve as the management team, providing coordination, staffing, and executive leadership for employer collaboratives and related workforce activities.
3. Align workforce efforts with the City's Economic Development Strategic Plan and targeted industry sectors.

4. Continue to grow and strengthen Chamber expertise and leadership through workforce and TPM-related professional development.

Program Structure and Delivery

Activities and Deliverables

- Direct the TPM employer-led Manufacturing and Healthcare collaboratives* to support solution development and long-term sustainability.
- Direct ongoing interaction with participating employers and conduct additional employer recruitment as appropriate.
- Direct the use of labor market information and employer input to inform discussions for key business functions and roles.
- Direct the identification and refinement of current and emerging hiring, upskilling, reskilling, and/or retention needs.
- Direct the processes that promote continuous improvement and resilience planning.
- Adjust priorities, participation, and available resources as the collaboratives evolve through the six-strategy process.

**and other collaboratives as identified.*

General Metrics and KPIs

- Provide evidence of workforce infrastructure development, including employer engagement, partner coordination, and documented alignment activities.
 - # of collaborative or related TPM meetings held
 - Open-ended quantitative data
- Employer Engagement
 - # of employers participating in each collaborative in 2026 (document the who)
 - % of employers attending and participating in each collaborative meeting
- Quantify the value of the TPM collaborative to employers.
 - % of [X] employers who felt the efforts were very valuable, somewhat valuable, or not very valuable
 - Open-ended quantitative data with more information and reasons for the above
- Monitor and report on employer developments in workforce and hiring practices.
 - % of [X] employers who used information and connections to make changes in workforce practices
 - % of [X] employers who made or plan changes to hiring practices
 - % of [X] employers that introduced or expanded employee training
 - Open-ended quantitative data with more information and reasons for the above
- Demonstrate improvements in workforce-based experiences.
 - % of [X] employers that implemented or explored new retention strategies
 - Open-ended quantitative data with more information and reasons for the above
- Share business data informed by collaborative research and input.
 - In alignment with the TPM Academy curriculum.
- Show workforce alignment resulting from employer and partner collaboration.
- Gather stories of impact from participating employers.

Pipeline Development and Expansion

Activities and Deliverables

- Identify internal and/or external pipeline priorities, including potential development or expansion of existing pipelines.
- Explore and implement suitable pipeline development activities, tools, resources, and solutions based on collaboration with employers and partners.

- Grow relationships with relevant workforce, education, and community partners.
- Coordinate with other regional workforce efforts, as appropriate, to minimize duplication and promote efficient resource use.
- Identify and seek out potential resources from other entities that may support collaboratives, in coordination with workforce efforts.

General Metrics and KPIs

- Report engagement with education, workforce, and community partners.
- Partner Engagement
 - Document education, workforce, and community partners for each collaborative
 - # of education, workforce, and community partners participated in each collaborative
 - % of education, workforce, and community partners attending each collaborative meeting
- Document pipelines identified or advanced through collaborative efforts.
 - # of talent pipelines identified and advanced
 - % of [X] employers who plan to or have used identified pipelines
 - # of hires by collaborative employers
 - # of job seekers entering pipelines (*will depend on pipeline vehicle*)
 - Time-to-fill positions (pre vs. post pipeline implementation) (*will depend on pipeline vehicle*)
- Provide evidence of pipeline-related activities, tools, or resources developed or activated through collaborative efforts.
 - # of pipeline-related activities, tools, or resources developed or activated
- Share impact stories from education, workforce, and community partners.

Target Elements by Year

Year One Activities and Deliverables

- Continued leading the TPM employer-led Manufacturing collaborative.
- Launched the TPM employer-led Healthcare collaborative.
- Convened collaborative meetings with employers, education, workforce, and community partners.
- Deployed trained professionals certified in TPM strategies to support leadership and coordination within the collaboration.

Year Two Activities and Deliverables

- Continue directing the Manufacturing and Healthcare collaborative with updated priorities based on employer feedback.
- Consider a third collaboration to implement after the current ones have achieved pipeline buildout.
 - *Note: this may be skills-centered rather than industry-focused. It might also create an additional pipeline for an existing collaboration tied to a different identified workforce need.*
- Strengthen and grow the engagement with education, workforce, and community partners to support aligned workforce solutions.
- Advance discussions on sustainability and long-term workforce infrastructure.
- Explore and pilot solutions identified through collaborative discussions, including defining employer and partner roles.
- Continue the professional development of our TPM-trained team to ensure program continuity.

- The Chamber will provide quarterly action plans for each TPM collaborative, outlining employer-identified priorities, planned activities, partner coordination efforts, and expected deliverables for the upcoming quarter. Action plans will be revised based on employer feedback and collaborative progress.

Year Two Metrics and KPIs (Expanded)***Manufacturing***

- Increase the number of participating manufacturers by at least 25%.
- Gather business data to guide ongoing priorities and support sustainability.
- Develop a peer network to advance specific solutions (e.g., for internal and external pipelines or participation in piloting digital solutions).
- Develop and respond to feedback surveys to help track and report results.

Healthcare

- Assess the need/value of expanding the collaboration.
- Curate and analyze business data to guide ongoing priorities and support sustainability.
- Offer data, advice, resources, and assistance for developing or expanding healthcare CTE pathways within Rancho Cordova.

Year Three Activities and Deliverables

- Continue facilitating the Manufacturing and Healthcare collaboratives*, focusing on sustaining engagement.
- Support the integration of effective collaborative practices into ongoing workforce and economic development efforts.
- Advance sustainability strategies to support continued workforce collaboration and infrastructure beyond the contract period.
- Refine and support the implementation of solutions identified through the collaboratives, as appropriate.
- Preserve trained leadership capacity to sustain long-term workforce coordination.
- The Chamber will provide quarterly action plans for each TPM collaborative, outlining employer-identified priorities, planned activities, partner coordination efforts, and expected deliverables for the upcoming quarter. Action plans will be revised based on employer feedback and collaborative progress.

Year Three Metrics and KPIs (Expanded)***Manufacturing***

- Plan and finalize collaboration activities—define sustainability, success, and next steps.
- Monitor and evaluate business data to inform priorities and support sustainability.
- Develop a peer network to advance specific solutions (e.g., for internal and external pipelines or participation in piloting digital solutions).
- Develop and respond to feedback surveys to support tracking and reporting outcomes.

Healthcare

- Assess and plan for expanding the collaboration objectives.
- Continue to curate and analyze business data to help inform ongoing priorities and contribute to sustainability.
- Provide data, advice, resources, and assistance to sustain a healthcare CTE in Rancho Cordova.
 - Evaluate additional opportunities for CTE growth in Rancho Cordova.

Reporting and Coordination

The Chamber will deliver reports consistent with City expectations that summarize program activities, participation, priorities, and observed progress. Reporting will emphasize workforce development efforts by demonstrating alignment across TPM strategies, infrastructure development, and ongoing learning and improvement.

Specific workforce priorities, pipeline focus areas, and partner roles will be further clarified and documented through ongoing work plans and reports based on collaborative findings.

PATH TO PROSPERITY – PREPARE & IMPLEMENT

Primary Element: *Transformation of Chamber Capacity Expansion Roadmap*

Why This Work Matters

The Rancho Cordova Area Chamber has shifted from initial capacity-building to focused, measurable implementation. In Years Two and Three, the goal is to ensure the Chamber has clear organization, effective systems, necessary tools, and consistent operations to deliver programs, manage partnerships, and support the City's economic development priorities. This work helps the Chamber operate smoothly and work toward long-term financial stability.

This scope concentrates on implementation and aligns with the City's expectations for accountability, transparency, and the efficient use of public resources.

Methodology

The work will be managed with clear objectives, performance indicators, and ongoing evaluation. Activities emphasize refining systems, standardizing processes, and aligning technology, staffing, and governance structures to ensure reliable execution.

Strategic Focus Areas, Activities & Deliverables, and Outcomes & Results

The following focus areas guide Years Two and Three. Outcomes and results serve as indicators of readiness, adoption, and performance, and are included in the strategic plan.

Membership Engagement, Retention, and Chamber Awareness**Activities and Deliverables**

- Fully implement the tiered membership structure and related outreach efforts.
- Ensure all current and future members are added to and regularly updated in the Chamber's customer relationship management (CRM) engagement and tracking system.
- Collect member data and engagement information to ensure consistency in internal reports.

Outcomes and Results

- The new membership model will attract new members, maintain consistency, and ensure continuity between tiers.
- Benefits are consistently monitored and delivered exclusively through the Chamber's CRM.
- Member participation is reported to showcase involvement in activities such as programs, events, or resources.
- Outcomes Metrics could include:
 - Events tracked in CRM
 - Touchpoints with members may include:
 - Number of events attended
 - Number of newsletters opened/read
 - Number of meetings attended

- Number of resources utilized (e.g., referrals received, training options, job board utilization, etc.)
- Number of calls/emails/communication

Integrated Technology and Tools**Activities and Deliverables**

- Implement CRM tools to track event revenue and engagement.
- Define an operating framework for the "Office of the Future."
- Promote staff adoption of shared technology platforms and standardized workflows.

Outcomes and Results

- Implement the "Office of the Future" framework.
- Eliminate process duplication by using standardized operating procedures (SOPs).
- Communicate the benefits of using shared internal technology platforms.

Scalable Programming, Services, and Financial Sustainability**Activities and Deliverables**

- Assess the Chamber's long-term fiscal model.
- Identify and maximize existing programs and services to boost revenue potential.

Outcomes and Results

- Complete a documented fiscal audit (Year 2).
- Impacts on revenue growth programs and services will be reported, such as changes in event revenues or track levels and the reach of participation.

Value Proposition and Communications**Activities and Deliverables**

- Develop a three-year communications strategy (Year 2).
 - Align messaging across programs, platforms, and partnerships.
 - Clarify and document the Chamber's value proposition.

Outcomes and Results

- Implement a three-year communications strategy (Year 3).
 - Demonstrate consistent use of core messaging across key channels.
 - Document clarity and consistency in communications.

Organizational and Strategic Clarity**Activities and Deliverables**

- Expand board engagement beyond regular board meetings.
- Strategic priorities are documented in a strategic plan, which serves as the primary decision-making resource.
- Documents such as board bylaws and policies comply with current legal and ethical standards.

Outcomes and Results

- Engagement of at least 75% of board directors beyond regular meetings, which could include event attendance or committee involvement.
- The status of strategic priorities as documented in the strategic plan will be monitored and shared quarterly.
- Current bylaws will be revised and approved by the end of 2026.

ITEM 9.2.

ATTACHMENT 2

CONTRACT NO. 2024-269-2

Reporting and Coordination

The Chamber will maintain regular contact with the City's Economic Development Department and provide structured updates and annual reports that summarize activities, deliverables, and performance outcomes or results related to this scope of work.

CONTRACT REPORTING

Currently the City of Rancho Cordova Economic Development Department and the Chamber staff meet monthly. For the purposes of this contract, the meetings will continue and will include regular updates and annual metrics and outcomes report outs.

The Chamber shall meet with the City Manager, or designee, sixty (60) days prior to the end of Years 1 and 2 of this Agreement in order to evaluate the Chamber's performance and the success of the programs offered. If the City, in its sole discretion, determines that the services have not been successful at providing enhanced programming the City may terminate this Agreement. Any subsequent changes to the Scope of Work, as defined in Exhibit A, shall require separate written authorization.

EXHIBIT B

COMPENSATION SCHEDULE

Regular invoices, no more frequently than monthly, will be submitted to the City of Rancho Cordova, Economic Development Department. Invoices will include hours and accomplishment by Task.

All work completed by staff of the Rancho Cordova Area Chamber of Commerce will be billed at a rate of \$175 per hour. For work that will involve subcontractors, the Chamber will submit proof of paid invoices for reimbursement.

Program	Year One	Year Two	Year Three
New Business Support – <i>Grow & Thrive</i>	\$238,244.83	\$253,815	\$216,130
Existing Business Support – <i>Retain & Train</i>	\$416,217.82	\$86,767	\$140,000
Workforce Development – <i>Promote & Stabilize</i>	\$347,040.86	\$301,165	\$271,790
Path to Prosperity – <i>Prepare & Implement</i>	\$220,051.49	\$199,497	\$87,218
Overall	\$1,221,555	\$841,244 (-31%)	\$715,138 (-15%)

Total compensation paid to Professional under this agreement shall not exceed \$2,777,937

MEMORANDUM



ITEM 9.3.

DATE: May 4, 2026
TO: Honorable Mayor and Council Members
FROM: Rachel Trinh, Development Senior Analyst
SUBJECT: **ANNUAL COMPLIANCE REVIEW OF DEVELOPMENT AGREEMENTS**

RECOMMENDATION

Receive and file.

RESULT OF RECOMMENDED ACTION

There is no recommended action; this is a receive and file for Development Agreement Compliance Review.

BACKGROUND

Following incorporation, the city adopted a Development Agreement entered into by Sacramento County and Elliott Homes in 2003 for the Villages of Zinfandel Special Planning Area, and between 2004 and 2006 entered into a significant amount of Development Agreements with various land owners in the Sunridge Specific Plan Area, and a Development Agreement relative to Capital Village in 2005.

More recently, the city entered into Development Agreements with five (5) of the six (6) the land owners in the Suncreek Specific Plan in 2014, Amended and Restated Development Agreements with the two (2) land owners of Rio Del Oro Specific Plan in 2017, a Development Agreement for Bradshaw Village in 2019, a Development Agreement for The Ranch in 2020, and a Development Agreement for The Preserve Project in 2022.

Many of the Development Agreements ("Agreement(s)") have been amended with First, Second, Third and on occasion a Fourth Amendment. Amendments to Agreements have occurred for many reasons, including but not limited to, reflect change in land use, revised open space standards, changes to impact fees, addition of supplemental fees, memorialize certain infrastructure requirements, and extend the expiration date.

Government Code § 65865.1 requires that the city provide a periodic review of Development Agreements at least every 12 months. The Agreements are reviewed by staff at several stages including prior to recordation of a final map, prior to issuance of the first building permit, periodically to monitor timing of required infrastructure improvements, during due diligence when prospective interested parties request a fee estimate, and when an estoppel is requested by the land owner.

Attached to this staff report is a summary of the compliance status of Development Agreements. Information contained in the status report include the project reference, expiration date, and the status. A status of "In Compliance" means that the project is not out of compliance with the Agreement, although there may still be terms of the Agreement that will need to be met on an ongoing or future basis. A status of "Satisfied" means that residential buildout has occurred and all terms of Agreement has been met, although the term of the Agreement has not expired.

The Agreements have been summarized in the following categories:

- **Active Development Agreements – Active Home Construction.** The projects in this category are actively pulling residential building permits. All these projects are currently in compliance with the terms of their respective Agreement.
- **Active Development Agreements – Active Grading and/or Pending Final Maps.** The projects in this category are either actively grading onsite, and/or are processing tentative or final maps and will be actively grading in the next year. All these projects are currently in compliance with the terms of their respective Agreements. Prior to recordation of the final maps and/or issuance of building permits, certain terms of the Agreement will need to be complied with.
- **Active Development Agreements – No Construction Activity.** The projects in this category have tentative maps, but there is no land owner actively pursuing final maps or construction activity. All these projects are currently in compliance with the terms of their Agreements. Essentially this means they are not out of compliance since no activity has occurred with the projects.
- **Active Development Agreements-Residential Buildout with Active Infrastructure Construction.** All the projects in this category have full buildout of residential construction, all homes have sold. However, these projects still have active construction of infrastructures, including but not limited to roadways, utilities, park improvements, etc.and are in compliance with the terms of the Agreement.
- **Development Agreements with Residential Buildout – Not Expired.** All the projects in this category have full buildout of residential construction, all homes have sold, but the respective Agreements have not reached the expiration date. However, the Agreement does automatically terminate with respect to each single-family lot when fully constructed and transferred to a bona-fide good-faith purchaser. If all terms have been satisfied, staff may reach out to Developer to mutually terminate their respective Agreements to minimize future reporting.
- **Expired Development Agreements.** The projects in this category either have full buildout of residential construction and/or the Development Agreement has recently expired. Previously reported expired Agreements are no longer shown.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact on the general fund relative to this compliance report.

ATTACHMENT(S)

1. Development Agreement Compliance Review

Development Agreement Compliance Review

Project Reference	Expiration Date	Status
Active Development Agreements – Active Home Construction		
Sunridge Lot J – Cresleigh Homes	6/18/2029	In Compliance
Arista Del Sol	10/15/2029	In Compliance
Montelena (Villages 3, 5, 7)	5/3/2031	In Compliance
Montelena (Villages 1, 2, 4, 6, 8, 9, 10)	9/27/2031	In Compliance
The Ranch	2/21/2040	In Compliance
Suncreek – Grantline 220	1/1/2039	In Compliance
Rio Del Oro – Elliott Homes	10/19/2041	In Compliance
The Preserve	5/19/2042	In Compliance
Bradshaw Village	7/3/2034	In Compliance
Active Development Agreements – Active Grading and/or Pending Final Maps		
Suncreek – Shalako	1/1/2039	In Compliance
Douglas 103	5/4/2030	In Compliance
Suncreek – Trevor Gilmartin	1/1/2039	In Compliance
Active Development Agreements – No Construction Activity		
Rio Del Oro – Aerojet/Gencorp	10/19/2041	In Compliance
Suncreek – Sierra Sunrise	1/1/2039	In Compliance
Suncreek – Vrame-Smith-Dunmore	1/1/2039	In Compliance
Active Development Agreements – Residential Buildout with Active Infrastructure Construction		
Grantline 208	4/15/2030	In Compliance
Development Agreements with Residential Buildout – Not Expired		
Sundance/Sunridge Villas	12/6/2027	Satisfied
Douglas 98	10/3/2028	Satisfied
Anatolia IV	12/31/2029	Satisfied
Anatolia I – Anthology	12/31/2028	Satisfied
North Douglas	8/20/2029	Satisfied

MEMORANDUM



ITEM 9.4.

DATE: May 4, 2026
TO: Honorable Mayor and Council Members
FROM: Kim Juran-Karageorgiou, Administrative Services Director
SUBJECT: **TREASURER’S REPORT – MARCH 31, 2026**

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the March 31, 2026, Treasurer’s Report.

RESULT OF RECOMMENDED ACTION

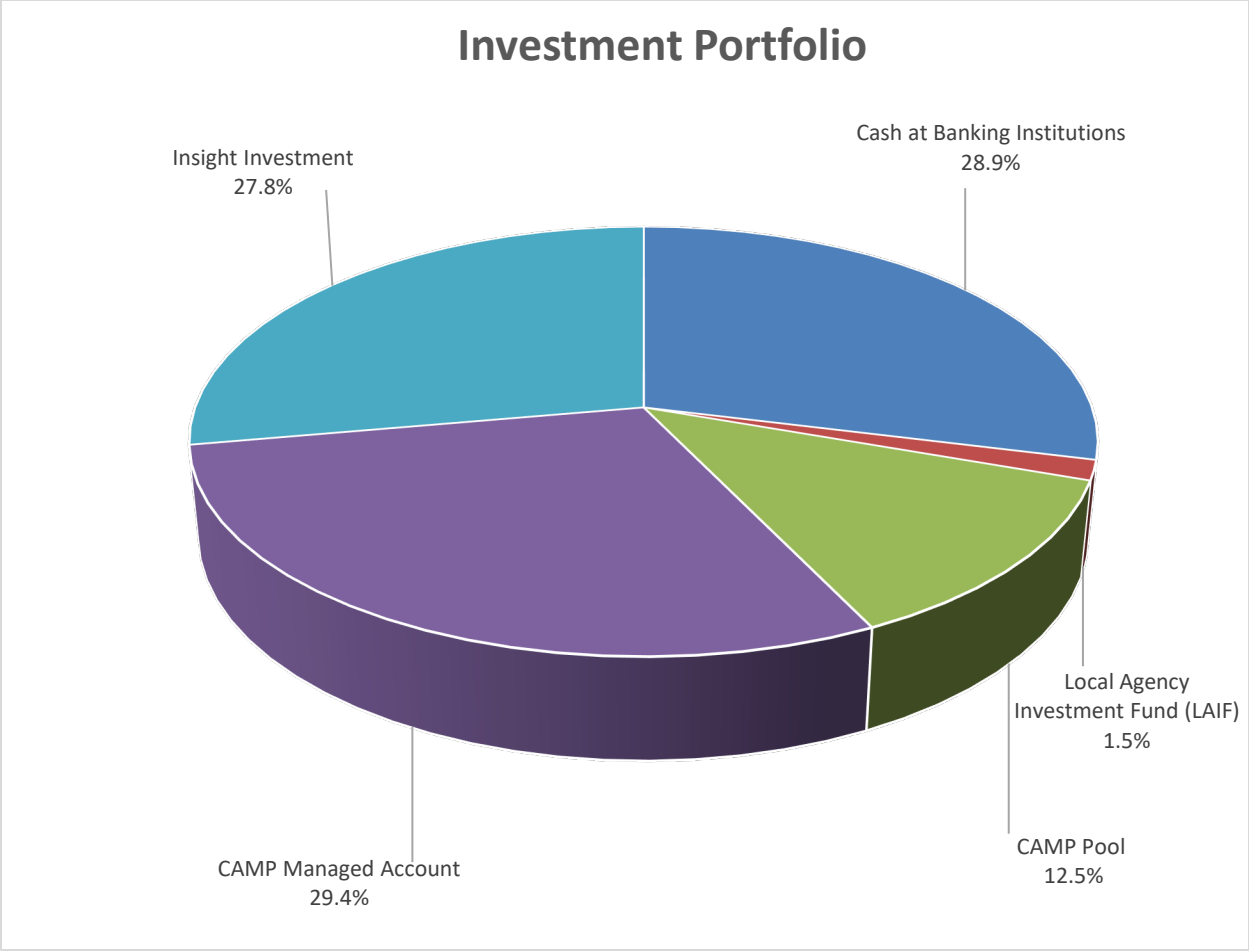
The Treasurer’s Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer’s Report is to update the City Council and the public on the status of the city’s cash balances and investments and highlight material changes from one period to another. The scope of this report covers the first quarter of the 2026 calendar year ending March 31, 2026, and is in compliance with the state’s reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer’s Report for the period ending March 31, 2026. Treasurer’s Reports are provided to the City Council on a quarterly basis.

At December 31, 2025, the value of the city’s total portfolio was \$427.1 million. Since that time, the city’s cash balances increased by \$47.3 million with an ending market value balance of \$474.4 million as of March 31, 2026. The funds are held as follows:

Investment Distribution	Book Value	Market Value
Cash at Banking Institutions	136,980,408	136,980,408
Local Agency Investment Fund (LAIF)	7,083,046	7,083,046
CAMP Pool	59,066,263	59,066,263
CAMP Managed Account	138,125,830	139,474,099
Insight Investment	131,629,852	131,768,423
Total	472,885,399	474,372,239



The first quarter of 2026 began with stable markets and a data-driven Fed, but sentiment shifted in late February due to the conflict in Iran, which disrupted oil flows through the Strait of Hormuz and drove crude prices up over 60%, increasing volatility and pushing interest rates higher. The Fed held rates at 3.50% - 3.75% and maintained expectations for one cut in 2026, though rising energy-driven inflation complicated its outlook. The economy remained resilient with steady employment (4.3% unemployment) and modest job growth, while inflation stayed elevated. Rising Treasury yields weighed on longer-duration bonds, and within fixed income, corporate bonds underperformed while asset-backed and mortgage-backed securities delivered relatively stronger returns.

The city’s cash balance as of March 31, 2026, was allocated by fund type/purpose as follows:

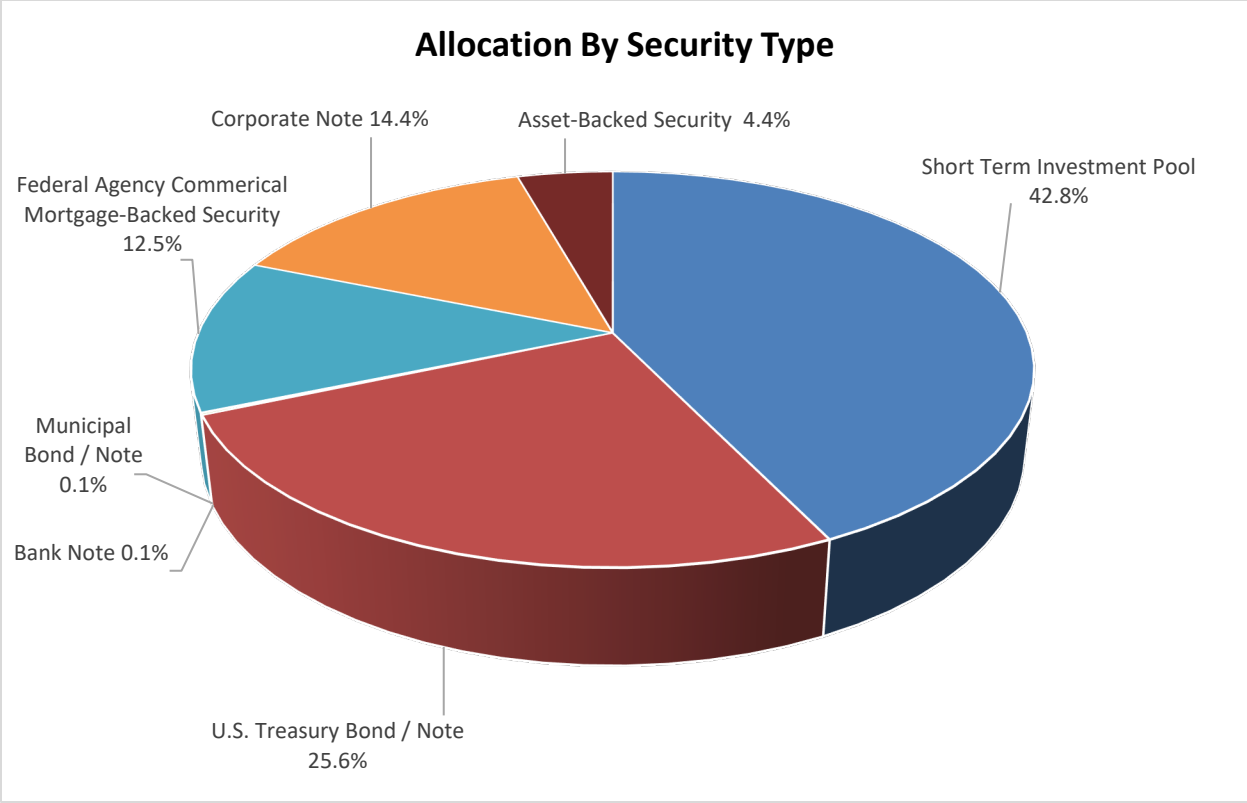
- General Fund: \$46.0 million
- Community Enhancement & Investment Fund (includes Legacy reserves): \$34.3 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): \$47.5 million
- Transportation Funds: \$135.7 million
- Storm Drain Fund: \$23.4 million
- Capital Projects/Grant/Special Revenue Funds: \$126.8 million
- Agency Funds (funds held for other entities): \$59.2 million

The overall portfolio is well diversified with \$269.8 million invested in marketable securities, \$66.1 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another \$137.0 million is on deposit with our banks, which includes \$11.2 million on deposit with one local bank as part of the city's participation in a local banking initiative. Staff, in conjunction with our financial advisors, periodically review the mix of liquid and long-term investments and adjust the portfolio according to the market conditions and our short-term cash needs.

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

The distribution of investments are displayed in the following charts:





ATTACHMENT(S)

1. City of Rancho Cordova Treasurer’s Report for the quarter ended March 31, 2026

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED March 31, 2026**

Security Held	Book Value	Market Value	Average Yield
Wells Fargo Bank	125,777,776	125,777,776	3.6%
5 Star Bank	11,202,631	11,202,631	4.0%
Local Agency Investment Fund (LAIF)	7,083,046	7,083,046	4.0%
CAMP Pool	59,066,263	59,066,263	3.8%
CAMP Managed Account	138,125,830	139,474,099	varies by holding
Insight Investment	131,629,852	131,768,423	varies by holding
Total	472,885,399	474,372,239	

ITEM 9.4.



ATTACHMENT 1

Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
US TREASURY N/B DTD 04/30/2021 0.750% 04/30/2026	91282CBW0	100,000.00	AA+	Aa1	02/10/22	02/14/22	95,277.34	1.92	314.92	99,910.84	99,763.60
US TREASURY N/B DTD 07/01/2024 4.625% 06/30/2026	91282CKY6	3,000,000.00	AA+	Aa1	07/01/25	07/03/25	3,017,460.94	4.02	34,879.14	3,004,420.58	3,006,468.00
US TREASURY N/B DTD 07/01/2024 4.625% 06/30/2026	91282CKY6	9,300,000.00	AA+	Aa1	12/15/25	12/16/25	9,351,949.22	3.57	108,125.35	9,323,917.50	9,320,050.80
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	325,000.00	AA+	Aa1	05/03/22	05/05/22	294,125.00	3.03	336.67	322,586.64	321,650.88
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	07/05/22	07/08/22	755,229.49	2.84	854.63	819,311.16	816,498.38
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	08/01/22	08/04/22	759,515.63	2.74	854.63	819,561.70	816,498.38
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	950,000.00	AA+	Aa1	06/02/22	06/06/22	864,537.11	2.94	984.12	943,178.75	940,210.25
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,300,000.00	AA+	Aa1	08/08/22	08/15/22	1,183,812.50	3.04	1,346.69	1,290,277.53	1,286,603.50
US TREASURY N/B DTD 11/01/2021 1.125% 10/31/2026	91282CDG3	4,000,000.00	AA+	Aa1	12/15/25	12/16/25	3,916,250.00	3.58	18,895.03	3,944,058.69	3,939,124.00
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,150,000.00	AA+	Aa1	10/05/22	10/11/22	1,059,886.72	4.10	8,704.42	1,136,266.16	1,137,561.60
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,800,000.00	AA+	Aa1	01/04/23	01/06/23	1,674,632.81	3.96	13,624.31	1,779,713.47	1,780,531.20
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	3,200,000.00	AA+	Aa1	12/05/22	12/07/22	2,977,625.00	3.92	24,220.99	3,164,766.16	3,165,388.80
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	1,300,000.00	AA+	Aa1	01/31/23	02/03/23	1,251,707.03	3.70	15,011.05	1,287,700.43	1,285,919.70
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	350,000.00	AA+	Aa1	07/03/23	07/07/23	329,957.03	4.30	1,595.30	343,440.48	345,091.95

ITEM 9.4.

ATTACHMENT 1



Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	1,000,000.00	AA+	Aa1	06/02/23	06/06/23	953,671.88	3.97	4,558.01	985,148.11	985,977.00
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,100,000.00	AA+	Aa1	03/02/23	03/06/23	1,959,644.53	4.44	9,571.82	2,057,579.13	2,070,551.70
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,400,000.00	AA+	Aa1	05/01/23	05/05/23	2,318,906.25	3.62	10,939.23	2,374,540.33	2,366,344.80
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	200,000.00	AA+	Aa1	12/01/23	12/05/23	197,351.56	4.24	2,597.53	198,894.06	200,117.20
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	750,000.00	AA+	Aa1	01/02/24	01/05/24	747,128.91	3.98	9,740.73	748,775.00	750,439.50
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	700,000.00	AA+	Aa1	02/02/24	02/06/24	702,925.78	3.89	2,434.78	701,378.11	702,296.70
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	07/01/24	07/03/24	353,140.63	4.49	1,256.91	372,602.93	378,062.40
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	08/01/24	08/05/24	361,218.75	3.96	1,256.91	376,939.93	378,062.40
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	850,000.00	AA+	Aa1	09/04/24	09/06/24	779,576.17	3.59	2,670.93	807,350.13	803,382.60
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	1,200,000.00	AA+	Aa1	06/06/24	06/11/24	1,061,484.38	4.39	3,770.72	1,120,174.46	1,134,187.20
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	1,050,000.00	AA+	Aa1	02/03/25	02/06/25	1,028,425.78	4.33	9,898.14	1,034,421.85	1,047,908.40
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	7,100,000.00	AA+	Aa1	01/02/25	01/07/25	6,943,300.78	4.36	66,930.25	6,989,018.35	7,085,856.80
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	500,000.00	AA+	Aa1	04/01/25	04/04/25	488,007.81	3.87	4,084.94	490,642.69	490,918.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,000,000.00	AA+	Aa1	05/01/25	05/06/25	984,531.25	3.65	8,169.89	987,703.75	981,836.00



ITEM 9.4.



ATTACHMENT 1

Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,650,000.00	AA+	Aa1	08/01/25	08/05/25	1,609,394.53	3.94	13,480.32	1,615,779.66	1,620,029.40
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,900,000.00	AA+	Aa1	03/03/25	03/06/25	1,839,140.63	4.06	15,522.79	1,853,272.32	1,865,488.40
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	2,875,000.00	AA+	Aa1	09/02/25	09/05/25	2,831,987.30	3.67	23,488.43	2,838,037.24	2,822,778.50
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	5,000,000.00	AA+	Aa1	12/16/25	12/17/25	4,940,234.38	3.61	40,849.45	4,944,867.58	4,909,180.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	10,200,000.00	AA+	Aa1	07/01/25	07/03/25	10,013,929.69	3.75	83,332.87	10,046,589.70	10,014,727.20
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	700,000.00	AA+	Aa1	12/16/25	12/17/25	716,187.50	3.64	4,930.94	715,134.21	708,859.20
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	1,200,000.00	AA+	Aa1	10/01/25	10/06/25	1,227,375.00	3.67	8,453.04	1,224,518.20	1,215,187.20
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	1,200,000.00	AA+	Aa1	03/02/26	03/06/26	1,229,812.50	3.56	8,453.04	1,229,299.94	1,215,187.20
Security Type Sub-Total		72,800,000.00					70,819,341.81	3.80	566,138.92	71,991,777.77	72,008,738.84
Municipal Bond / Note											
CA ST DTD 03/15/2023 4.846% 03/01/2027	13063D3N6	240,000.00	AA-	Aa2	03/09/23	03/15/23	240,000.00	4.85	969.20	240,000.00	242,253.36
Security Type Sub-Total		240,000.00					240,000.00	4.85	969.20	240,000.00	242,253.36
Federal Agency Commercial Mortgage-Backed											
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	650,000.00	AA+	Aa1	04/06/23	04/12/23	622,628.91	3.98	1,437.04	646,750.67	645,979.10
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	424,563.47	AA+	Aa1	05/19/23	05/24/23	411,494.87	4.29	1,184.18	422,138.37	422,292.48

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Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	650,000.00	AA+	Aa1	08/16/23	08/18/23	613,132.81	4.94	1,746.33	639,937.56	645,201.05
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	650,000.00	AA+	Aa1	06/08/23	06/13/23	622,857.42	4.42	1,756.63	642,512.39	644,738.25
FHMS KJ48 A1 DTD 12/01/2023 4.858% 05/01/2028	3137HBC69	376,129.61	AA+	Aa1	12/06/23	12/14/23	376,126.60	4.86	1,522.70	376,128.07	379,887.90
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	511,013.87	AA+	Aa1	07/19/23	07/27/23	511,001.12	4.78	2,034.26	511,008.07	513,960.89
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	650,000.00	AA+	Aa1	07/13/23	07/20/23	656,492.20	4.59	2,610.29	652,940.69	657,258.55
FNA 2023-M6 A2 DTD 07/01/2023 4.184% 07/01/2028	3136BODE6	595,729.54	AA+	Aa1	07/18/23	07/31/23	585,630.06	4.58	2,077.18	591,034.46	595,182.06
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74	650,000.00	AA+	Aa1	10/11/23	10/19/23	635,741.60	5.25	2,567.50	642,466.66	656,986.85
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	950,000.00	AA+	Aa1	09/07/23	09/14/23	935,946.65	4.99	3,681.25	942,725.30	959,571.25
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	490,000.00	AA+	Aa1	10/25/23	10/31/23	474,377.33	5.60	1,980.42	481,394.37	497,324.03
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	650,000.00	AA+	Aa1	09/20/23	09/28/23	642,230.55	5.07	2,600.00	645,814.46	658,336.25
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	235,000.00	AA+	Aa1	11/14/23	11/21/23	234,320.62	5.14	992.68	234,623.81	239,741.36
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	360,000.00	AA+	Aa1	11/28/23	12/07/23	358,965.72	4.93	1,458.00	359,423.88	365,607.36
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	375,000.00	AA+	Aa1	02/01/24	02/08/24	378,749.63	4.34	1,428.75	377,203.71	378,254.25
FHMS K520 A2 DTD 04/01/2024 5.180% 03/01/2029	3137HCKV3	370,000.00	AA+	Aa1	04/23/24	04/30/24	371,501.83	5.09	1,597.17	370,975.06	379,302.54



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Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Mortgage-Backed											
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	520,000.00	AA+	Aa1	07/16/24	07/25/24	523,193.32	4.58	2,045.33	522,198.90	528,340.28
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	585,000.00	AA+	Aa1	08/07/24	08/15/24	590,472.09	4.33	2,214.71	588,804.81	590,885.69
FHMS K539 A2 DTD 04/01/2025 4.410% 01/01/2030	3137HKXJ8	315,000.00	AA+	Aa1	04/15/25	04/24/25	314,988.98	4.41	1,157.63	314,991.13	316,871.73
FHMS K551 A2 DTD 12/01/2025 4.165% 11/01/2030	3137HNWV6	765,000.00	AA+	Aa1	11/25/25	12/05/25	771,751.12	3.97	2,655.19	771,354.94	761,097.74
FHMS K552 A2 DTD 12/01/2025 4.092% 11/01/2030	3137HPEX7	780,000.00	AA+	Aa1	12/16/25	12/23/25	779,971.92	4.09	2,659.80	779,973.53	773,563.44

Security Type Sub-Total		11,552,436.48					11,411,575.35	4.65	41,407.04	11,514,400.84	11,610,383.05
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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
UNITEDHEALTH GROUP INC (CALLABLE) DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	475,000.00	A+	A2	05/17/21	05/19/21	474,173.50	1.19	2,063.61	474,979.75	473,204.98
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 05/28/2021 1.200% 05/28/2026	04636NAA1	450,000.00	A+	A1	07/16/21	07/20/21	450,540.00	1.17	1,845.00	450,017.61	447,938.10
AMERICAN EXPRESS CO (CALLABLE) DTD 11/04/2021 1.650% 11/04/2026	025816CM9	450,000.00	A-	A2	11/19/21	11/23/21	449,316.00	1.68	3,031.88	449,918.20	443,546.55
CATERPILLAR FINL SERVICE DTD 01/10/2022 1.700% 01/08/2027	14913R2U0	450,000.00	A	A2	01/11/22	01/13/22	447,727.50	1.81	1,763.75	449,649.31	442,088.10
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	80,000.00	A	A2	01/19/22	01/24/22	79,864.00	1.99	329.33	79,978.43	78,744.80
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	900,000.00	A	Aa3	01/26/22	01/28/22	898,002.00	2.10	3,331.25	899,672.18	885,228.30
BERKSHIRE HATHAWAY FIN (CALLABLE) DTD 03/15/2022 2.300% 03/15/2027	084664CZ2	900,000.00	AA	Aa2	03/15/22	03/17/22	883,116.00	2.70	920.00	896,769.69	886,052.70
NATIONAL AUSTRALIA BK/NY DTD 06/09/2022 3.905% 06/09/2027	63254ABE7	400,000.00	AA-	Aa2	06/09/22	06/13/22	396,424.00	4.10	4,859.56	399,147.81	399,146.80



Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
TEXAS INSTRUMENTS INC (CALLABLE) DTD 11/18/2022 4.600% 02/15/2028	882508BV5	100,000.00	A+	Aa3	05/11/23	05/18/23	102,404.00	4.04	587.78	100,923.18	100,752.80
LOCKHEED MARTIN CORP (CALLABLE) DTD 05/25/2023 4.450% 05/15/2028	539830BZ1	70,000.00	A-	A2	05/23/23	05/25/23	69,874.00	4.49	1,176.78	69,946.22	70,416.78
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	110,000.00	A	A2	06/05/25	06/10/25	109,998.90	4.35	1,408.92	109,999.31	110,511.83
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	450,000.00	A	A1	07/21/23	07/25/23	453,438.00	4.78	4,764.38	451,581.60	458,720.55
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	900,000.00	A+	Aa3	10/02/23	10/04/23	895,536.00	5.92	290.15	897,605.47	934,553.70
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	205,000.00	A+	A1	01/03/24	01/05/24	204,729.40	4.68	2,277.21	204,843.03	207,069.68
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	270,000.00	A+	A1	01/02/24	01/05/24	269,630.10	4.68	2,999.25	269,785.65	272,725.92
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 02/08/2024 4.600% 02/08/2029	009158BH8	430,000.00	A	A2	02/06/24	02/08/24	429,428.10	4.63	2,912.06	429,657.94	434,193.79
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	525,000.00	AA-	A1	02/21/24	02/26/24	524,816.25	4.86	2,475.52	524,888.99	534,614.33
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	60,000.00	AA-	Aa3	03/05/24	03/14/24	59,891.40	4.74	133.17	59,932.96	60,932.64
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	915,000.00	AA-	Aa3	03/06/24	03/14/24	915,448.35	4.69	2,030.79	915,279.50	929,222.76
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,400,000.00	A+	A2	03/11/26	03/13/26	1,399,692.00	4.66	3,255.00	1,399,697.94	1,402,899.40
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	230,000.00	A+	A1	04/02/24	04/04/24	229,696.40	4.83	5,428.00	229,808.94	233,748.08
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	270,000.00	A+	A1	04/01/24	04/04/24	269,597.70	4.83	6,372.00	269,746.57	274,399.92



ITEM 9.4.



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Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Corporate Note											
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	195,000.00	BBB+	A1	04/16/25	04/23/25	195,156.00	4.95	4,253.49	195,109.88	196,690.84
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	505,000.00	BBB+	A1	04/15/25	04/23/25	505,000.00	4.97	11,015.45	505,000.00	509,378.85
BANK OF AMERICA CORP (CALLABLE) DTD 05/09/2025 4.623% 05/09/2029	06051GMT3	800,000.00	A-	A1	05/06/25	05/09/25	800,000.00	4.62	14,588.13	800,000.00	803,478.40
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	205,000.00	A-	A2	09/09/24	09/16/24	212,941.70	4.24	3,108.60	210,486.83	209,380.85
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	320,000.00	A-	A2	09/09/24	09/16/24	332,563.20	4.23	4,852.44	328,679.72	326,838.40
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	165,000.00	A	A2	06/17/24	06/25/24	163,935.75	4.90	2,090.00	164,283.07	167,535.89
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	335,000.00	A	A2	06/18/24	06/25/24	333,160.85	4.88	4,243.33	333,761.77	340,148.62
AMERICAN HONDA FINANCE DTD 09/05/2024 4.400% 09/05/2029	02665WFQ9	500,000.00	BBB+	A3	09/03/24	09/05/24	499,400.00	4.43	1,588.89	499,575.07	495,486.50
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 10/21/2025 4.153% 10/21/2029	38141GD27	2,200,000.00	BBB+	A2	10/14/25	10/21/25	2,200,000.00	4.15	40,607.11	2,200,000.00	2,179,471.80
MORGAN STANLEY (CALLABLE) DTD 01/20/2026 4.238% 01/09/2030	61748UAR3	520,000.00	A-	A1	01/15/26	01/20/26	520,000.00	4.24	4,346.30	520,000.00	514,752.68
WELLS FARGO & COMPANY (CALLABLE) DTD 01/23/2026 4.182% 01/23/2030	95000U4D2	485,000.00	BBB+	A1	01/15/26	01/23/26	485,000.00	4.18	3,831.18	485,000.00	480,702.90
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	745,000.00	A+	Aa3	01/29/26	02/02/26	745,000.00	4.21	5,143.96	745,000.00	737,456.13
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.834% 04/24/2030	857477DB6	340,000.00	A	Aa3	04/22/25	04/24/25	340,000.00	4.83	7,167.75	340,000.00	345,349.22
PACCAR FINANCIAL CORP DTD 05/08/2025 4.550% 05/08/2030	69371RT71	700,000.00	A+	A1	05/05/25	05/08/25	698,915.00	4.59	12,651.53	699,093.30	704,695.60

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Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.500% 06/15/2030	032654BE4	700,000.00	A-	A2	06/12/25	06/16/25	699,384.00	4.52	9,275.00	699,474.68	702,207.80
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	80,000.00	A	A2	09/08/25	09/15/25	79,712.80	4.03	140.44	79,741.69	78,958.32
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	295,000.00	A	A2	09/09/25	09/15/25	293,625.30	4.05	517.89	293,762.10	291,158.81
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	2,050,000.00	AA-	Aa3	11/03/25	11/05/25	2,043,850.00	4.17	34,086.94	2,044,311.31	2,027,165.05
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	505,000.00	A+	Aa2	11/03/25	11/06/25	503,060.80	4.21	8,390.36	503,204.27	500,044.94
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	1,795,000.00	A+	Aa2	11/04/25	11/06/25	1,791,553.60	4.17	29,823.18	1,791,808.95	1,777,387.46
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	220,000.00	A	A2	11/19/25	11/21/25	220,138.60	4.19	3,336.67	220,129.73	218,471.66
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	980,000.00	A	A2	11/18/25	11/21/25	979,225.80	4.22	14,863.33	979,278.53	973,191.94
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	460,000.00	A+	A2	11/12/25	11/19/25	459,774.60	4.16	6,999.67	459,790.71	455,869.66
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	1,840,000.00	A+	A2	11/13/25	11/19/25	1,837,773.60	4.18	27,998.67	1,837,927.17	1,823,478.64
AMAZON.COM INC (CALLABLE) DTD 11/20/2025 4.100% 11/20/2030	023135CT1	2,300,000.00	AA	A1	11/17/25	11/20/25	2,297,539.00	4.12	34,314.72	2,297,702.22	2,273,048.60
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	580,000.00	NR	A2	12/01/25	12/10/25	579,454.80	4.32	7,689.83	579,485.42	573,314.92
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	625,000.00	NR	A2	12/02/25	12/10/25	625,250.00	4.29	8,286.46	625,238.10	617,796.25
TOYOTA MOTOR CREDIT CORP DTD 01/12/2026 4.200% 01/10/2031	89236TPH2	1,360,000.00	A+	A1	01/07/26	01/12/26	1,359,578.40	4.21	12,534.67	1,359,597.95	1,341,261.92



ITEM 9.4.



ATTACHMENT 1

Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	885,000.00	A+	Aa3	01/06/26	01/13/26	885,000.00	4.25	8,145.54	885,000.00	876,834.99
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	1,215,000.00	A+	Aa3	01/07/26	01/13/26	1,217,223.45	4.21	11,182.86	1,217,135.01	1,203,790.41
JOHN DEERE CAPITAL CORP DTD 03/10/2026 4.200% 03/10/2031	24422EYL7	405,000.00	A	A1	03/05/26	03/10/26	404,910.90	4.20	992.25	404,912.29	401,157.36
Security Type Sub-Total		34,350,000.00					34,321,471.75	4.13	392,322.03	34,338,320.05	34,227,217.92
Bank Note											
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	275,000.00	A+	Aa3	07/17/24	07/19/24	275,000.00	4.97	2,922.15	275,000.00	276,631.03
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	400,000.00	A+	Aa3	07/18/24	07/19/24	400,400.00	4.94	4,250.40	400,179.60	402,372.40
Security Type Sub-Total		675,000.00					675,400.00	4.95	7,172.55	675,179.60	679,003.43
Asset Backed Security											
FORDO 2023-A A3 DTD 03/31/2023 4.650% 02/15/2028	344928AD8	40,321.04	AAA	NR	03/28/23	03/31/23	40,316.83	4.65	83.33	40,319.42	40,386.76
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	146,461.18	AAA	NR	08/15/23	08/22/23	146,430.97	5.42	286.13	146,448.52	147,212.23
BACCT 2023-A1 A1 DTD 06/16/2023 4.790% 05/15/2028	05522RDG0	205,000.00	AAA	NR	06/08/23	06/16/23	204,953.59	4.79	436.42	204,979.96	205,185.53
AMXCA 2023-1 A DTD 06/14/2023 4.870% 05/15/2028	02582JJZ4	225,000.00	AAA	NR	06/07/23	06/14/23	224,980.04	4.87	487.00	224,991.39	225,223.88
DCENT 2023-A2 A DTD 06/28/2023 4.930% 06/15/2028	254683CZ6	420,000.00	AAA	Aaa	06/21/23	06/28/23	419,943.26	4.93	920.27	419,974.79	420,867.72
HAROT 2023-4 A3 DTD 11/08/2023 5.670% 06/21/2028	438123AC5	60,913.87	NR	Aaa	11/01/23	11/08/23	60,903.14	5.67	95.94	60,908.41	61,443.27

ITEM 9.4.

ATTACHMENT 1



Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	191,178.16	AAA	Aaa	08/15/23	08/23/23	191,166.31	5.53	469.87	191,172.51	192,473.97
HAROT 2024-1 A3 DTD 02/21/2024 5.210% 08/15/2028	437918AC9	249,837.06	AAA	Aaa	02/13/24	02/21/24	249,826.19	5.21	578.51	249,831.49	251,508.47
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	495,000.00	AAA	NR	09/12/23	09/19/23	494,977.87	5.23	1,150.60	494,988.62	497,866.55
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	230,000.00	NR	Aaa	12/07/23	12/14/23	229,969.11	4.98	509.07	229,983.07	231,463.72
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	398,929.10	NR	Aaa	05/14/24	05/22/24	398,891.84	5.28	936.15	398,906.02	401,562.83
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	565,000.00	AAA	NR	01/24/24	01/31/24	564,913.95	4.60	1,155.11	564,949.81	567,560.02
WFCIT 2024-A1 A DTD 03/01/2024 4.940% 02/15/2029	92970OAA3	650,000.00	AAA	Aaa	02/21/24	03/01/24	649,823.59	4.95	1,427.11	649,894.04	655,276.05
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237OAD2	273,286.88	AAA	NR	07/23/24	07/30/24	273,286.71	4.88	592.73	273,286.88	275,048.21
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	414,569.32	NR	Aaa	08/09/24	08/21/24	414,504.19	4.57	526.27	414,525.62	416,048.50
AMXCA 2024-1 A DTD 04/23/2024 5.230% 04/16/2029	02582JKH2	580,000.00	AAA	NR	04/16/24	04/23/24	579,881.10	5.23	1,348.18	579,881.10	587,632.80
BACCT 2024-A1 A DTD 06/13/2024 4.930% 05/15/2029	05522RDJ4	535,000.00	AAA	Aaa	06/06/24	06/13/24	534,969.99	4.93	1,172.24	534,981.46	540,534.04
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	170,193.16	AAA	NR	09/24/24	09/27/24	170,175.57	4.14	313.16	170,181.14	170,278.26
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	175,000.00	AAA	Aaa	11/19/24	11/26/24	174,983.51	4.63	247.58	174,988.23	176,170.75
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	410,000.00	NR	Aaa	01/22/25	01/29/25	409,983.56	4.64	845.51	409,988.50	412,650.24



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Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	565,000.00	NR	Aaa	03/18/25	03/25/25	564,980.79	4.50	776.88	564,985.83	568,105.81
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	615,000.00	AAA	NR	09/17/24	09/24/24	614,879.95	3.92	1,071.47	614,914.67	614,287.83
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	200,000.00	NR	Aaa	04/29/25	05/08/25	199,977.66	4.15	368.89	199,982.26	200,130.80
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970OAE5	330,000.00	AAA	Aaa	10/17/24	10/24/24	329,950.96	4.29	629.20	329,964.31	331,350.69
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	555,000.00	AAA	NR	03/04/25	03/12/25	554,918.14	4.32	1,065.60	554,936.36	556,297.59
FORDO 2025-A A3 DTD 03/25/2025 4.450% 10/15/2029	34535KAD0	685,000.00	AAA	Aaa	03/18/25	03/25/25	684,933.42	4.45	1,354.78	684,948.50	688,055.79
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	355,000.00	AAA	NR	04/24/25	04/30/25	354,979.66	4.34	684.76	354,984.56	356,328.06
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	670,000.00	NR	Aaa	05/20/25	05/27/25	669,871.36	4.49	1,337.02	669,894.84	674,242.44
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	855,000.00	AAA	NR	02/04/25	02/11/25	854,810.10	4.57	1,732.80	854,851.40	861,840.86
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	630,000.00	AAA	Aaa	08/05/25	08/12/25	629,986.83	4.04	707.00	629,988.68	628,226.55
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	245,000.00	AAA	NR	10/07/25	10/16/25	244,965.01	3.96	431.20	244,968.65	244,739.08
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	490,000.00	AAA	Aaa	07/22/25	07/30/25	489,948.35	4.11	895.07	489,955.35	490,507.64
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869OAD1	425,000.00	NR	Aaa	11/18/25	11/25/25	424,928.69	3.92	509.06	424,934.49	422,815.92
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	715,000.00	NR	Aaa	03/25/25	03/31/25	714,969.26	4.51	985.31	714,976.65	718,194.62

ITEM 9.4.

ATTACHMENT 1



Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	575,000.00	AAA	NR	09/09/25	09/17/25	574,906.16	3.88	991.56	574,918.45	571,991.02
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	155,000.00	AAA	Aaa	05/06/25	05/14/25	154,977.18	4.28	276.42	154,981.05	155,287.53
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	435,000.00	AAA	NR	06/05/25	06/12/25	434,998.35	4.31	833.27	435,000.00	436,635.17
WFCIT 2025-A1 A DTD 06/10/2025 4.340% 05/15/2030	92970QAJ4	840,000.00	AAA	NR	06/03/25	06/10/25	839,986.06	4.34	1,620.27	839,990.50	844,362.96
FORDO 2025-C A3 DTD 11/25/2025 3.900% 06/15/2030	34535LAD8	465,000.00	AAA	NR	11/18/25	11/25/25	464,927.46	3.90	806.00	464,933.37	463,019.10
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	625,000.00	AAA	NR	10/15/25	10/23/25	624,928.13	3.84	1,066.67	624,934.49	620,478.13
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	950,000.00	AAA	Aaa	06/18/25	06/26/25	949,742.27	4.31	11,347.22	949,778.50	952,806.30
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	275,000.00	AAA	NR	10/28/25	11/05/25	274,941.76	3.85	470.56	274,946.81	273,593.65
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	725,000.00	AAA	NR	09/09/25	09/16/25	724,862.54	3.82	1,230.89	724,878.41	720,618.10
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	340,000.00	AAA	Aaa	01/13/26	01/21/26	339,971.03	3.86	583.29	339,972.19	337,749.54
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	530,000.00	AAA	NR	11/05/25	11/12/25	529,955.16	3.99	939.87	529,958.94	528,692.49
FORDO 2026-A A3 DTD 03/24/2026 4.050% 10/15/2030	34532WAD7	570,000.00	AAA	Aaa	03/17/26	03/24/26	569,891.07	4.05	448.88	569,893.82	568,174.29
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	405,000.00	AAA	NR	02/10/26	02/18/26	404,972.66	3.79	682.20	404,974.77	401,576.54
Security Type Sub-Total		20,660,689.76					20,658,041.33	4.42	47,427.32	20,658,628.83	20,706,502.30



ITEM 9.4.



ATTACHMENT 1

Managed Account Detail of Securities Held

For the Month Ending March 31, 2026

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Managed Account Sub-Total		140,278,126.25					138,125,830.24	4.05	1,055,437.06	139,418,307.09	139,474,098.90
Joint Powers Authority											
CAMP Pool		59,066,262.86	AAAm	NR			59,066,262.86		0.00	59,066,262.86	59,066,262.86
Liquid Sub-Total		59,066,262.86					59,066,262.86		0.00	59,066,262.86	59,066,262.86
Securities Sub-Total		\$199,344,389.11					\$197,192,093.10	4.05%	\$1,055,437.06	\$198,484,569.95	\$198,540,361.76
Accrued Interest											\$1,055,437.06
Total Investments											\$199,595,798.82

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Cash and Cash Equivalents										
	Cash and Cash Equivalents	0.000		33,250.76	33,250.76	33,250.76	33,250.76	0.00	0.00	0.03
Total Cash and Cash Equivalents				33,250.76	33,250.76	33,250.76	33,250.76	0.00	0.00	0.03
Corporate Bonds										
06051GFX2	BANK OF AMERICA CORP 3.5% 19APR2026	3.500	04/19/2026	800,000.00	768,064.00	799,384.60	799,616.62	232.02	12,600.00	0.59
023135BX3	AMAZON.COM INC 1% 12MAY2026 (CALLABLE 12APR26)	1.000	05/12/2026 04/12/2026	1,000,000.00	902,520.00	996,070.86	996,453.49	382.63	3,861.11	0.69
46625HRS1	JPMORGAN CHASE & CO 3.2% 15JUN2026 (CALLABLE 17APR26)	3.200	06/15/2026	1,000,000.00	949,700.00	997,199.33	998,467.10	1,267.77	9,422.22	0.73
693475AX3	PNC FINANCIAL SERVICES 2.6% 23JUL2026 (CALLABLE 23MAY26)	2.600	07/23/2026 05/24/2026	800,000.00	741,568.00	793,886.28	795,796.77	1,910.49	3,928.89	0.57
037833DN7	APPLE INC 2.05% 11SEP2026 (CALLABLE 11JUL26)	2.050	09/11/2026 07/11/2026	650,000.00	609,082.50	642,194.65	645,153.04	2,958.39	740.28	0.47
48125LRU8	JP MORGAN CHASE BANK NA 5.11% 08DEC2026 (CALLABLE 08NOV26)	5.110	12/08/2026 11/08/2026	1,500,000.00	1,518,600.00	1,508,309.02	1,508,402.25	93.23	24,059.58	1.16
89236TDR3	TOYOTA MOTOR CREDIT CORP 3.2% 11JAN2027	3.200	01/11/2027	1,100,000.00	1,031,052.00	1,084,119.35	1,091,636.88	7,517.53	7,822.22	0.79
24422EWD7	JOHN DEERE CAPITAL CORP 2.35% 08MAR2027	2.350	03/08/2027	600,000.00	553,404.00	588,229.11	590,383.93	2,154.82	900.83	0.42
191216CR9	COCA-COLA CO/THE 3.375% 25MAR2027	3.375	03/25/2027 01/25/2027	1,000,000.00	978,430.00	990,416.33	994,328.34	3,912.01	562.50	0.75
437076CA8	HOME DEPOT INC 2.5% 15APR2027 (CALLABLE 15FEB27)	2.500	04/15/2027 02/15/2027	1,500,000.00	1,398,930.00	1,472,455.49	1,476,403.73	3,948.24	17,291.67	1.07

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
91159HHR4	US BANCORP 3.15% 27APR2027 (CALLABLE 27MAR27)	3.150	04/27/2027 03/27/2027	850,000.00	789,072.00	832,585.57	840,468.99	7,883.42	11,453.75	0.61
025816DG1	AMERICAN EXPRESS CO 5.389% 28JUL2027 (CALLABLE 28JUL26)	5.389	07/28/2027 07/28/2026	1,000,000.00	1,010,310.00	1,002,164.73	1,002,637.91	473.18	9,430.75	0.77
194162AN3	COLGATE-PALMOLIVE CO 3.1% 15AUG2027 (CALLABLE 15JUL27)	3.100	08/15/2027 07/15/2027	1,567,000.00	1,501,091.98	1,545,192.20	1,549,974.12	4,781.92	6,207.06	1.15
037833DB3	APPLE INC 2.9% 12SEP2027 (CALLABLE 12JUN27)	2.900	09/12/2027 06/12/2027	900,000.00	850,563.00	884,882.18	886,997.62	2,115.44	1,377.50	0.65
06051GGA1	BANK OF AMERICA CORP 3.248% 21OCT2027 (CALLABLE 21OCT26)	3.248	10/21/2027 10/21/2026	1,000,000.00	963,420.00	979,560.38	986,514.36	6,953.98	14,435.56	0.74
89236TKL8	TOYOTA MOTOR CREDIT CORP 5.45% 10NOV2027	5.450	11/10/2027	500,000.00	512,655.00	504,666.18	509,780.31	5,114.13	10,672.92	0.39
14913UAS9	CATERPILLAR FINL SERVICE 4.6% 15NOV2027	4.600	11/15/2027	1,000,000.00	999,440.00	999,681.63	1,008,561.36	8,879.73	17,377.78	0.77
02665WED9	AMERICAN HONDA FINANCE 4.7% 12JAN2028	4.700	01/12/2028	600,000.00	611,328.00	604,321.20	601,073.30	(3,247.90)	6,188.33	0.47
02665WEM9	AMERICAN HONDA FINANCE 5.125% 07JUL2028	5.125	07/07/2028	700,000.00	713,811.00	706,965.18	707,453.96	488.78	8,370.83	0.55
931142ES8	WALMART INC 1.5% 22SEP2028 (CALLABLE 22JUL28)	1.500	09/22/2028 07/22/2028	1,000,000.00	901,490.00	935,246.19	943,774.70	8,528.51	375.00	0.69
17325FBB3	CITIBANK NA 5.803% 29SEP2028 (CALLABLE 29AUG28)	5.803	09/29/2028 08/29/2028	1,000,000.00	1,033,740.00	1,017,652.05	1,038,393.16	20,741.11	322.39	0.79
532457DB1	ELI LILLY & CO 4% 15OCT2028 (CALLABLE 15SEP28)	4.000	10/15/2028 09/15/2028	1,700,000.00	1,707,650.00	1,706,234.12	1,698,115.69	(8,118.43)	41,744.44	1.31

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
61747YFA8	MORGAN STANLEY 5.123% 01FEB2029 (CALLABLE 01FEB28)	5.123	02/01/2029 02/01/2028	800,000.00	800,040.00	800,018.43	808,749.09	8,730.66	6,830.67	0.61
91159HJK7	US BANCORP 4.653% 01FEB2029 (CALLABLE 01FEB28)	4.653	02/01/2029 02/01/2028	2,000,000.00	2,024,360.00	2,023,336.17	2,009,148.68	(14,187.49)	15,510.00	1.55
17275RBR2	CISCO SYSTEMS INC 4.85% 26FEB2029 (CALLABLE 26JAN29)	4.850	02/26/2029 01/26/2029	1,000,000.00	998,640.00	999,174.37	1,018,312.64	19,138.27	4,715.28	0.77
24422EXT1	JOHN DEERE CAPITAL CORP 4.85% 11JUN2029	4.850	06/11/2029	1,500,000.00	1,536,870.00	1,529,864.44	1,527,530.04	(2,334.40)	22,229.17	1.18
61747YFF7	MORGAN STANLEY 5.449% 20JUL2029 (CALLABLE 20JUL28)	5.449	07/20/2029 07/20/2028	500,000.00	515,760.00	509,330.10	508,914.52	(415.58)	5,373.32	0.40
857449AE2	STATE STREET BANK & TR 4.782% 23NOV2029	4.782	11/23/2029	2,500,000.00	2,551,625.00	2,542,819.73	2,540,279.93	(2,539.80)	42,506.67	1.96
61776NU43	MORGAN STANLEY PVT BANK 4.213% 08FEB2030 (CALLABLE 08FEB29)	4.213	02/08/2030 02/08/2029	1,200,000.00	1,199,940.00	1,199,942.45	1,187,848.98	(12,093.47)	8,285.57	0.92
713448GH5	PEPSICO INC 4.3% 23JUL2030 (CALLABLE 23JUN30)	4.300	07/23/2030 06/23/2030	1,000,000.00	998,570.00	998,761.30	1,002,537.47	3,776.17	8,122.22	0.77
14913UBH2	CATERPILLAR FINL SERVICE 4.15% 08JAN2031	4.150	01/08/2031	2,000,000.00	2,008,740.00	2,008,594.92	1,981,270.86	(27,324.06)	19,136.11	1.54
Total Corporate Bonds				34,267,000.00	33,680,466.48	34,203,258.54	34,254,979.84	51,721.30	341,854.62	25.83
Government Agencies										
3133EPHH1	FEDERAL FARM CREDIT BANK 4% 28APR2026	4.000	04/28/2026	900,000.00	906,378.30	900,167.22	900,111.39	(55.83)	15,300.00	0.70
3130AN4T4	FEDERAL HOME LOAN BANK 0.875% 12JUN2026	0.875	06/12/2026	1,000,000.00	903,900.00	993,545.52	994,360.66	815.14	2,649.31	0.69

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3130AWLZ1	FEDERAL HOME LOAN BANK 4.75% 12JUN2026	4.750	06/12/2026	1,150,000.00	1,146,607.50	1,149,755.01	1,152,112.61	2,357.60	16,539.24	0.88
3133EPNG6	FEDERAL FARM CREDIT BANK 4.375% 23JUN2026	4.375	06/23/2026	1,000,000.00	1,000,360.00	1,000,027.59	1,001,336.76	1,309.17	11,909.72	0.77
3133ENV72	FEDERAL FARM CREDIT BANK 4.5% 27JUL2026	4.500	07/27/2026	1,000,000.00	998,761.20	999,892.40	1,002,346.90	2,454.50	8,000.00	0.77
3130APJH9	FEDERAL HOME LOAN BANK 2% 28OCT2026 (CALLABLE 28APR26) #0006	2.000	10/28/2026 04/28/2026	1,300,000.00	1,178,866.00	1,281,500.83	1,290,015.57	8,514.74	11,050.00	0.90
3133EPK79	FEDERAL FARM CREDIT BANK 4.375% 07DEC2026	4.375	12/07/2026	1,250,000.00	1,245,867.50	1,249,058.37	1,254,794.89	5,736.52	17,317.71	0.96
3133ERK42	FEDERAL FARM CREDIT BANK 4.125% 16DEC2026	4.125	12/16/2026	1,500,000.00	1,494,885.00	1,498,129.37	1,504,292.46	6,163.09	18,046.88	1.15
3133ERS93	FEDERAL FARM CREDIT BANK 4.25% 13JAN2027	4.250	01/13/2027	1,500,000.00	1,498,710.00	1,499,497.15	1,505,395.29	5,898.14	13,812.50	1.15
3133ERGT2	FEDERAL FARM CREDIT BANK 4.5% 11JUN2027	4.500	06/11/2027	1,000,000.00	1,000,520.00	1,000,207.52	1,008,391.31	8,183.79	13,750.00	0.77
3133ETVJ3	FEDERAL FARM CREDIT BANK 3.625% 27AUG2027	3.625	08/27/2027	1,725,000.00	1,725,051.75	1,725,036.75	1,721,110.06	(3,926.69)	5,905.73	1.32
3133ETS81	FEDERAL FARM CREDIT BANK 3.5% 10NOV2027	3.500	11/10/2027	3,000,000.00	2,997,708.00	2,998,073.39	2,984,409.45	(13,663.94)	41,125.00	2.30
3130ATUS4	FEDERAL HOME LOAN BANK 4.25% 10DEC2027	4.250	12/10/2027	1,200,000.00	1,206,438.70	1,202,262.45	1,208,533.18	6,270.73	15,725.00	0.93
3133EN5N6	FEDERAL FARM CREDIT BANK 4% 06JAN2028	4.000	01/06/2028	900,000.00	904,194.00	901,506.15	902,325.18	819.03	8,500.00	0.69

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3130ATS57	FEDERAL HOME LOAN BANK 4.5% 10MAR2028	4.500	03/10/2028	1,000,000.00	1,014,989.00	1,005,825.82	1,012,130.73	6,304.91	2,625.00	0.78
3130AWC24	FEDERAL HOME LOAN BANK 4% 09JUN2028	4.000	06/09/2028	1,000,000.00	999,822.81	999,921.90	1,003,525.66	3,603.76	12,444.44	0.77
3133ETUC9	FEDERAL FARM CREDIT BANK 4.07% 21AUG2028 (CALLABLE 21AUG26)	4.070	08/21/2028 08/21/2026	1,300,000.00	1,303,055.00	1,301,347.24	1,297,615.41	(3,731.83)	5,878.89	1.00
3133EPUN3	FEDERAL FARM CREDIT BANK 4.5% 28AUG2028	4.500	08/28/2028	1,500,000.00	1,505,100.00	1,503,374.09	1,520,094.53	16,720.44	6,187.50	1.15
3130B3W25	FEDERAL HOME LOAN BANK 4.3% 27NOV2028	4.300	11/27/2028	1,500,000.00	1,495,050.00	1,496,618.74	1,517,461.01	20,842.27	22,216.67	1.15
3134HCEN5	FREDDIE MAC 3.7% 08DEC2028 (CALLABLE 08DEC26)	3.700	12/08/2028 12/08/2026	3,000,000.00	2,998,500.00	2,998,648.04	2,980,983.45	(17,664.59)	34,841.67	2.30
3130AVBD3	FEDERAL HOME LOAN BANK 4.5% 09MAR2029	4.500	03/09/2029	1,000,000.00	989,580.00	993,737.36	1,018,341.29	24,603.93	2,750.00	0.76
3133EWKC3	FEDERAL FARM CREDIT BANK 3.875% 27MAR2029	3.875	03/27/2029	1,700,000.00	1,699,755.34	1,699,755.34	1,701,517.76	1,762.42	731.94	1.30
3133ET2L0	FEDERAL FARM CREDIT BANK 3.875% 01JUN2029 (CALLABLE 01DEC26)	3.875	06/01/2029 12/01/2026	1,200,000.00	1,200,000.00	1,200,000.00	1,192,594.19	(7,405.81)	15,500.00	0.92
3130B1BC0	FEDERAL HOME LOAN BANK 4.625% 08JUN2029	4.625	06/08/2029	600,000.00	609,150.00	605,937.93	613,640.15	7,702.22	8,710.42	0.47
3136GAK24	FANNIE MAE 4.15% 11JUL2029 (CALLABLE 11JAN27)	4.150	07/11/2029 01/11/2027	2,800,000.00	2,805,600.00	2,803,091.55	2,797,574.00	(5,517.55)	25,822.22	2.15
3130ATUT2	FEDERAL HOME LOAN BANK 4.5% 14DEC2029	4.500	12/14/2029	1,100,000.00	1,110,120.00	1,107,718.74	1,123,119.15	15,400.41	14,712.50	0.85

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3134HAW33	FREDDIE MAC 4.75% 18DEC2029 (CALLABLE 18JUN26)	4.750	12/18/2029 06/18/2026	1,300,000.00	1,303,575.00	1,300,697.12	1,299,122.79	(1,574.33)	17,667.36	1.00
3130AV5P3	FEDERAL HOME LOAN BANK 4.375% 08MAR2030	4.375	03/08/2030	1,500,000.00	1,514,971.50	1,511,913.35	1,525,548.72	13,635.37	4,010.42	1.16
31358DDR2	FANNIE MAE 0% 15MAY2030	0.000	05/15/2030	2,700,000.00	2,221,808.40	2,289,501.63	2,291,026.09	1,524.46	0.00	1.70
3130AWGS3	FEDERAL HOME LOAN BANK 4.125% 14JUN2030	4.125	06/14/2030	2,500,000.00	2,529,232.50	2,524,808.30	2,519,064.43	(5,743.87)	30,651.04	1.94
3134HBW31	FREDDIE MAC 4% 08OCT2030 (CALLABLE 08APR27)	4.000	10/08/2030 04/08/2027	1,000,000.00	999,950.00	999,954.65	992,291.43	(7,663.22)	19,222.22	0.77
3134HBX48	FREDDIE MAC 4% 09OCT2030 (CALLABLE 09APR27)	4.000	10/09/2030 04/09/2027	3,000,000.00	2,998,377.00	2,998,479.66	2,980,105.02	(18,374.64)	57,333.33	2.30
Total Government Agencies				48,125,000.00	47,506,884.50	47,739,991.18	47,815,291.52	75,300.34	480,936.71	36.43
Government Bonds										
91282CKS9	USA TREASURY 4.875% 31MAY2026	4.875	05/31/2026	975,000.00	983,115.57	975,976.43	976,607.23	630.80	15,800.22	0.75
912828YD6	USA TREASURY 1.375% 31AUG2026	1.375	08/31/2026	1,000,000.00	913,909.60	988,713.08	990,273.44	1,560.36	1,158.29	0.70
91282CLH2	USA TREASURY 3.75% 31AUG2026	3.750	08/31/2026	3,000,000.00	3,002,588.17	3,001,505.67	2,999,526.57	(1,979.10)	9,476.90	2.30
91282CHY0	USA TREASURY 4.625% 15SEP2026	4.625	09/15/2026	1,150,000.00	1,160,380.81	1,154,804.34	1,154,467.03	(337.31)	2,312.50	0.89
91282CCZ2	USA TREASURY 0.875% 30SEP2026	0.875	09/30/2026	1,000,000.00	899,612.73	984,665.38	985,914.06	1,248.68	0.00	0.69

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
91282CDK4	USA TREASURY 1.25% 30NOV2026	1.250	11/30/2026	1,000,000.00	906,487.73	981,876.89	983,642.58	1,765.69	4,155.22	0.70
91282CDQ1	USA TREASURY 1.25% 31DEC2026	1.250	12/31/2026	1,000,000.00	904,104.91	979,541.39	981,617.19	2,075.80	3,107.74	0.69
91282CEC1	USA TREASURY 1.875% 28FEB2027	1.875	02/28/2027	1,000,000.00	922,698.66	980,860.90	983,203.12	2,342.22	1,579.48	0.71
91282CKR1	USA TREASURY 4.5% 15MAY2027	4.500	05/15/2027	3,500,000.00	3,546,496.10	3,536,944.58	3,525,703.13	(11,241.45)	59,171.27	2.72
91282CET4	USA TREASURY 2.625% 31MAY2027	2.625	05/31/2027	1,100,000.00	1,031,253.68	1,078,639.00	1,085,089.84	6,450.84	9,598.56	0.79
91282CEW7	USA TREASURY 3.25% 30JUN2027	3.250	06/30/2027	1,300,000.00	1,255,875.45	1,286,246.89	1,290,960.94	4,714.05	10,504.14	0.96
91282CFB2	USA TREASURY 2.75% 31JUL2027	2.750	07/31/2027	600,000.00	563,791.07	586,860.10	591,585.94	4,725.84	2,689.23	0.43
91282CFH9	USA TREASURY 3.125% 31AUG2027	3.125	08/31/2027	1,000,000.00	970,393.98	984,107.86	990,195.31	6,087.45	2,632.47	0.74
91282CFM8	USA TREASURY 4.125% 30SEP2027	4.125	09/30/2027	1,300,000.00	1,294,723.11	1,297,119.79	1,305,332.03	8,212.24	0.00	0.99
91282CFU0	USA TREASURY 4.125% 31OCT2027	4.125	10/31/2027	850,000.00	843,893.47	847,729.17	853,519.53	5,790.36	14,625.52	0.65
91282CFZ9	USA TREASURY 3.875% 30NOV2027	3.875	11/30/2027	1,000,000.00	987,737.73	992,928.29	1,000,585.94	7,657.65	12,881.18	0.76
91282CGP0	USA TREASURY 4% 29FEB2028	4.000	02/29/2028	1,500,000.00	1,484,594.87	1,490,598.44	1,504,921.88	14,323.44	5,054.35	1.14

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
91282CHA2	USA TREASURY 3.5% 30APR2028	3.500	04/30/2028	1,000,000.00	970,628.35	984,237.08	993,671.88	9,434.80	14,599.45	0.74
91282CND9	USA TREASURY 3.75% 15MAY2028	3.750	05/15/2028	2,250,000.00	2,244,997.77	2,246,194.38	2,246,923.82	729.44	31,698.90	1.72
91282CHX2	USA TREASURY 4.375% 31AUG2028	4.375	08/31/2028	2,100,000.00	2,105,010.94	2,102,679.78	2,126,250.00	23,570.22	7,739.47	1.61
91282CJF9	USA TREASURY 4.875% 31OCT2028	4.875	10/31/2028	1,250,000.00	1,275,297.16	1,264,289.19	1,281,884.76	17,595.57	25,418.68	0.98
91282CJW2	USA TREASURY 4% 31JAN2029	4.000	01/31/2029	2,500,000.00	2,518,270.09	2,514,462.66	2,511,328.13	(3,134.53)	16,298.34	1.93
91282CKP5	USA TREASURY 4.625% 30APR2029	4.625	04/30/2029	3,000,000.00	3,097,978.80	3,089,259.00	3,067,968.75	(21,290.25)	57,876.38	2.38
91282CES6	USA TREASURY 2.75% 31MAY2029	2.750	05/31/2029	940,000.00	901,007.84	914,012.71	909,523.43	(4,489.28)	8,593.00	0.69
91282CFJ5	USA TREASURY 3.125% 31AUG2029	3.125	08/31/2029	1,100,000.00	1,077,359.15	1,084,289.77	1,074,089.84	(10,199.93)	2,895.72	0.83
91282CFL0	USA TREASURY 3.875% 30SEP2029	3.875	09/30/2029	1,200,000.00	1,183,316.52	1,188,079.23	1,200,093.74	12,014.51	0.00	0.91
91282CLR0	USA TREASURY 4.125% 31OCT2029	4.125	10/31/2029	800,000.00	800,690.18	800,503.98	806,562.50	6,058.52	13,765.19	0.61
91282CMG3	USA TREASURY 4.25% 31JAN2030	4.250	01/31/2030	1,250,000.00	1,277,982.70	1,272,585.92	1,265,820.31	(6,765.61)	8,658.49	0.98
91282CGQ8	USA TREASURY 4% 28FEB2030	4.000	02/28/2030	1,430,000.00	1,442,573.15	1,440,532.87	1,435,418.36	(5,114.51)	4,818.48	1.11

ITEM 9.4 SECURITIES HELD

As of March 31, 2026

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
91282CMZ1	USA TREASURY 3.875% 30APR2030	3.875	04/30/2030	1,475,000.00	1,466,189.51	1,467,689.79	1,473,386.72	5,696.93	23,841.42	1.12
91282CHZ7	USA TREASURY 4.625% 30SEP2030	4.625	09/30/2030	1,075,000.00	1,118,045.59	1,114,402.53	1,105,528.32	(8,874.21)	0.00	0.86
91282CJG7	USA TREASURY 4.875% 31OCT2030	4.875	10/31/2030	2,800,000.00	2,942,306.26	2,936,129.63	2,909,046.87	(27,082.76)	56,937.85	2.26
91282CJM4	USA TREASURY 4.375% 30NOV2030	4.375	11/30/2030	3,000,000.00	3,090,361.61	3,084,885.15	3,054,257.82	(30,627.33)	43,629.81	2.37
Total Government Bonds				49,445,000.00	49,183,673.26	49,653,351.87	49,664,901.01	11,549.14	471,518.25	37.72
Grand total				131,870,250.76	130,404,275.00	131,629,852.35	131,768,423.13	138,570.78	1,294,309.58	100.00

MEMORANDUM



ITEM 10.1.

DATE: May 4, 2026
TO: Honorable Mayor and Council Members
FROM: Lindsay Morrow, Senior Environmental Planner
SUBJECT: STEELRIDGE SPECIFIC PLAN AMENDMENT AND TENTATIVE SUBDIVISION MAP AMENDMENT - PROJECT NO. PLND-0625-0132

PROPERTY OWNER: Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin and Barbara A. Gilmartin 2003 Irrevocable Trust	APPLICANT/DEVELOPER: Taylor Morrison, LLC 81 Blue Ravine Rd Ste 220 Folsom, CA 95630
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PROJECT:	The applicant requests approval of a Specific Plan Amendment and the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment. The Specific Plan Amendment would revise the land use designations to reduce CMDR and LDR and increase MDR in the southern portion of the Suncreek Specific Plan Area. The amended large lot map will create 26 large lots to facilitate future property transfers, phasing and development of the project. The amended small lot map would subdivide 240 acres into 853 parcels, change the lot sizes of the single family lots in the southern portion of the plan area and zone the lots for MDR.
FILE:	PLND-0625-0132
LOCATION:	Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan area
APN:	067-0100-017, 025, 026
PLANNER:	Lindsay Morrow, Senior Environmental Planner

RECOMMENDATION

Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits, and

waive the first reading and introduce the Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment subject to the findings contained attachment 1 (Resolution), Conditions of Approval and Project Plans and would allow the Applicant to move forward with a Final Map as well as Improvement Plans with the Public Works Department.

The waiving of the first reading and instruction of the Ordinance for the submitted amendments to the Suncreek Specific Plan would update relevant maps, figures, tables, and text to be consistent with the proposed Steelridge Tentative Subdivision Map. The Ordinance would then return for a second reading on May 18, 2026.

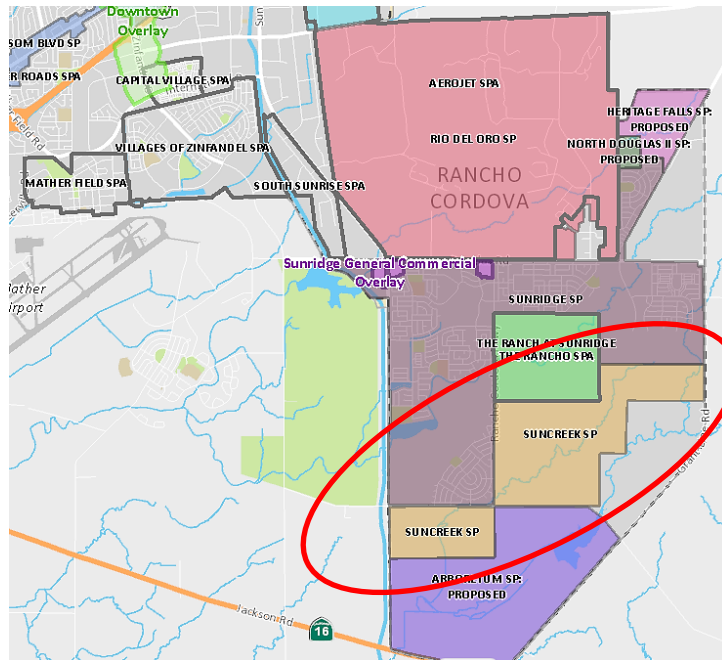
MARCH 25, 2026 PLANNING COMMISSION MEETING

The project was heard before the Planning Commission on March 25, 2026. One public comment was received. The commenter expressed concern about the age of the EIR and requested information on compliance with environmental standards including the approved Mitigation Monitoring and Reporting Program (MMRP). Staff addressed this comment at the hearing, and explained that per CEQA Guidelines Section 15162, preparation of a subsequent or supplemental EIR is only required if new or substantially more severe environmental impacts would occur. This project entails a Specific Plan Amendment and Tentative Map Amendment for the rearrangement of residential land uses in the southern portion of the plan area (from CMDR and LDR to MDR). The total number of residential units would remain the same, and the environmental impacts would be the same as those disclosed in the EIR; therefore, a subsequent or supplemental EIR is not warranted. Staff also provided written responses to the commenter. No other comments or questions were received, and Planning Commission unanimously recommended the project for approval.

BACKGROUND

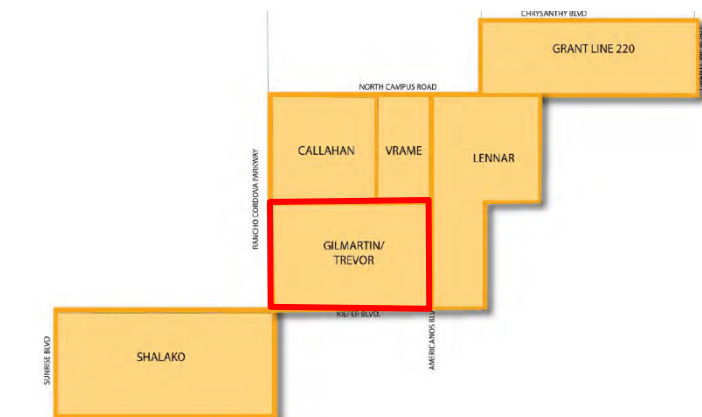
The Suncreek Specific Plan was approved in 2013 and is located west of Grant Line Road and East of Sunrise Boulevard, as shown in **Figure 1**. The Suncreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential uses, employment-generating uses, retail and retail supporting services, and recreational and preserve uses.

Figure 1: Suncreek Specific Plan Area



The Suncreek area is split into different ownership areas as shown in **Figure 2**. The Steelridge property (previously referred to as Trevor Gilmartin and Jaeger Ranch) is outlined in red.

Figure 2: Land Ownership in the Plan Area



Previous amendments to the Suncreek Specific Plan include the following:

2020 Specific Plan Amendment: Several major amendments were made including updating the drainage study, which resulted in a reduced number and size of drainage basins, transferring land use acres and densities, and decreasing the overall unit count by 200.

2021 Specific Plan Amendment: Removed areas that showed a gated, age-restricted community and re-introduce a school site that was previously removed.

2022 Administrative Specific Plan Amendment: Minor amendment that increased the number of dwelling units by 18 units. The total dwelling units for Suncreek is 4,646.

2022 Specific Plan Amendment and Affordable Housing Plan Agreement Amendment: Amendment to subdivide 240 acres into 878 parcels that increased the number of dwelling units by 18 units in the Trevor Gilmartin portion of the Plan Area. The total dwelling units for Suncreek is 4,646. Amendment revised the corresponding tables regarding the increase of 18 lots: required park land, land use table, etc.

ANALYSIS

Specific Plan Amendment

The Specific Plan Amendment would result in a reduction of CMDR and LDR land use designations and an increase in MDR in the southern portion of the Plan Area, as shown below in **Figure 3**. As summarized in **Table 1**, the Amendment would change 19.8 acres of LDR (2.1-6.0 du/ac) and 11.8 acres of CMDR (12.1-18 du/ac) to MDR, consistent with other subdivisions in the surrounding area. The acreages of all other land use types would be unchanged, with the exception of major roads, which would be increased by 0.6 acres to accommodate for slight revisions to the streets and landscape parcels adjacent to the HDR parcels, and the transfer of 0.4 acre from the community park site to the school site to match the requirements for Quimby in lieu fees.

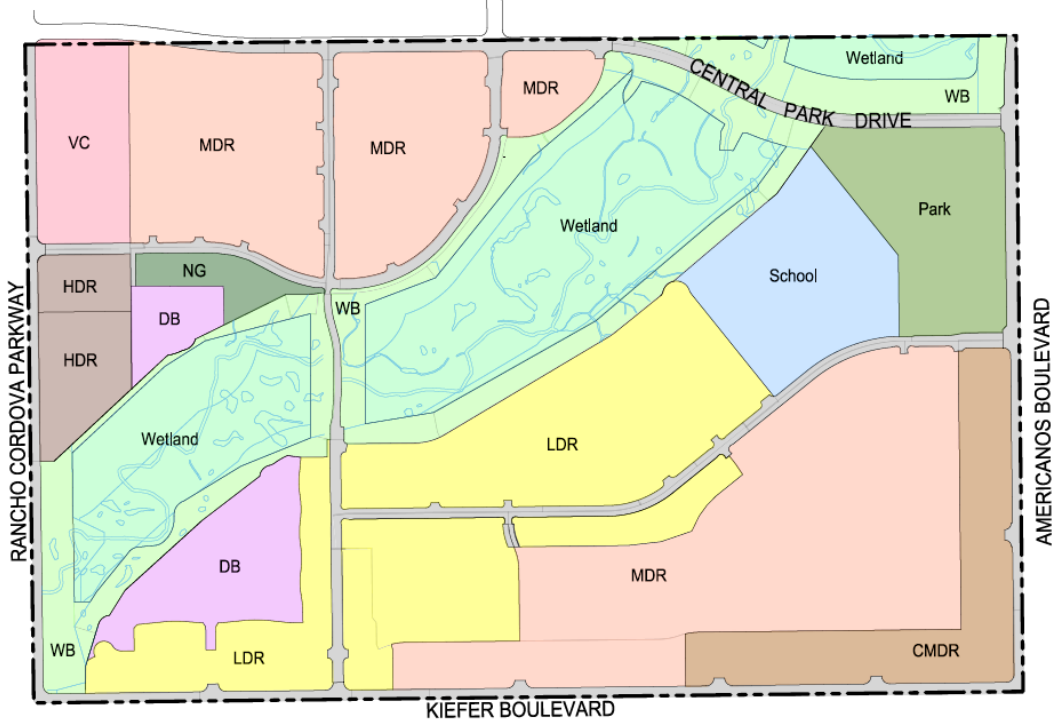
The Specific Plan Amendment does not result in any substantial changes to previously approved roadways, trails, open space or parks, or signage concepts. The total number of proposed dwelling units is consistent with the previously approved (2022) tentative subdivision map, and would remain the same (810 single family units, and 950 total dwelling units) within the Steelridge property.

With the proposed changes in land use designations, the maps, and tables within the Suncreek Specific Plan that refer to the Steelridge (previously Trevor Gilmartin) project area will be revised, as needed. The proposed revisions are provided in redline/strikeout in Attachment 5. Key amendments to the Suncreek Specific Plan document include:

- **Updated Maps throughout**, to reflect re-arrangement of land use designations in the Steelridge project area (per **Figure 3** below).
- **Page I.3-14:** Modifications to Table 3-3 regarding the Land Use Summary to update acreage and density per acre for each land use category to reflect changes within the Steelridge project area.
- **Page I.3-15:** Modifications to Table 3-4 regarding the Land Use by Owner to update acreage, number of dwelling units, etc. for each land use category to reflect changes within the Steelridge project area.
- **Page I.7-4:** Modifications to Section 7.2.1, 7.2.3, and Tables 7-1 and 7-2 updating revised population estimates and required Quimby Park requirements and neighborhood green/park area dedication requirements in the Suncreek Specific Plan Area.

Chapter 23.152 of the Rancho Cordova Municipal Code requires specific findings to approve a Specific Plan Amendment. As shown in Attachment 4 (Ordinance), all applicable findings have been met supporting the Specific Plan Amendment.

Figure 3: Existing and Proposed Specific Plan Land Use Designations
EXISTING AMENDED SPECIFIC PLAN DESIGNATIONS



PROPOSED SPECIFIC PLAN DESIGNATIONS

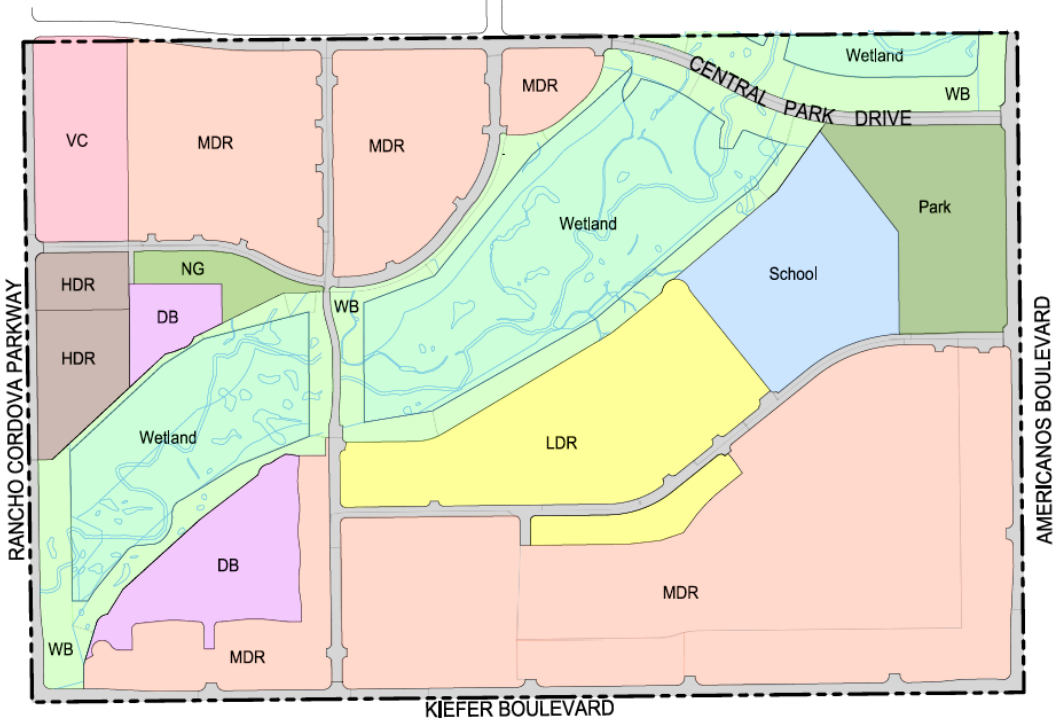


Table 1: Steelridge Land Use Summary

Specific Plan Designation (SCSP)	Land Use	Existing Acreage (net)	Proposed Acreage (net)	Difference
LDR	Single Family Residential (2.1-6.0 DU/AC)	35.8	19.8	-16.0
MDR	Single Family Residential (6.1-12 DU/AC)	61.6	88.8	27.2
CMDR	Single Family Residential (12.1-18 DU/AC)	11.8	0.0	-11.8
HDR	High Density Residential	5.8	5.8	0.0
CS	Community Services (School)	11.0	11.7	0.7
PQP	Public/Quasi-Public	0.0	0.0	0.0
DB	Detention Basin	9.8	9.8	0.0
POS	Parks	10.4	10.0	-0.4
POS	Neighborhood Green	2.3	2.3	0.2
POS	Natural Resources	39.0	39.0	0.0
VC	Village Center	6.8	6.8	0.0
-	Major Roads	23.5	24.1	0.6
Total		240.1	240.1	0

Large Lot Tentative Subdivision Map Amendment

The applicant has proposed a large lot tentative subdivision map for the Steelridge area to create 26 large lots to facilitate future property transfers, phasing, and development of the project. The proposed large lot map is shown in **Figure 4**. Land Use designations are shown in Table 2.

Figure 4: Proposed Steelridge Large Lot Tentative Subdivision Map

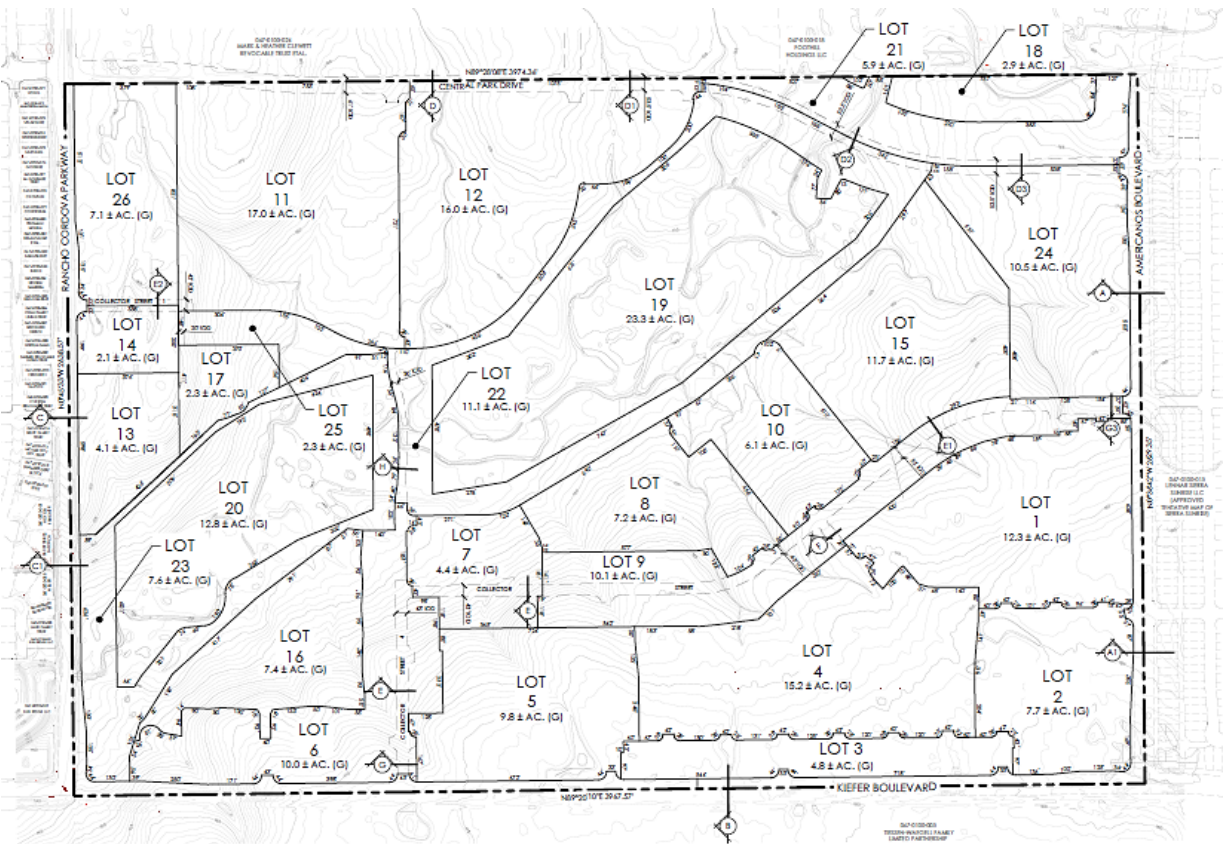


Table 2: Proposed Steelridge Large Lot TSM Land Use Summary

Lot #	Land Use	Acres (Gross)
1	Single Family Residential	12.3
2	Single Family Residential	7.7
3	Single Family Residential	4.8
4	Single Family Residential	15.2
5	Single Family Residential	9.8
6	Single Family Residential	10.0
7	Single Family Residential	4.4
8	Single Family Residential	7.2
9	Single Family Residential	10.1
10	Single Family Residential	6.1
11	Single Family Residential	17.0
12	Single Family Residential	16.0
13	High Density Residential	4.1
14	High Density Residential	2.1
15	School	12.1
16	Water Quality Basin	7.4
17	Water Quality Basin	2.3
18	Wetland Preserve	2.9
19	Wetland Preserve	23.3
20	Wetland Preserve	12.8
21	Wetland Buffer	5.9
22	Wetland Buffer	11.1
23	Wetland Buffer	7.6
24	Community Park	10.8
25	Neighborhood Green	2.3
26	Village Commercial	7.1
ROW	Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd	8.4
Total		240.10 AC

Small Lot Tentative Subdivision Map Amendment

The applicant has proposed a tentative subdivision map for the Steelridge area to subdivide 240 acres into 853 parcels as shown in **Figure 5**. The 853 parcels will include 810 single family residential lots measuring approximately 45'x68', 40'x80', 50'x80', 45'x105', and 50'x105'. Two lots (Lot A and Lot B) are designated for future High-Density Residential (HDR) projects consistent with the approved *Affordable Housing Plan for the Suncreek Specific Plan*.

The tentative subdivision map is similar to what was approved in 2022. The focus of the proposed map amendment was to re-orient the alley-loaded lots along Kiefer Boulevard and Americanos Parkway and replace them with a traditional single-family lot layout to better reflect the needs of the current market and homebuyers. As described above, there would also be some modifications to zoning designations. There would be 109 LDR lots, zoned for RD-6, in the central portion of the plan area. There is a slight increase in the school site (11.3 acres up to 11.7 acres) and slight reduction to the community park (10.4 acres down to 10.0 acres). There are no changes to the other land uses, including 6.2 acres for a future Village Center, a Neighborhood Green totaling 2 acres, a total of 39 acres within three designated Wetland Preserves, 22.3 acres of Wetland Buffers, and two water quality basins that comprise 9.7 acres. There are also various landscape/paseo lots. A summary of land uses is provided in **Table 3**.

Figure 5: Steelridge Small Lot Tentative Subdivision Map

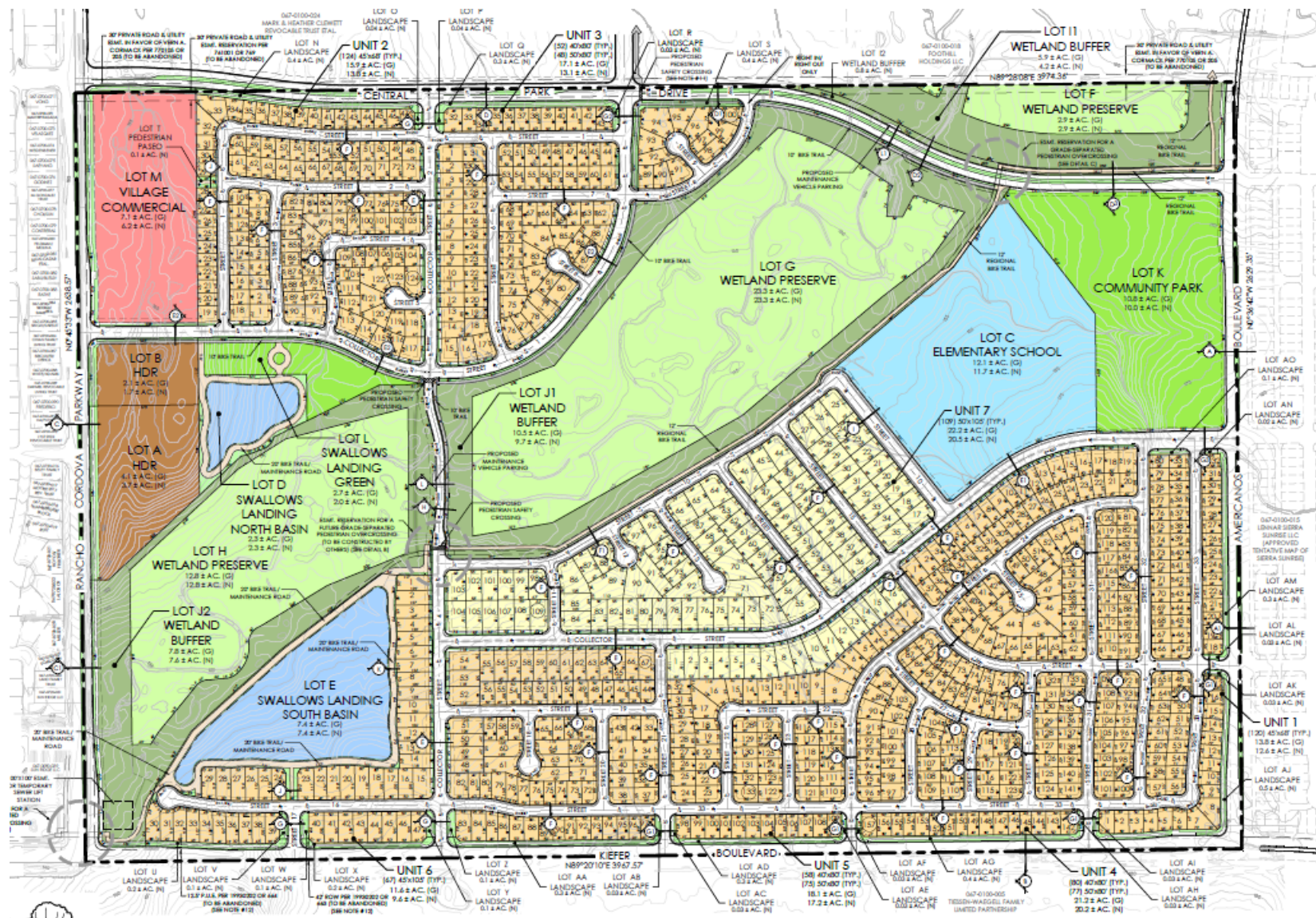


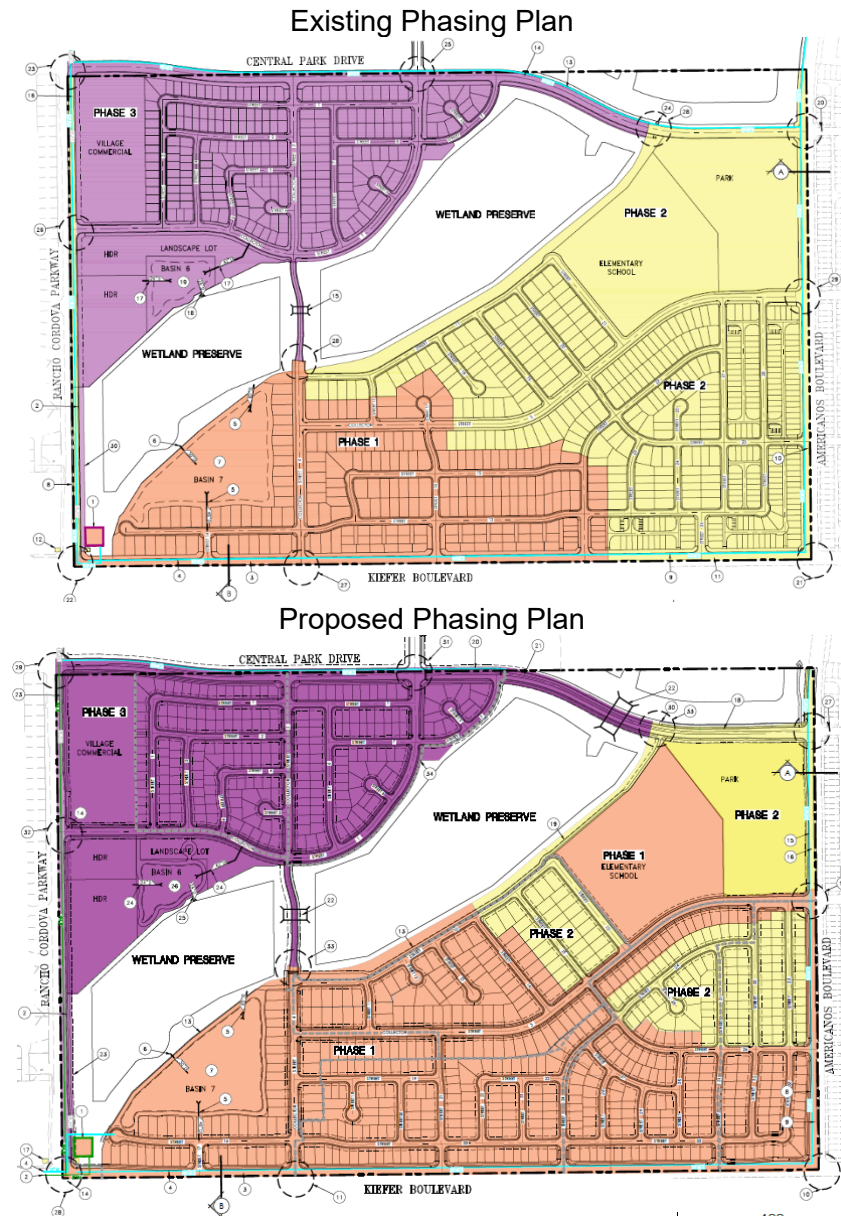
Table 3: Proposed Steelridge Small Lot TSM Land Use

Lot	Suncreek Specific Plan Designation	Land Use	Lot Size	Acres (Net)	Density	Dwelling Units (DU)
1	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 68'	12.6	9.5	120
2	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 68'	13.8	9.0	124
3	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	13.1	7.6	100
4	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	20.2	7.8	157
5	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	17.2	7.7	133
6	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 105'	9.6	7.0	67
7	LDR (2.1-6.0 du/ac)	Single Family Residential	50' x 105'	20.5	5.3	109
A	HDR (18.1-40.0 du/ac)	High Density Residential	-	3.7	26.0	96
B	HDR (18.1-40.0 du/ac)	High Density Residential	-	1.7	26.0	44
C	P/QP	School	-	11.7	-	-
D	P/QP	Water Quality Basin	-	2.3	-	-
E	P/QP	Water Quality Basin	-	7.4	-	-
F-H	POS, NR	Wetland	-	39.0	-	-
I1-I2 J1-J2	POS, NR	Wetland Buffer	-	22.3	-	-
K	POS	Community Park	-	10.0	-	-
L	POS	Neighborhood Green	-	2.0	-	-
M	VC	Village Center	-	6.2	-	-
NZ, AA- AO	Various	Landscape Lots	-	6.1	-	-
-	-	Public Interior Streets	-	12.6	-	-
-	-	Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd (ROW)	-	8.4	-	-
Total				240.1 AC		950 DU

Phasing Plan Map Amendment

Figure 6 illustrates the proposed phasing plan, which has been slightly revised from the phasing plan approved in 2022. The phasing plan shows the logical and timely completion of the infrastructure and roadway facilities required to serve the phased build-out of the Steelridge property.

Figure 6: Existing and Proposed Infrastructure Phasing Plan



The proposed project, as conditioned, is consistent with requirements and procedures of a subdivision map application. Section 66474 of the California Subdivision Map Act requires a city to deny approval of a parcel map if specific findings are found to be true. As shown in Attachment 1 (Resolution), all applicable findings have been met supporting the tentative subdivision map amendment request.

FISCAL IMPACT

Approval of the Steelridge Tentative Subdivision Map Amendment would allow for the construction of 810 single-family residential units, 140 high-density residential units, a public park, commercial center, water retention facilities, and preservation of open space within the City of Rancho Cordova. This will benefit the city and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset city costs.

ENVIRONMENTAL

The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Steelridge project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed specific plan amendment and tentative subdivision map amendment is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

HABITAT CONSERVATION PLAN

The project is within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) and the Developer has applied for a Habitat Conservation Plan (HCP) permit with the city. The Developer will pay the city a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the city, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP. The Developer has also applied for a Land Dedication Agreement, to dedicate land in lieu of fees, and to preserve the wetlands and habitat in the central portion of the Steelridge property. The Land Dedication Agreement was approved by the South Sacramento Conservation Agency and its Board on March 9, 2026.

RECOMMENDED MOTION

Staff recommends that City Council:

- a) Determine the project Exempt per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.
- b) Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan.
- c) Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans
3. Exhibit B to the Resolution - Conditions of Approval
4. Ordinance
5. Exhibit A to the Ordinance - Updated Specific Plan Redlines

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE STEELRIDGE LARGE LOT AND SMALL LOT TENTATIVE SUBDIVISION MAP AMENDMENT PROJECT NO. PLND-0625-0132

WHEREAS, Taylor Morrison, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for an amendment to the previously approved large lot and small lot Tentative Subdivision Map for the Steelridge property, located within the Suncreek Specific Plan area (Parcel Numbers: 067-0010-017, 025, 026); and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached large lot and small lot Tentative Subdivision Map Amendment meets the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below; and

WHEREAS, the project was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, Residential Projects Pursuant to a Community Plan, General Plan, or Zoning; and

WHEREAS, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Steelridge Tentative Subdivision Map Amendment and Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Tentative Subdivision Map Amendment (Exhibit A), subject to the following findings, and attached Conditions of Approval (Exhibit B):

1. CEQA Analysis

A. CEQA Finding & Evidence

Finding: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan, or Zoning"

Evidence: The Suncreek Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) SCH# 2006072067 was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found

to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Steelridge project area was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map amendment does not exceed the development intensities analyzed in the EIR. The Specific Plan Amendment would result in a reduction of CMDR and LDR land use designations and increase the MDR land use designation in the southern portion of the Steelridge area within the Suncreek Specific Plan. This would be consistent with other subdivisions in the area and would not result in any substantial changes to previously approved roadways, trails, or open space. The total number of dwelling units would remain the same as what was previously analyzed and approved (950). Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

2. In accordance with Government Code Section 66473.5, the proposed Tentative Subdivision Map Amendment (Exhibit A) with Conditions of Approval (Exhibit B) attached hereto is consistent with the applicable General Plan and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a city to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The proposed Tentative Subdivision Map Amendment re-arranges the types of residential land uses in the southern portion of the Steelridge project area from Low Density Residential (LDR) and Compact Medium Density Residential (CMDR) to Medium Density Residential (MDR). Single-family lot sizes and corresponding densities would be revised, but the total number of units would not change from the previously approved tentative subdivision map. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and the Suncreek Specific Plan.

Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Evidence: The design and layout of the subdivision is consistent with the vision of the Suncreek Specific Plan. The proposed Tentative Map amendment rearranges residential land uses in the southern portion of the Steelridge project area to reduce LDR and CMDR and increase MDR, with corresponding revisions to single-family lot sizes. The overall pedestrian and bicycle access is consistent with the Circulation Element of the Specific Plan. The open space areas, commercial area, and high-density residential area would all remain the same as shown in the Suncreek

Specific Plan.

Finding: That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable for the proposed type of developments. The plan area is approximately 240 acres and will be subdivided into lots suitable for single family units, high density units, open space areas, and commercial areas. The resulting lots will be of sufficient size for future development planned for the subdivision.

Finding: That the site is not physically suitable for the proposed density of development.

Evidence: The Tentative Subdivision Map Amendment is suitable for the proposed densities. The amended maps propose an increase in MDR, and a reduction in LDR/CMDR. While lot sizes have been revised in the southern portion of the Steelridge area, the total number of units remains the same as the previously approved tentative subdivision map. Overall, the Steelridge project area contains a mix of low, medium, and high-density residential uses. The project does not exceed development densities established in the Suncreek Specific Plan which has gone through proper environmental review and has taken into account these proposed densities.

Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared for Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR/EIS contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The EIR/EIS identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the EIR/EIS. Furthermore, the project is obtaining a permit through the South Sacramento Habitat Conservation Plan, which includes a Land Dedication Agreement to preserve open space for habitat throughout the central portion of the Steelridge area.

Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Evidence: The proposed design of the subdivision or type of improvements are not likely to cause serious public health problems. The project provides 950 dwelling units throughout the site, a future school, water quality basins, a 10-acre park, neighborhood green and landscape corridors, and a village commercial center. The project also provides adequate bike and pedestrian access throughout the site and

between adjacent properties. The project will also be consistent with development standards of the Suncreek Specific Plan which require street trees and landscaping that provides shade and encourages pedestrian walking and biking.

Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The proposed improvements on the Tentative Subdivision Map Amendment and included within the project are consistent with the approved Suncreek Specific Plan, and do not conflict with public easements and related necessary access through the project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

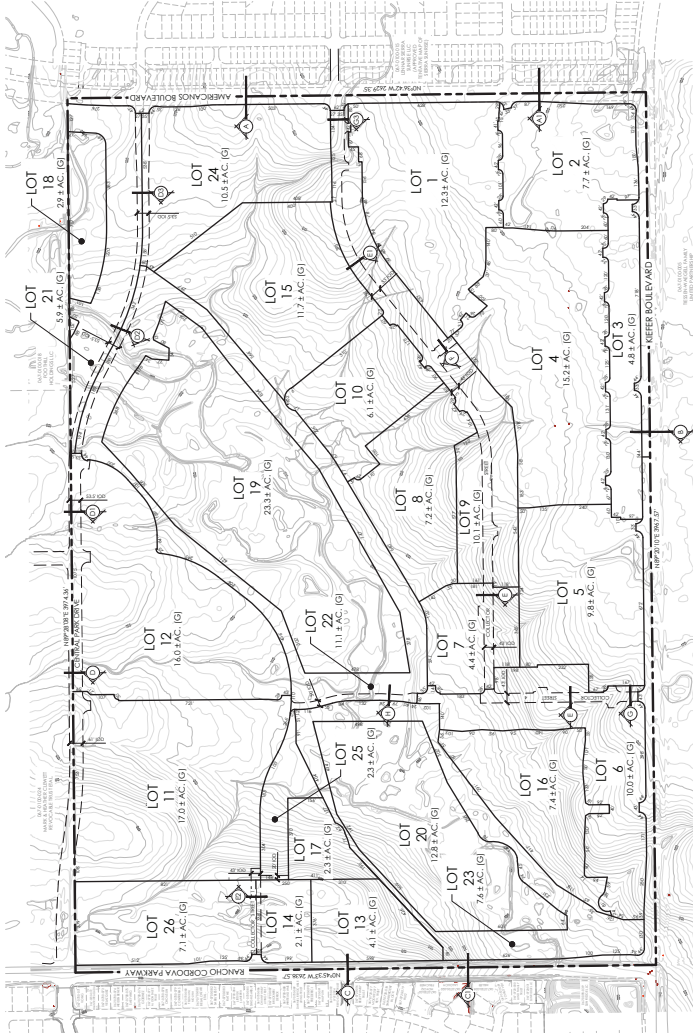
Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

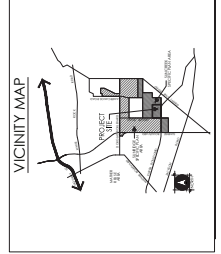
LARGE LOT TENTATIVE SUBDIVISION MAP
STEELRIDGE
 CITY OF RANCHO CORDOVA, CALIFORNIA
 FEBRUARY 25, 2026

ITEM 10.1.



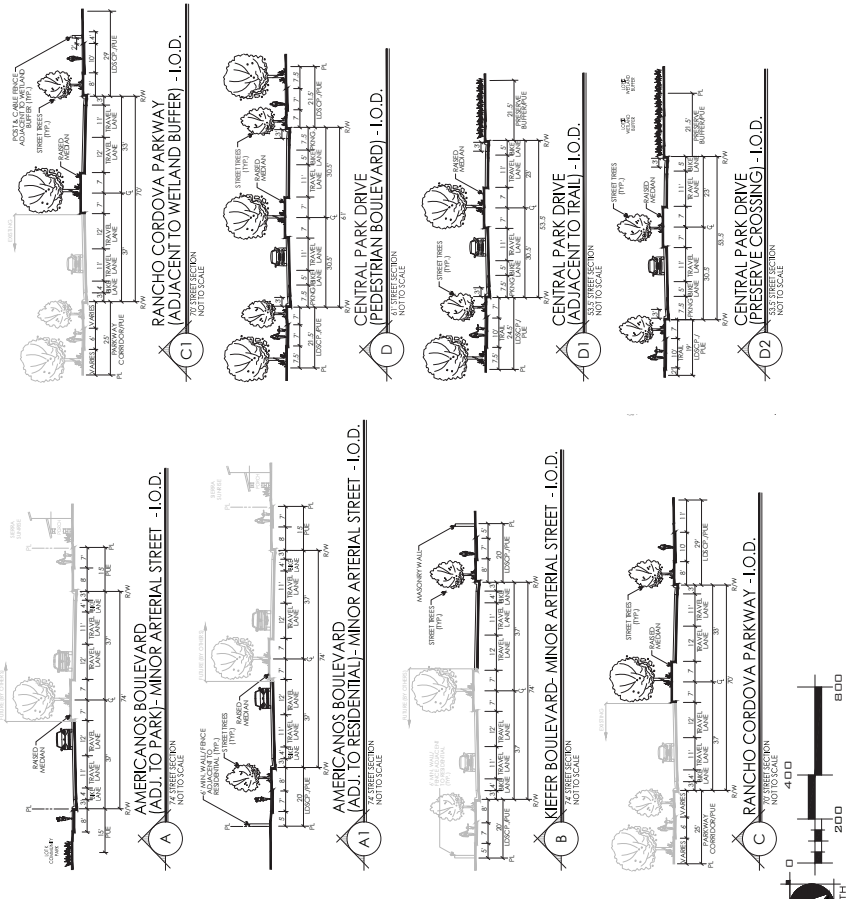
LAND USE SUMMARY

TRACT	AREA (AC)	LAND USE
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2	10.0	RESIDENTIAL
3	10.0	RESIDENTIAL
4	10.0	RESIDENTIAL
5	10.0	RESIDENTIAL
6	10.0	RESIDENTIAL
7	10.0	RESIDENTIAL
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19	10.0	RESIDENTIAL
20	10.0	RESIDENTIAL
21	10.0	RESIDENTIAL
22	10.0	RESIDENTIAL
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25	10.0	RESIDENTIAL
26	10.0	RESIDENTIAL
TOTAL	260.0	



PROJECT NOTES

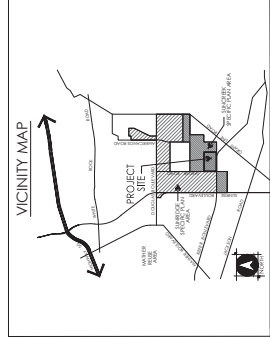
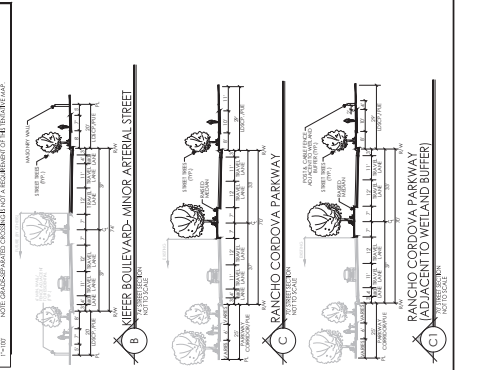
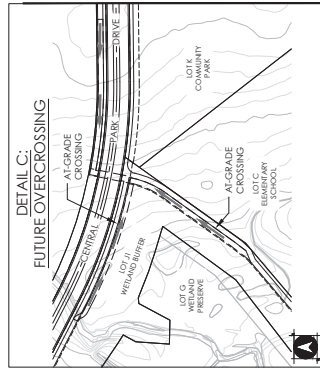
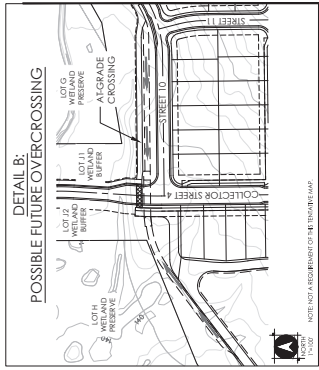
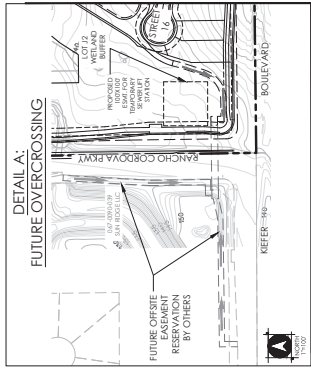
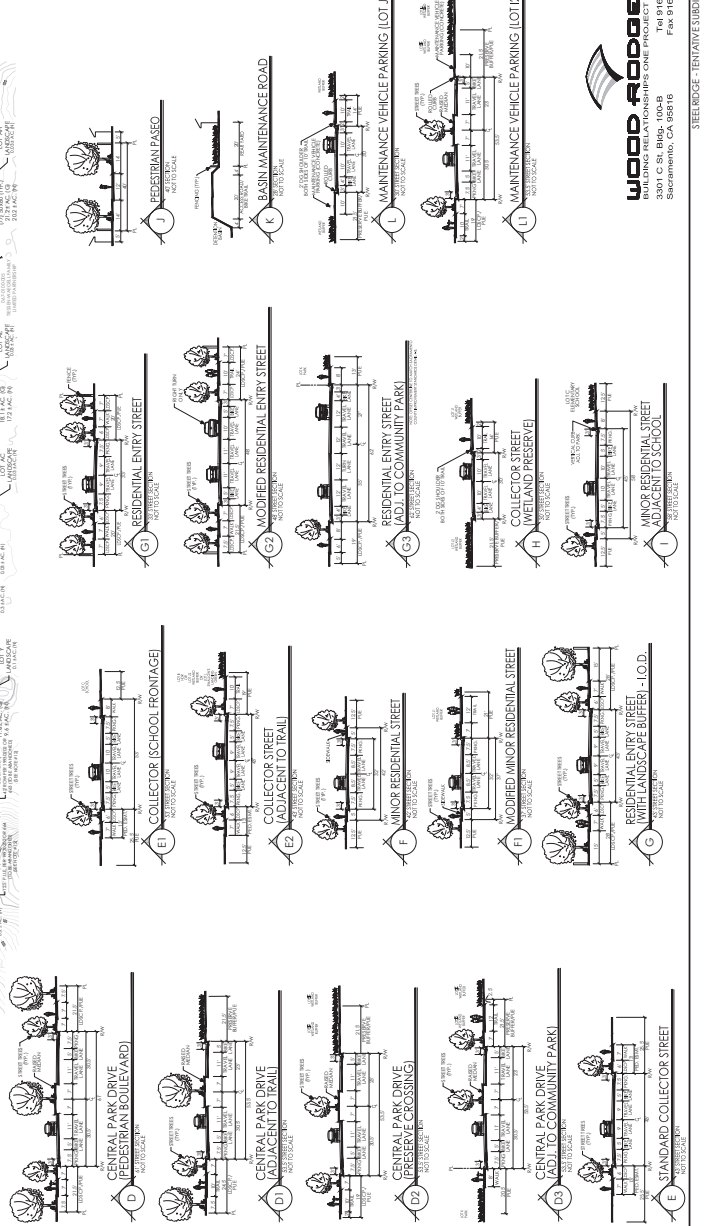
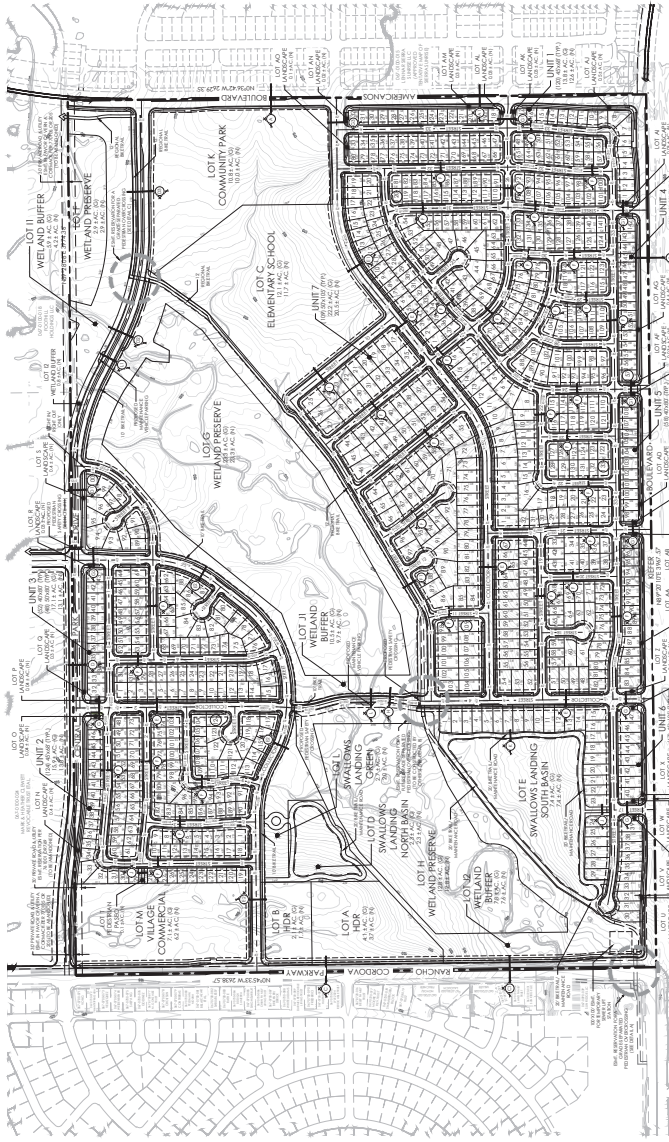
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- DESIGNER: [Name]
- DATE: [Date]
- SCALE: [Scale]
- PROJECT: [Project Name]
- LOCATION: [Location]
- APPLICABLE ORDINANCES: [List of codes]
- PERMITS REQUIRED: [List of permits]
- ADDITIONAL NOTES: [Other project details]



ITEM 10.1.



SMALL LOT TENTATIVE SUBDIVISION MAP
STEELRIDGE
CITY OF RANCHO CORDOVA, CALIFORNIA
MARCH 18, 2026



PROJECT NOTES

OWNER: STEELRIDGE DEVELOPMENT, INC. 2000
1515 COLLETT AVENUE, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.241.7760
FAX: 916.241.7767

ENGINEER: WOOD ROBBERS ENGINEERS, INC. 1000
1515 COLLETT AVENUE, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.241.7760
FAX: 916.241.7767

DATE: MARCH 18, 2026

PROJECT: SMALL LOT TENTATIVE SUBDIVISION MAP FOR STEELRIDGE, CITY OF RANCHO CORDOVA, CALIFORNIA

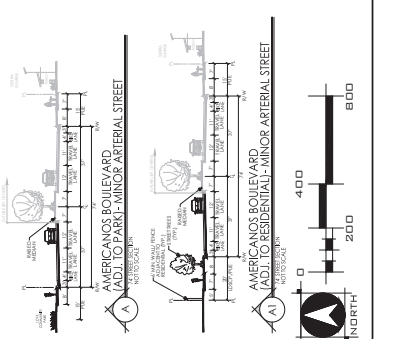
SCALE: 1" = 40'

NOTES:

1. SUBMITTER RETAINS ALL RIGHTS TO THE PROPERTY (S) AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
2. OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
4. ALL DIMENSIONS AND LOCATIONS ARE AS SHOWN ON THIS MAP UNLESS OTHERWISE SPECIFIED.
5. ALL UTILITIES SHOWN ON THIS MAP ARE AS SHOWN ON THE RECORD PLANS AND FIELD SURVEY.
6. ALL UTILITIES SHALL BE DEEPENED TO THE CITY OF RANCHO CORDOVA STANDARD DEPTHS.
7. ALL UTILITIES SHALL BE DEEPENED TO THE CITY OF RANCHO CORDOVA STANDARD DEPTHS.
8. ALL UTILITIES SHALL BE DEEPENED TO THE CITY OF RANCHO CORDOVA STANDARD DEPTHS.
9. ALL UTILITIES SHALL BE DEEPENED TO THE CITY OF RANCHO CORDOVA STANDARD DEPTHS.
10. ALL UTILITIES SHALL BE DEEPENED TO THE CITY OF RANCHO CORDOVA STANDARD DEPTHS.

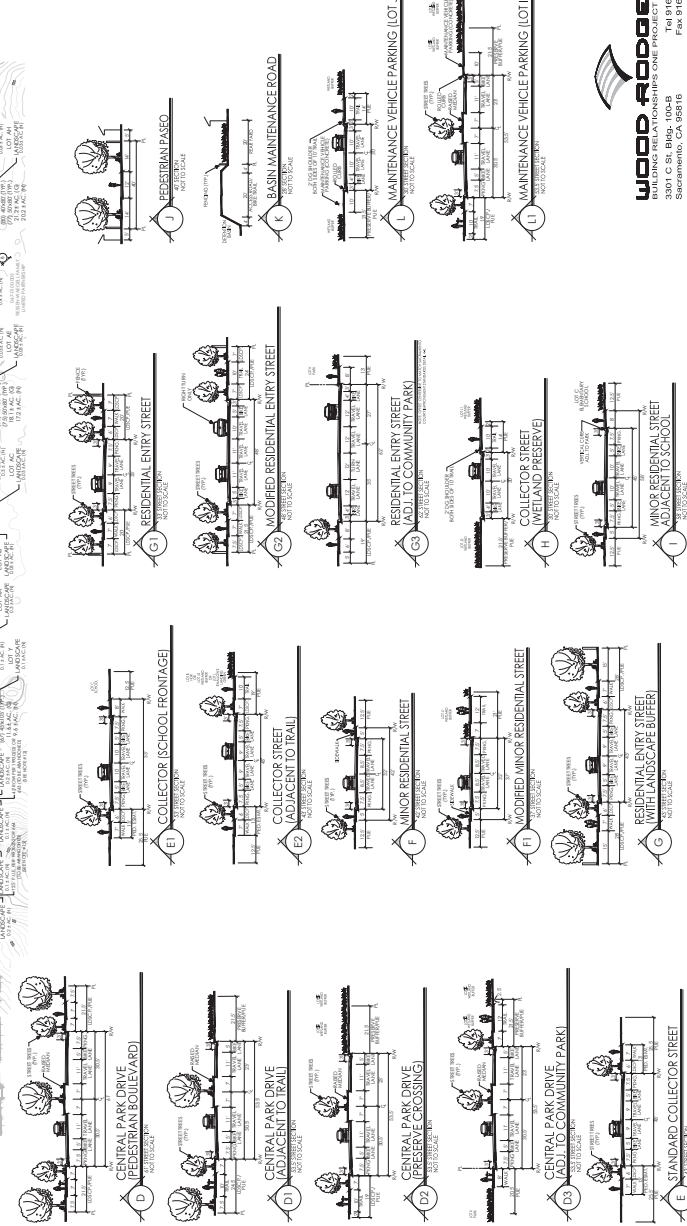
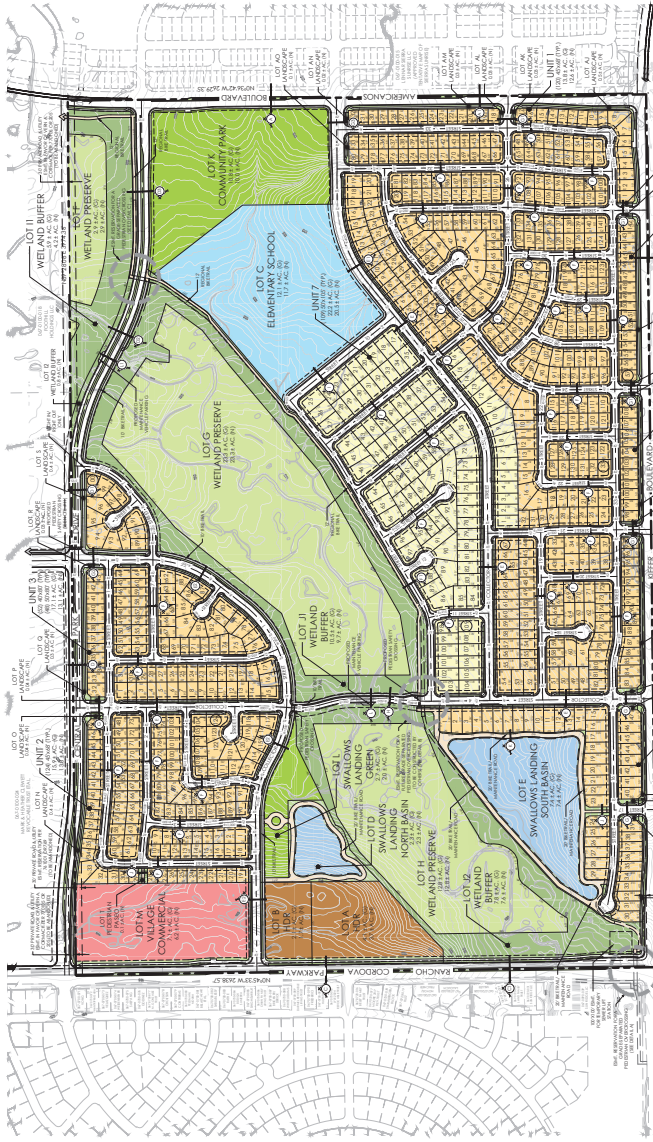
LAND USE SUMMARY

LAND USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL (SINGLE-FAMILY)	1,234,567	15.2%
RESIDENTIAL (MULTI-FAMILY)	876,543	10.8%
COMMERCIAL (RETAIL)	543,210	6.7%
COMMERCIAL (OFFICE)	321,098	4.0%
INDUSTRIAL	210,987	2.6%
PARKING	109,876	1.4%
WETLAND PRESERVE	987,654	12.3%
OPEN SPACE	765,432	9.5%
ROADWAY	654,321	8.2%
UTILITIES	543,210	6.7%
TOTAL	8,123,456	100.0%

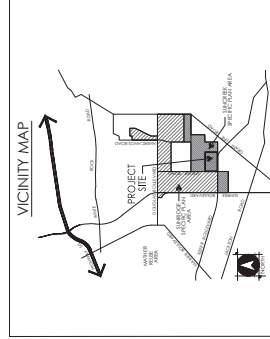
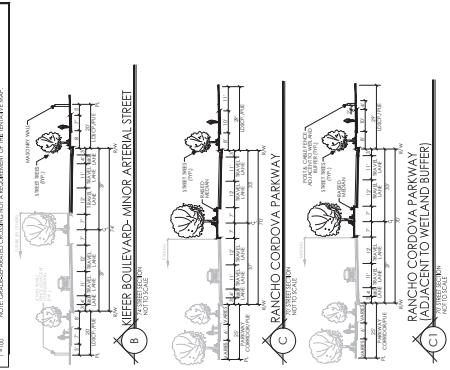
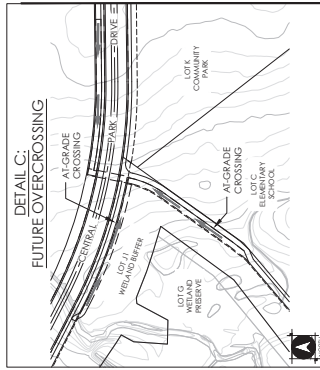
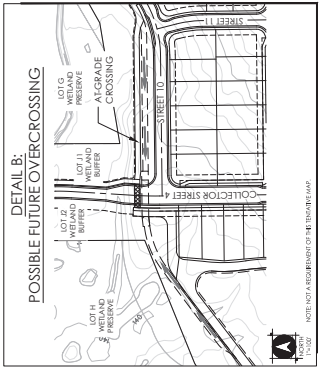
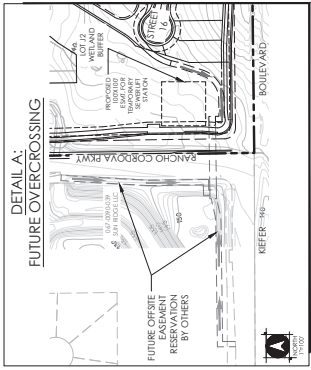


ITEM 10.1.

SMALL LOT TENTATIVE SUBDIVISION MAP
STEELRIDGE
 CITY OF RANCHO CORDOVA, CALIFORNIA
 MARCH 18, 2026



WOOD ROBBERS
 3001 C ST. #1049, 10048
 SACRAMENTO, CA 95816
 Tel: 916.241.7760
 Fax: 916.241.7767



PROJECT NOTES

OWNER: STEELRIDGE DEVELOPMENT, INC. 2000
 15000 W. HUNTERS BLVD., SUITE 100
 BIRMGHAM, CA 95620

ENGINEER: STEELRIDGE DEVELOPMENT, INC. 2000
 15000 W. HUNTERS BLVD., SUITE 100
 BIRMGHAM, CA 95620

DATE: MARCH 18, 2026

PROJECT: SMALL LOT TENTATIVE SUBDIVISION MAP FOR STEELRIDGE

SCALE: AS SHOWN

REVISIONS:

1. CORRECTED THE LOT AREA FOR LOT 10 FROM 10,000 TO 10,000 SQ. FT.

2. CORRECTED THE LOT AREA FOR LOT 11 FROM 10,000 TO 10,000 SQ. FT.

3. CORRECTED THE LOT AREA FOR LOT 12 FROM 10,000 TO 10,000 SQ. FT.

4. CORRECTED THE LOT AREA FOR LOT 13 FROM 10,000 TO 10,000 SQ. FT.

5. CORRECTED THE LOT AREA FOR LOT 14 FROM 10,000 TO 10,000 SQ. FT.

6. CORRECTED THE LOT AREA FOR LOT 15 FROM 10,000 TO 10,000 SQ. FT.

7. CORRECTED THE LOT AREA FOR LOT 16 FROM 10,000 TO 10,000 SQ. FT.

8. CORRECTED THE LOT AREA FOR LOT 17 FROM 10,000 TO 10,000 SQ. FT.

9. CORRECTED THE LOT AREA FOR LOT 18 FROM 10,000 TO 10,000 SQ. FT.

10. CORRECTED THE LOT AREA FOR LOT 19 FROM 10,000 TO 10,000 SQ. FT.

11. CORRECTED THE LOT AREA FOR LOT 20 FROM 10,000 TO 10,000 SQ. FT.

12. CORRECTED THE LOT AREA FOR LOT 21 FROM 10,000 TO 10,000 SQ. FT.

13. CORRECTED THE LOT AREA FOR LOT 22 FROM 10,000 TO 10,000 SQ. FT.

14. CORRECTED THE LOT AREA FOR LOT 23 FROM 10,000 TO 10,000 SQ. FT.

15. CORRECTED THE LOT AREA FOR LOT 24 FROM 10,000 TO 10,000 SQ. FT.

16. CORRECTED THE LOT AREA FOR LOT 25 FROM 10,000 TO 10,000 SQ. FT.

17. CORRECTED THE LOT AREA FOR LOT 26 FROM 10,000 TO 10,000 SQ. FT.

18. CORRECTED THE LOT AREA FOR LOT 27 FROM 10,000 TO 10,000 SQ. FT.

19. CORRECTED THE LOT AREA FOR LOT 28 FROM 10,000 TO 10,000 SQ. FT.

20. CORRECTED THE LOT AREA FOR LOT 29 FROM 10,000 TO 10,000 SQ. FT.

21. CORRECTED THE LOT AREA FOR LOT 30 FROM 10,000 TO 10,000 SQ. FT.

22. CORRECTED THE LOT AREA FOR LOT 31 FROM 10,000 TO 10,000 SQ. FT.

23. CORRECTED THE LOT AREA FOR LOT 32 FROM 10,000 TO 10,000 SQ. FT.

24. CORRECTED THE LOT AREA FOR LOT 33 FROM 10,000 TO 10,000 SQ. FT.

25. CORRECTED THE LOT AREA FOR LOT 34 FROM 10,000 TO 10,000 SQ. FT.

26. CORRECTED THE LOT AREA FOR LOT 35 FROM 10,000 TO 10,000 SQ. FT.

27. CORRECTED THE LOT AREA FOR LOT 36 FROM 10,000 TO 10,000 SQ. FT.

28. CORRECTED THE LOT AREA FOR LOT 37 FROM 10,000 TO 10,000 SQ. FT.

29. CORRECTED THE LOT AREA FOR LOT 38 FROM 10,000 TO 10,000 SQ. FT.

30. CORRECTED THE LOT AREA FOR LOT 39 FROM 10,000 TO 10,000 SQ. FT.

31. CORRECTED THE LOT AREA FOR LOT 40 FROM 10,000 TO 10,000 SQ. FT.

32. CORRECTED THE LOT AREA FOR LOT 41 FROM 10,000 TO 10,000 SQ. FT.

33. CORRECTED THE LOT AREA FOR LOT 42 FROM 10,000 TO 10,000 SQ. FT.

34. CORRECTED THE LOT AREA FOR LOT 43 FROM 10,000 TO 10,000 SQ. FT.

35. CORRECTED THE LOT AREA FOR LOT 44 FROM 10,000 TO 10,000 SQ. FT.

36. CORRECTED THE LOT AREA FOR LOT 45 FROM 10,000 TO 10,000 SQ. FT.

37. CORRECTED THE LOT AREA FOR LOT 46 FROM 10,000 TO 10,000 SQ. FT.

38. CORRECTED THE LOT AREA FOR LOT 47 FROM 10,000 TO 10,000 SQ. FT.

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40. CORRECTED THE LOT AREA FOR LOT 49 FROM 10,000 TO 10,000 SQ. FT.

41. CORRECTED THE LOT AREA FOR LOT 50 FROM 10,000 TO 10,000 SQ. FT.

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45. CORRECTED THE LOT AREA FOR LOT 54 FROM 10,000 TO 10,000 SQ. FT.

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61. CORRECTED THE LOT AREA FOR LOT 70 FROM 10,000 TO 10,000 SQ. FT.

62. CORRECTED THE LOT AREA FOR LOT 71 FROM 10,000 TO 10,000 SQ. FT.

63. CORRECTED THE LOT AREA FOR LOT 72 FROM 10,000 TO 10,000 SQ. FT.

64. CORRECTED THE LOT AREA FOR LOT 73 FROM 10,000 TO 10,000 SQ. FT.

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66. CORRECTED THE LOT AREA FOR LOT 75 FROM 10,000 TO 10,000 SQ. FT.

67. CORRECTED THE LOT AREA FOR LOT 76 FROM 10,000 TO 10,000 SQ. FT.

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72. CORRECTED THE LOT AREA FOR LOT 81 FROM 10,000 TO 10,000 SQ. FT.

73. CORRECTED THE LOT AREA FOR LOT 82 FROM 10,000 TO 10,000 SQ. FT.

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80. CORRECTED THE LOT AREA FOR LOT 89 FROM 10,000 TO 10,000 SQ. FT.

81. CORRECTED THE LOT AREA FOR LOT 90 FROM 10,000 TO 10,000 SQ. FT.

82. CORRECTED THE LOT AREA FOR LOT 91 FROM 10,000 TO 10,000 SQ. FT.

83. CORRECTED THE LOT AREA FOR LOT 92 FROM 10,000 TO 10,000 SQ. FT.

84. CORRECTED THE LOT AREA FOR LOT 93 FROM 10,000 TO 10,000 SQ. FT.

85. CORRECTED THE LOT AREA FOR LOT 94 FROM 10,000 TO 10,000 SQ. FT.

86. CORRECTED THE LOT AREA FOR LOT 95 FROM 10,000 TO 10,000 SQ. FT.

87. CORRECTED THE LOT AREA FOR LOT 96 FROM 10,000 TO 10,000 SQ. FT.

88. CORRECTED THE LOT AREA FOR LOT 97 FROM 10,000 TO 10,000 SQ. FT.

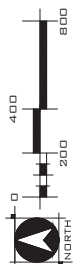
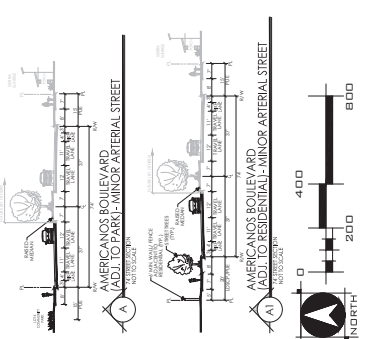
89. CORRECTED THE LOT AREA FOR LOT 98 FROM 10,000 TO 10,000 SQ. FT.

90. CORRECTED THE LOT AREA FOR LOT 99 FROM 10,000 TO 10,000 SQ. FT.

91. CORRECTED THE LOT AREA FOR LOT 100 FROM 10,000 TO 10,000 SQ. FT.

LAND USE SUMMARY

LAND USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	1,200,000	80%
COMMERCIAL	100,000	7%
PARKING	100,000	7%
WETLAND PRESERVE	100,000	7%
SWALLOWS LANDING	100,000	7%
SHAWLONS LANDING	100,000	7%
GREEN LANDING	100,000	7%
LOT 1	10,000	0.7%
LOT 2	10,000	0.7%
LOT 3	10,000	0.7%
LOT 4	10,000	0.7%
LOT 5	10,000	0.7%
LOT 6	10,000	0.7%
LOT 7	10,000	0.7%
LOT 8	10,000	0.7%
LOT 9	10,000	0.7%
LOT 10	10,000	0.7%
LOT 11	10,000	0.7%
LOT 12	10,000	0.7%
LOT 13	10,000	0.7%
LOT 14	10,000	0.7%
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LOT 75	10,000	0.7%
LOT 76	10,000	0.7%
LOT 77	10,000	0.7%
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LOT 80	10,000	0.7%
LOT 81	10,000	0.7%
LOT 82	10,000	0.7%
LOT 83	10,000	0.7%
LOT 84	10,000	0.7%
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LOT 96	10,000	0.7%
LOT 97	10,000	0.7%
LOT 98	10,000	0.7%
LOT 99	10,000	0.7%
LOT 100	10,000	0.7%



DRAFT- Standard Conditions of Approval

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
General Conditions				
1.	The approved entitlement is for an amendment to the Steelridge (previously Trevor Gilmartin/Jager Ranch) Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map, and an Amendment to the Suncreek Specific Plan (APN: 067-0100-017, 067-0100-025, 067-0100-026) as described in the City Council staff report dated May 4, 2026 and subject to the conditions of approval herein, for project number PLND-0625-0132.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer’s responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Planning
4.	The Tentative Subdivision Map approval is valid for a period of three (3) years from the date of City Council approval unless an extension of time is subsequently approved per Government Code Section 66451.6e.	Expiration	Three (3) years, commencing with the date of approval	Planning
5.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City’s Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/ Police

ITEM 10.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
6.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Streets	On-Going	Public Works
7.	Based upon the review of the traffic analysis, the city will determine required traffic control at the intersection of Central Park Drive and Collector Street 1. Based upon final city direction, the developer shall construct either a fully signalized intersection, all-way stop control intersection, or pedestrian/bike at-grade signalized safety crossing. Configuration shall be to satisfaction and final decision of the City. Construction shall be by the developer at time of construction of Central Park Drive.	Traffic	On-Going, Prior to Approval of Improvement Plans	Public Works
8.	The project shall comply with the Suncreek Specific Plan Mitigation Monitoring and Reporting Program.	Environmental	On-Going	Planning
9.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the Suncreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to	Environmental	Prior to any ground disturbance	Planning

ITEM 10.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistent with the SSHCP Conservation Strategy. Through the review process of the SSHCP permit application, if the proposed project is found to be inconsistent and/or in conflict with the SSHCP, then the applicant must redesign the project and amend the SSHCP application. The City has performed a preliminary review of the Tentative Map and found the land use plan to be in compliance with the SSHCP.			
10.	Sac Sewer requires each building on each lot with a sewage source to have a separate connection to Sac Sewer’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the Sac Sewer public sewer line. These improvements must be shown on the plans.	Sewer Connections	On-Going	SacSewer
11.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	Lateral Connections	On-Going	Sac Sewer
12.	Any use of Sac Sewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of Sac Sewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Easements	On-Going	Sac Sewer
13.	Water supply will be provided by the Sacramento County Water Agency.	Water Supply	On-Going	SCWA

ITEM 10.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
14.	Provide public water service to each building.	Water Supply	On-Going	SCWA
15.	As an ongoing measure, each new lot must be connected to public water.	Water	On-Going	Sac County EMD
16.	As an ongoing measure, each new lot must be connected to public sewer.	Sewer	On-Going	Sac County EMD
17.	In compliance with CRPD’s Development Review Ordinance 0607-01, the Applicant is required to submit to CRPD a Development Review Application and deposit of \$8,500 prior to any further review, comments or approval of subsequent submittals by CRPD. No grading, utility, or building permits shall be issued by the City until CRPD has confirmed receipt of both the completed application and the required deposit.	Parks	On-Going Deposit was paid in October 2025	CRPD
18.	SMUD has existing overhead 12kV facilities along north side of Kiefer Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Utilities	On-Going	SMUD
19.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Utilities	On-Going	SMUD
20.	Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.	Utilities	On-Going	SMUD

ITEM 10.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
21.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Utilities	On-Going	SMUD
22.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Utilities	On-Going	SMUD
23.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utilities	On-Going	SMUD
24.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Utilities	On-Going	SMUD
25.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Utilities	On-Going	SMUD
26.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Utilities	On-Going	SMUD
27.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Utilities	On-Going	SMUD

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28.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Utilities	On-Going	SMUD
29.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Utilities	On-Going	SMUD
30.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Utilities	On-Going	SMUD
31.	The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners along Kiefer Blvd or in the general vicinity.	Utilities	On-Going	SMUD
32.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Utilities	On-Going	SMUD
33.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	Utilities	On-Going	SMUD
34.	Development phases submitted for new service should include all lots fronting streets.	Utilities	On-Going	SMUD
Prior to Recordation of the Final Map or Small Lot Map				
35.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary	General	Prior to recordation of	Planning

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	to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney’s fees.		Small Lot Subdivision Map	
36.	<i>Suncreek Specific Plan EIR/EIS Mitigation Measure</i> The applicant shall obtain the services of a qualified acoustical consultant to develop noise attenuation measures for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms) that will provide a minimum composite Sound Transmission Class (STC) rating for buildings of 30 or greater, individually computed for the walls and the floor/ceiling construction of buildings, for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms).	Noise	Prior to the recordation of final maps and during all project construction activities where applicable	Planning
37.	<i>Suncreek Specific Plan EIR/EIS Mitigation Measure</i> Prior to the submittal of small-lot tentative subdivision maps and improvement plans, the project applicants shall conduct a site-specific acoustical analysis to determine predicted roadway noise impacts attributable to the project, taking into account site-specific conditions (e.g., site design, location of structures, building characteristics). The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. For any noise impacts identified in the acoustical analysis that would be greater than City noise standards, the project applicant shall submit a noise reduction plan to reduce any identified impacts above adopted City noise standards. The noise reduction plan shall be reviewed and approved by the City and its implementation shall be required as a condition of approval of tentative maps or improvement plans.	Noise	Prior to the submittal of small-lot tentative subdivision maps and improvement plans	Planning
38.	<i>Suncreek Specific Plan EIR/EIS Mitigation Measure</i> Off-site and on-site water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the	Water	Prior to approval of Final Map	Planning

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	satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for nonresidential land uses.			
39.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project’s stormwater drainage and flood protection system. This may be accomplished through annexation to the City’s Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project’s stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	Stormwater Utility Fee District Annexation (SWU II)	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
40.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, streetlights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City’s Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project’s public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Khaliq McClean at (916) 851-8718 with regard to the process to satisfy this condition of approval.	CFD No. 2014-2 Street Lighting and Landscape Maintenance	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works

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41.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City’s Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	Transit Tax	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
42.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City’s Open Space Standards. This may be accomplished through annexation to the City’s Community Facilities District No. 2018-2 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project’s public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	CFD No. 2018-2 Maintenance of Community Places and Neighborhood Greens	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
43.	Property Owner/Applicant shall participate in or provide a funding mechanism for police services for all residential land use categories, including multi-family units. This may be accomplished through	Police Tax	The annexation shall occur prior to the recordation	Finance

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	annexation to the City’s Community Facilities District No. 2013-2 (Police Services), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism for police services. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Michelle Mingay at (916) 851-8738 with regard to the process to satisfy this condition of approval.		of any small lot final map. The annual fee commences when a building permit is issued.	
44.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Transit	Prior to recordation of the applicable small lot final map	Public Works
45.	Provide easement for placement of mail delivery units.	General	Prior to recordation of the final map	Public Works
46.	The final Map shall show an irrevocable offer of Dedication (IOD) as indicated on the large lot.	General	Prior to recordation of the final map	Public Works
47.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	General	Prior to recordation of the final map	Public Works
48.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code.	Parks	Prior to recordation of the final map	Public Works
49.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Utilities	Prior to recordation of the final map	Public Works

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50.	Provide a drainage easement to satisfaction of the Public Works Department for the trunk drainage pipes crossing the wetland preserve buffer area.	Drainage	Prior to recordation of the final map	Public Works
51.	Provide list of approved street names.	Traffic	Prior to recordation of the final map	Public Works
52.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval or Final Map approval.	Water	Prior to Improvement Plan approval or Final Map approval	SCWA
53.	<p>QUIMBY PARKLAND DEDICATION AND FEE OBLIGATION: The Quimby parkland obligations will be fulfilled by dedicating a 10.00-acre Community Park and by paying in-lieu fees equivalent to 2.68 acres, in accordance with Exhibit 7.3.2 of the Quimby Park Land Equalization Plan. All land must be dedicated through an irrevocable deed, and the fees should be paid before the recordation of the final small lot map that includes the park parcel or, if not applicable, the final map of the adjacent phase. This is in accordance with the Development Agreement between the City and the Developer, as well as the Park Development Agreement between the Park District and the Developer.</p>	Parks	Prior to the recording of the Final Small Lot Map that encompasses the park parcel, or, should the community park large lot be excluded from a final small lot map, then prior to the recording of the adjacent small lot map that is immediately contiguous to the park parcel.	CRPD

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
<p>54. PARK DEVELOPMENT AGREEMENT (PARK DA) REQUIREMENT: The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All expenses associated with the preparation of the Park DA shall be the sole responsibility of the Developer. The Park DA shall encompass, but not be limited to, the following stipulations:</p> <ul style="list-style-type: none"> A. The obligation of the developer to either dedicate land or pay in lieu fees, or both, for park purposes; B. The obligation of the developer to construct all requisite street frontage improvements adjacent to the dedicated park site(s). This includes, but is not limited to, vertical curb, gutter, sidewalk, street paving, utilities (such as water, sewer, electrical, storm drain, telephone, gas), and street lighting; C. All property transferred to the District shall be free and clear of any past or future taxes, assessments, liens, or encumbrances. Any existing structures, walls, fences, wells, or storage tanks must be removed in compliance with all relevant laws and regulations prior to the acceptance of any grant deeds or easements; D. The design and enhancement of all parks within the project shall be executed under the supervision of a licensed landscape architect, with all subconsultants mutually agreed upon by the District and the developer; E. The timeline for the construction of all parks; F. The credits and reimbursements to which the landowner/applicant is entitled regarding the construction of park improvements; G. A funding mechanism for the ongoing maintenance of park landscaping and associated facilities, with all costs associated with the establishment of this maintenance mechanism or the annexation into an existing one to be borne by the developer; 	<p>Parks</p>	<p>Prior to recordation of the first Final Large Lot Map</p>	<p>CRPD</p>

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<p>H. A landscape architect of record shall be engaged by the developer, at the developer’s expense, throughout the duration of the construction process to oversee construction and attend weekly construction meetings;</p> <p>I. The landscape architect of record shall be mandated to authorize all modifications to the approved improvement plans in conjunction with the District;</p> <p>J. The landscape architect of record, along with all relevant subconsultants, shall provide as-constructed plans and certify that the project has been executed in accordance with the approved plans, as amended.</p>			
<p>55. ANNEXATION INTO CRPD COMMUNITY FACILITIES DISTRICT: The Developer shall collaborate with the District to facilitate the annexation of the real property within the Project into the Cordova Recreation and Park District’s Community Facilities District No. 2018-01 (“CFD”), established in accordance with the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.). This annexation aims to provide funding for the project’s equitable share of costs related to the maintenance of neighborhood parks, improvements to adjacent street frontages, and Community Parks utilized by the residents of the project. All expenses associated with the annexation into the CFD shall be borne by the Property Owner or Applicant.</p>	Parks	Prior to recordation of the first Final Large Lot Map	CRPD
<p>56. CERTIFICATE OF COMPLIANCE FROM CRPD: Prior to recordation of any Final Map, the Developer shall obtain and deliver to the City of Rancho Cordova Public Works Department a certificate issued by the Cordova Recreation and Park District (CRPD) confirming that:</p> <p>A. All parkland dedication fees required by CRPD have been paid in full; and</p> <p>B. A fully executed Park Development Agreement has been entered into between the Developer and CRPD.</p>	Parks	Prior to the recordation of any phase of any Final Map	CRPD

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	No Final Map shall be approved without this certification.			
57.	<p>PARK ZONING REQUIREMENT: All real property designated for dedication to the Cordova Recreation and Park District for public park use shall be zoned for “Park” or an equivalent public recreation land use designation prior to the approval of any Final Small Lot Map affecting the designated park parcel.</p> <p>Zoning changes necessary to ensure conformance with this requirement shall be completed by the Developer and approved by the City prior to parkland dedication.</p>	Parks	Prior to the recordation of the Final Small Lot Map that contains the park parcel.	CRPD
58.	<p>RECORDED COVENANT FOR ACTIVE PARK USES: The Developer shall prepare and record a Covenant for Active Park Uses, in a form acceptable to the Cordova Recreation and Park District (CRPD), to notify all future property owners within the subdivision of the presence and function of a public park.</p> <p>The covenant shall disclose that the public park may include active recreational facilities such as basketball courts, baseball and softball fields, soccer fields, playground equipment, and other amenities that may generate increased vehicular and pedestrian activity, noise impacts, and the use of nighttime sports lighting. These impacts may occur during daytime, evening, and nighttime hours.</p> <p>The recorded covenant shall be referenced in all applicable deeds and subdivision documents and must be recorded prior to or concurrent with final map recordation.</p>	Parks	Prior to the recordation of any Final Large Lot Map	CRPD
At Improvement Plans/Grading Permit Issuance				

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59.	<p>PARK SITE ROUGH GRADING REQUIREMENTS: The park site(s) shall be rough graded to a uniform elevation, with no excessive fill or depressions, in strict compliance with the most current edition of the <i>Cordova Recreation and Park District Design and Construction Standards Manual</i> (Park Site Criteria), and as specified in the approved improvement plans. The final rough grade shall result in a uniformly sloped site with no more than a two-foot elevation change adjacent to the site perimeter. Use of the park site for construction staging, material disposal, or soil stockpiling is strictly prohibited at any time following completion of rough grading, unless prior written authorization is granted by CRPD.</p>	Parks	Prior to approval of grading plans	CRPD
60.	<p>Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City’s Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed in coordination with the SunCreek Drainage Masterplan.</p>	Drainage	Prior to approval of Improvement Plans	Public Works
61.	<p>Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova’s Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.</p>	Drainage	Prior to approval of Improvement Plans	Public Works

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62.	All development within the City must comply with the City of Rancho Cordova’s Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Drainage	Prior to approval of Improvement Plans	Public Works
63.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City’s Open Space Guidelines. The basin side slopes shall be 3:1 max. Each basin shall have a permanent sign with a name for the basin, approved by the City of Rancho Cordova. Irrigation valves shall be available to separate topside landscape from basin side slope and base landscape.	Stormwater	Prior to approval of Improvement Plans	Public Works
64.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Drainage	Prior to approval of Improvement Plans	Public Works
65.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Drainage	Prior to approval of Improvement Plans	Public Works
66.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova’s Public Works Department.	Drainage	Prior to approval of Improvement Plans	Public Works
67.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement for future roadway build out.	Utilities	Prior to approval of Improvement Plans	Public Works

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68.	<p>A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060:</p> <ul style="list-style-type: none"> • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features) 	Landscaping	Prior to approval of Improvement Plans	Public Works
69.	<p>Based upon the review of future traffic analysis performed prior to approval of improvement plans, the city will determine required traffic control at the intersection at Central Park Drive and Collector 1. Based upon final city direction, the developer shall construct either a fully signalized intersection, all-way stop control intersection, or pedestrian/bike at-grade signalized safety crossing.</p> <p>Configuration shall be to satisfaction and final decision of the City. Construction shall be by the developer at time of construction of Central Park Drive.</p>	Traffic	Prior to approval of Improvement Plans	SMFD
70.	<p>All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.</p>	Landscaping	Prior to approval of Improvement Plans	Public Works
71.	<p>All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and design standards.</p>	Landscaping	Prior to approval of Improvement Plans	Public Works

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<p>72. Per the City's General Plan and NTMP, traffic calming is required for all streets with more than 600 feet between stop control. All residential streets to include traffic calming every 600 feet if there is no stop control. Provide traffic calming to satisfaction of the Public Works Department on roadways including but not limited to Central Park Drive, Collector Streets 1, 2, 3, & 4, and Streets 1, 2, 4, 7, 8, 10, 11, 14, 21, 24, 26, 30 32, & 33.</p> <p>Bulb-outs to be located but not limited to the following intersections:</p> <ol style="list-style-type: none"> a. Collector Street 1 and Street 1 b. Collector Street 1 and Street 4 c. Collector Street 1 and Street 7 d. Collector Street 1 and Street 8 e. Collector Street 1 and Collector Street 2 f. Collector Street 2 and Street 2 g. Collector Street 2 and Street 4 h. Collector Street 3 and Collector Street 4 i. Collector Street 3 and Street 15/Street 26 j. Street 10 and Street 11 k. Street 10 and Street 14 l. Collector Street 3 and Street 21 m. Street 26 and Street 30 n. Street 26 and Street 32 	<p>Traffic Calming</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>
<p>73. Applicant shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer.</p> <p>The following specifications shall be applied to trails in the project:</p> <ul style="list-style-type: none"> • Trails must be located above the 10-year flood plain. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance 	<p>Landscape corridors, trails and open space facilities</p>	<p>Prior to the issuance of improvement plans or final map for the phase in which the improvement(s) are located,</p>	<p>Public Works</p>

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	<p>with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions.</p> <ul style="list-style-type: none"> • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way 		whichever comes first.	
74.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations), unless otherwise approved by SMFD. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Life & Safety	Prior to approval of Improvement Plans	SMFD
75.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
76.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage as a condition of approval per SacSewer Ordinance Section 7.6. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
77.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
78.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to approval of Improvement Plans	SacSewer

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79.	The proposed onsite sewer crossing parcel boundaries is prohibited.	Sewer	Prior to approval of Improvement Plans	SacSewer
80.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
81.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial, and industrial properties.	Sewer	Prior to approval of Improvement Plans	SacSewer
82.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Sewer	Prior to approval of Improvement Plans	SacSewer
83.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.	Sewer	Prior to approval of Improvement Plans	SacSewer
84.	All manholes not within public right of way must be accessible with an all-weather access road.	Sewer	Prior to approval of Improvement Plans	SacSewer
85.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer	Prior to approval of Improvement Plans	SacSewer

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
86.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Sewer	Prior to approval of Improvement Plans	SacSewer
87.	SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.	Sewer	Prior to approval of Improvement Plans	SacSewer
88.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Water	Prior to approval of Improvement Plans	SCWA
89.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant’s expense.	Water	Prior to approval of Improvement Plans	SCWA
90.	Provide a looped water distribution system.	Water	Prior to approval of Improvement Plans	SCWA

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
<p>91. PARK SITE DRAINAGE REQUIREMENTS: The Developer shall design and construct adequate drainage facilities to the boundary of the park site, at a depth and capacity sufficient to accommodate all anticipated drainage needs for the fully improved park site, as determined by the Cordova Recreation and Park District (CRPD). Drainage plans for all street frontages and utilities adjacent to the park site shall be submitted for joint review and written approval by both CRPD and the City of Rancho Cordova. Approval of grading or improvement plans shall not be granted until drainage facilities are shown to meet all applicable standards and conditions required by CRPD and the City.</p>	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
<p>92. UTILITY COORDINATION AND SERVICE CONNECTIONS: The Developer shall extend all subdivision utilities— including, but not limited to, water, sewer, storm drain, and public utilities—to the park site at locations coordinated with and subject to written approval by the Cordova Recreation and Park District (CRPD) General Manager. Improvement plans for all street frontages and utilities adjacent to the park site shall be jointly reviewed and approved by CRPD and the City of Rancho Cordova. CRPD’s written approval of all proposed utility service connection points on land to be dedicated to or maintained by the District shall be required prior to the approval of any infrastructure construction documents. No utility infrastructure work may commence without CRPD’s formal written authorization.</p>	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
<p>93. PERIMETER FENCING ADJACENT TO NON-PUBLIC USES: Wherever the park site abuts a land use other than a public street or school property, the Developer shall construct a 6-foot-high masonry</p>	Parks	Prior to approval of the Improvement/	CRPD

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	wall or other fencing material approved by the Cordova Recreation and Park District (CRPD) along the shared property line. The wall or fence shall be a minimum of 6 feet in height as measured from the finished grade of the adjacent non-park parcel and shall not be constructed on the park site, but entirely within the adjoining private property. Wall and fence design, materials, and location shall be clearly shown on improvement plans and approved in writing by CRPD prior to issuance of grading or improvement plan approval for the affected phase.		Infrastructure Plans	
94.	PARK SITE NOTIFICATION SIGNAGE: The Developer shall install temporary signage on all designated park sites prior to or concurrent with subdivision construction, clearly notifying surrounding residential areas of future park development. Signage shall identify the park’s planned size, classification (e.g., community or neighborhood park), potential amenities, and the anticipated construction timeline. Signage specifications, including size, content, materials, and placement, shall be shown on the subdivision improvement plans and are subject to final written approval by the Cordova Recreation and Park District (CRPD). The Developer shall ensure that all signage is installed prior to recordation of the first Final Map affecting the adjacent residential units and shall maintain the signage in good condition until CRPD accepts the completed park for public use.	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
Prior to Issuance of Building Permits				
95.	Suncreek Specific Plan EIR/EIS Mitigation Measure Off-site and on-site water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy, as determined appropriate by the City, and subject to approval by the City.	Water	Before the approval of project-specific, discretionary land-use entitlements and	Planning

ITEM 10.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
			approvals, including all final small-lot maps, or for nonresidential projects, before the issuance of use permits, building permits, or other entitlements	
96.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83 and NAVD-88.	Plan Submittals	Prior to issuance of Building Permits	Public Works
97.	<p>Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to first occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer.</p> <p>At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.</p>	Street Improvements	Prior to issuance of the first building permit within a TM phase	Public Works
98.	With the exception of existing or future 69kV transmission lines, all existing overhead utilities in the area of the improvement shall be	Utilities	Prior to issuance of Building Permits	Public Works

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Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	undergrounded including, but not limited to, those utilities generally parallel to Kiefer Road.			
99.	This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance.	Traffic Impact Fees	Prior to issuance of the first building permit	Public Works
100	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Life & Safety	Prior to Issuance of Building Permits	SMFD
101	All Signage shall adhere to all applicable requirements of Section 23.743 of the Rancho Cordova Municipal Code.	Signage	Prior to Issuance of Building Permits	Planning
102	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of Building Permits	Sac Sewer
103	Prior to the issuance of building permits, require intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water	Prior to the issuance of Building Permits	SCWA
104	Prior to the issuance of building permits, require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Water	Prior to the issuance of Building Permits	SCWA
105	Water studies or water main layouts provided by applicant in the planning phase are not reviewed or approved by SCWA. Submit those documents later to SCWA for review after planning approval by the City or County and after establishing a time and materials charge account to pay for SCWA review costs.	Water	Prior to the issuance of Building Permits	SCWA

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**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
106	Design and construct water transmission mains and water distribution mains shown in the most recent edition of the SCWA Water System Infrastructure Plan and as required by SCWA for the project. Applicant shall pay for design and construction. Limited SCWA fee credits are available for transmission main facilities specifically identified in the Infrastructure Plan Cost Estimate.	Water	Prior to the issuance of Building Permits	SCWA
107	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to the issuance of Building Permits	SCWA
108	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.816).	Water	Prior to the issuance of Building Permits	SCWA
Prior to Final inspection/Certificate of Occupancy				
109	Applicant shall provide one secondary point of access to an existing arterial roadway.	Access	Prior to final building inspection or occupancy of the first unit	Public Works
110	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape <u>complies with the approved plans</u> . Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to final building inspection of the first unit	Public Works

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**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
111	Upon completion of the installation of the landscaping, the designer shall certify that the landscape <u>complies with all city water conserving landscape requirements</u> . Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
112	Record drawings of grading and improvement plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Plan Submittals	Prior to final Building Inspection	Public Works
113	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Life & Safety	Prior to Final Inspection/ Certificate of Occupancy	SMFD
114	Residential roof coverings shall consist of materials having a minimum Class C rating.	Life & Safety	Prior to Final Inspection/ Certificate of Occupancy	SMFD
115	Any building attached signage will need to follow all applicable standards and regulations of RCMC Section 23.743 “Signs” and will need to obtain the proper sign permit with the Building and Safety Department.	Signage	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Building

Advisory Conditions:

1. Any installation of Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation – Sacramento Metropolitan Fire District

ITEM 10.1.

ATTACHMENT 3 Exhibit B to the Resolution

2. Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.
3. Sewer: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
4. Kiefer Landfill, a County owned and operated landfill, is located approximately 1 mile from this project. Due to the nature of operations that occur at the landfill, projects within a one-mile radius or 2000' buffer zone shall be accompanied by Disclosures recorded on deeds to the following effect: acknowledging the pre-existence and proximity of Kiefer Landfill and the waste disposal activities that occur there. Sample disclosures can be provided by the Sacramento County Department of Waste Management & Recycling (DWMR) upon request.
5. Applicant is strongly encouraged to develop a Mosquito Management Plan (MMP) or Vector Control Plan (VCP) to address long term maintenance of the multiple detention/retention basins associated with the project.
6. Construction Best Practices/Eliminate Standing Water
 - Inspect the property regularly to remove containers, debris, or equipment that can collect water.
 - Ensure that construction equipment and uncovered materials do not trap rainwater.
 - Fill or regrade low-lying areas where water accumulates, especially after storm events.
 - Cover or drain water from tarps, trenches, foundation footings and infrastructure such as new roads under construction daily.
 - Monitor erosion and sediment control structures to ensure they are not impeding proper drainage.
7. Comply with Stormwater Management Requirements
 - Design and maintain the retention/detention basins, bioswales, and storm drains to prevent stagnant water for no more than 72 hrs during peak mosquito breeding season of March 1st - November 1st
 - Grade surfaces to promote proper flow and prevent pooling.
 - Keep storm drain inlets and outlets clear of silt, sediment, construction waste, and debris.
8. Site and Landscape Maintenance including but not limited to: Detention/Retention basins.
 - Maintain vegetation including but not limited to: cattails, bullrush, tules, willows, blackberries, primrose, water hyacinth, and cottonwood near water management areas to prevent overgrowth that shelter mosquitoes from natural predators and reduce the efficacy of chemical treatments used during mosquito control activities.
 - Avoid over-irrigation, which can cause runoff and puddling.
9. If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact wells@sacounty.gov with any questions.
10. If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@sacounty.gov with any questions.

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING THE SUNCREEK SPECIFIC PLAN PROJECT NO. PLND-0625-0132

WHEREAS, the Steelridge property located within the Suncreek Specific Plan is owned by Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin shall be known as (“Applicant”); and

WHEREAS, the Applicant has requested amendments to the Steelridge area (previously Trevor Gilmartin) within the Suncreek Specific Plan; and

WHEREAS, the proposed amendments within the Steelridge area include: re-arranging land uses within the project area and revising the lot sizes and density which therefore resulted in updated maps and tables throughout the Specific Plan; and

WHEREAS, the amendments to the Steelridge area within the Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), comply with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, the City Council held a properly noticed public hearing at which it received a report from city staff regarding the amendments to the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

1. CEQA Analysis

A. CEQA Finding & Evidence

Finding: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning”

Evidence: The Suncreek Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) SCH# 2006072067 was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative

impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Steelridge project area was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map does not exceed the development intensities analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

2. Entitlement Analysis

A. Specific Plan Amendment Findings & Evidence

Finding: The proposed Specific Plan Amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: The proposed amendment to the Suncreek Specific Plan would rearrange land uses in the Steelridge portion of the plan area, by replacing Compact Mixed Density Residential (CMDR) and some Low Density Residential (LDR) land use designations with the Medium Density Residential (MDR) land use designation to reflect current housing market conditions. In addition, a correction is being made to reduce the community park by 0.4 acre and adding 0.4 acre to the Elementary School site, to accurately reflect the Quimby Parkland in-lieu fees for the community park. The amendment would result in updated maps throughout the plan to reflect the re-arrangement of land use designations in the Steelridge portion of the plan area, modifications to Tables 3-3 and 3-4 of the Specific Plan to update the acreage and density per acre for each land use category, and modifications to Sections 7.2.1, 7.2.3, and Tables 7-1 and 7-2 to update revised population estimates and required Quimby Park requirements. The Specific Plan Amendment does not result in any substantial changes to previously approved roadways, trails, open space, or signage concepts. The rearrangement of residential land uses in the southern portion of the Steelridge area is consistent with the General Plan's housing goals, ensuring a range of housing options that contribute to housing supply and affordability. The total number of proposed dwelling units is consistent with the previously approved (2022) map, and would remain the same (810 single family units, and 950 total dwelling units) within the Steelridge property.

Finding: The proposed Specific Plan Amendment will not adversely affect surrounding properties.

Evidence: The Specific Plan Amendment will not adversely affect surrounding properties. The land uses being revised are within the Steelridge portion of the Suncreek Specific Plan area, and would not affect the other Suncreek properties. The land uses being revised would still be residential, and the total number of units would remain the same (950). The lots would be designated and zoned for MDR

instead of CMDR and LDR. The overall land use pattern, circulation and access, and other land use categories in the Steelridge portion of the plan area would remain the same.

3. Amendments to the Suncreek Specific Plan

Amendments to the Steelridge area within the Suncreek Specific Plan are hereby adopted as shown in Exhibit A, attached hereto and incorporated herein.

4. Severability

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

5. Effective Date

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

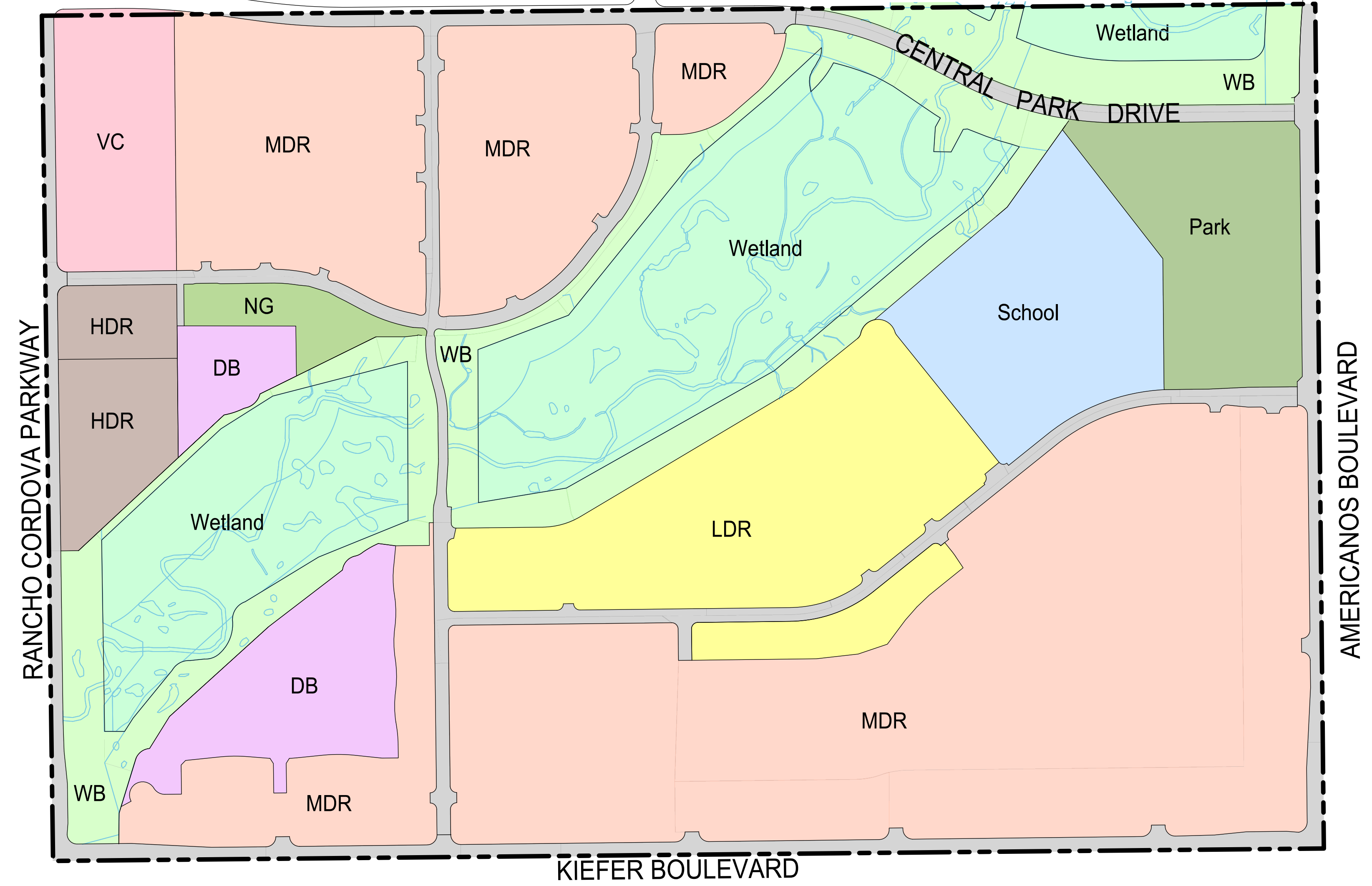
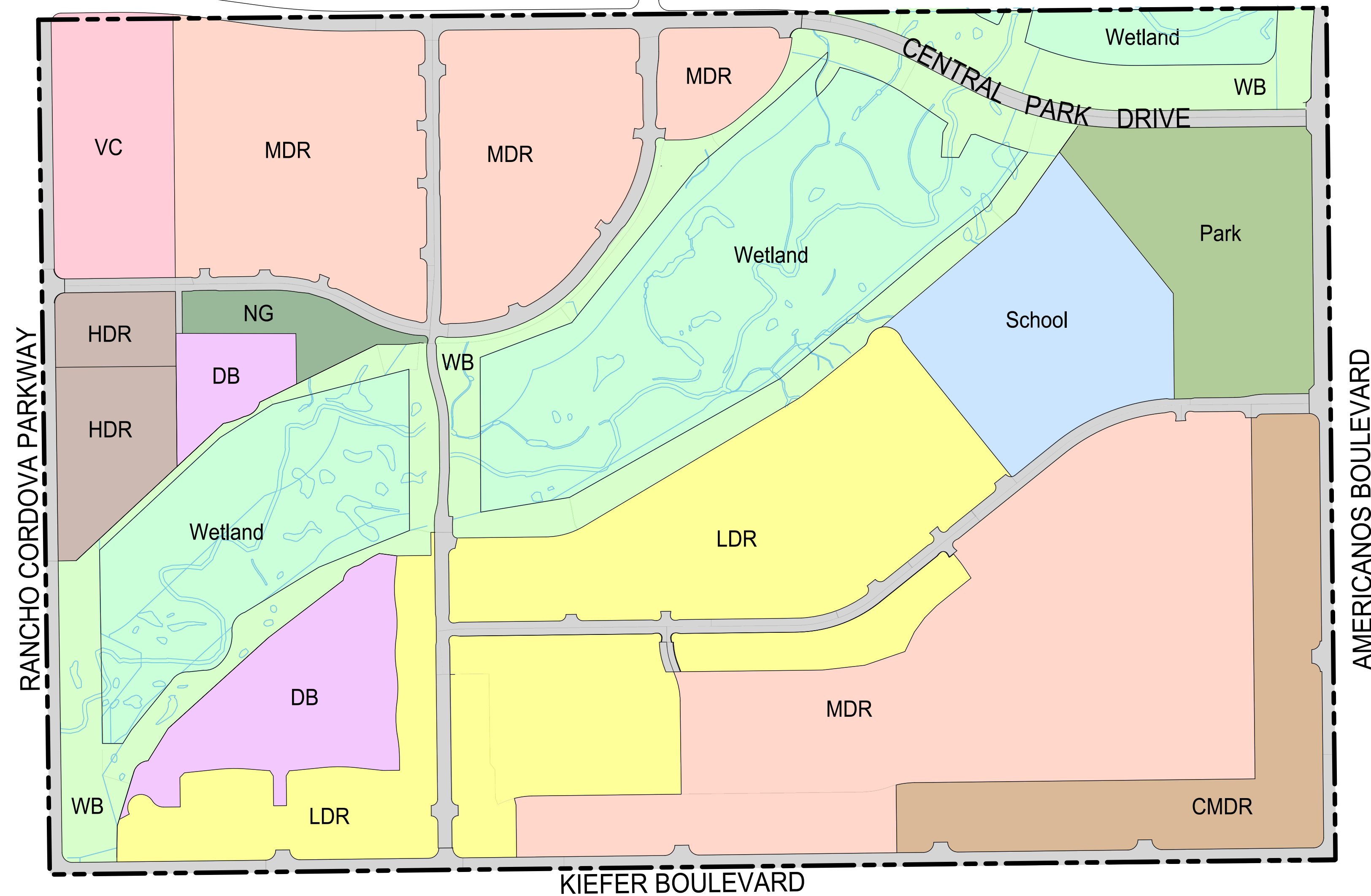
SUNCREEK SPECIFIC PLAN - STEELRIDGE

(TREVOR GILMARTIN PROPERTY)
CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 25, 2026

EXISTING AMENDED SPECIFIC PLAN DESIGNATIONS

PROPOSED SPECIFIC PLAN DESIGNATIONS



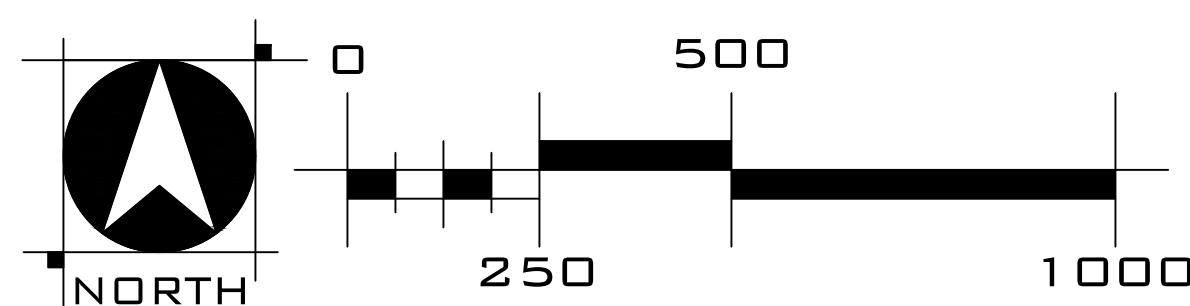
SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING AC.	PROPOSED AC.	DIFF.
LDR (SCSP)	SINGLE FAMILY RESIDENTIAL (2.1-6.0 DU/AC)	35.8	20.5	-15.3
MDR (SCSP)	SINGLE FAMILY RESIDENTIAL (6.1-12 DU/AC)	61.7	90.9	29.2
CMDR (SCSP)	SINGLE FAMILY RESIDENTIAL (12.1-18 DU/AC)	11.8	0.0	-11.8
HDR (SCSP)	HIGH DENSITY RESIDENTIAL	5.9	6.1	0.2
CS (SCSP)	COMMUNITY SERVICES (SCHOOL)	11.0	11.7	0.7
PQP (SCSP)	PUBLIC/QUASI-PUBLIC	0.0	0.0	0.0
PQP (SCSP)	DETENTION BASIN	9.8	9.7	-0.1
POS (SCSP)	PARKS	10.4	10.0	-0.4
POS (SCSP)	NEIGHBORHOOD GREEN	2.3	2.3	0.0
POS (SCSP)	NATURAL RESOURCES	39.0	39.0	0.0
POS (SCSP)	OPEN SPACE/WETLAND BUFFER	22.3	22.3	0.0
V.C (SCSP)	VILLAGE CENTER	6.8	6.9	0.1
-	MAJOR ROADS	23.6	20.7	-2.9
TOTAL		240.4 ± AC.	240.1 ± AC.	-0.3

NOTE: 0.3 AC. DIFFERENCE IN TOTALS DUE TO REFINED BOUNDARY SURVEY FOR THE STEELRIDGE PROJECT AREA.

LEGEND

LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
CMDR	COMPACT MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
DB	DETENTION BASIN
NG	NEIGHBORHOOD GREEN
WB	WETLAND BUFFER
VC	VILLAGE COMMERCIAL



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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816 Fax 916.341.7767

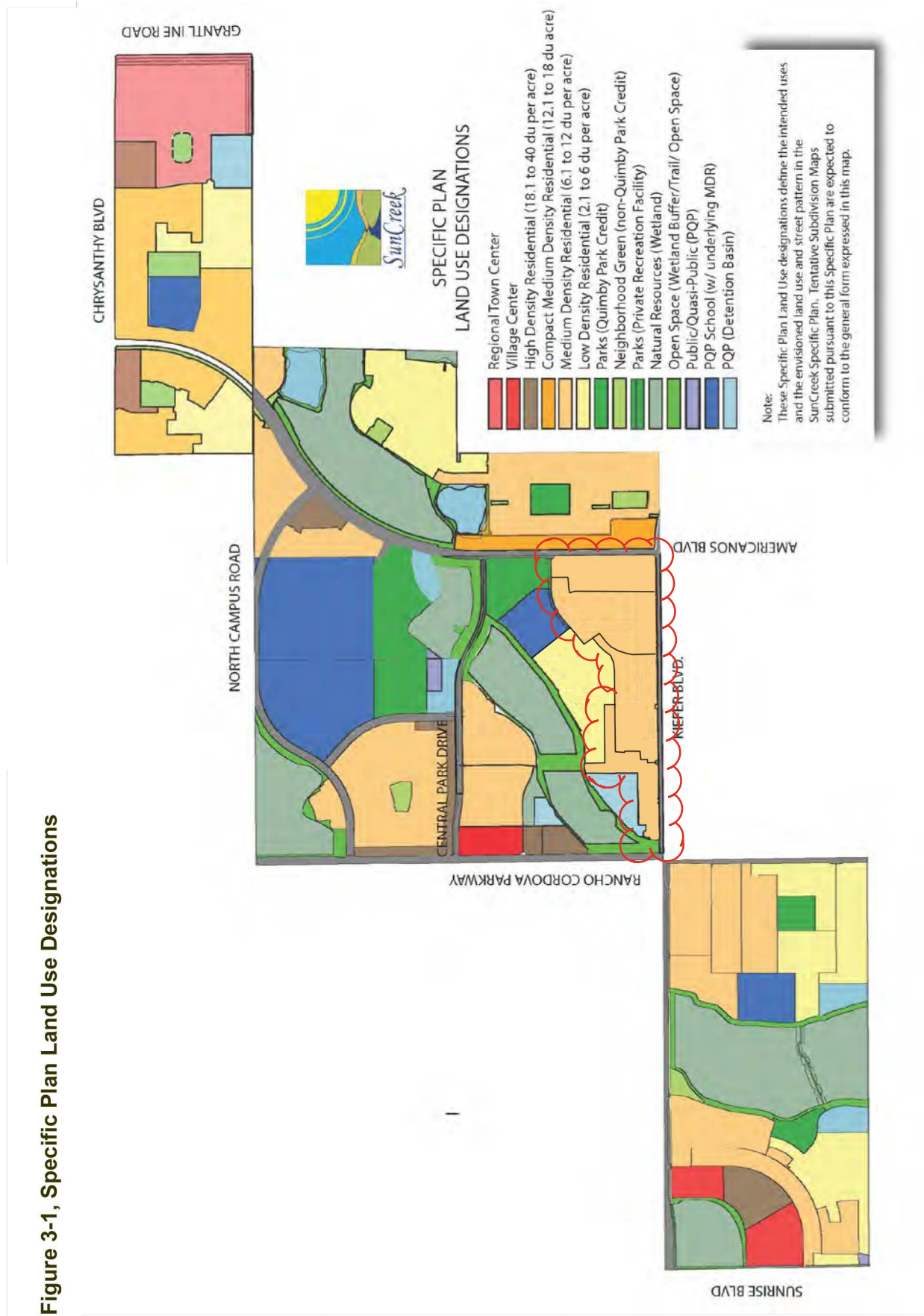


Figure 3-1, Specific Plan Land Use Designations

Figure 3-2, Specific Plan Illustrative Plan

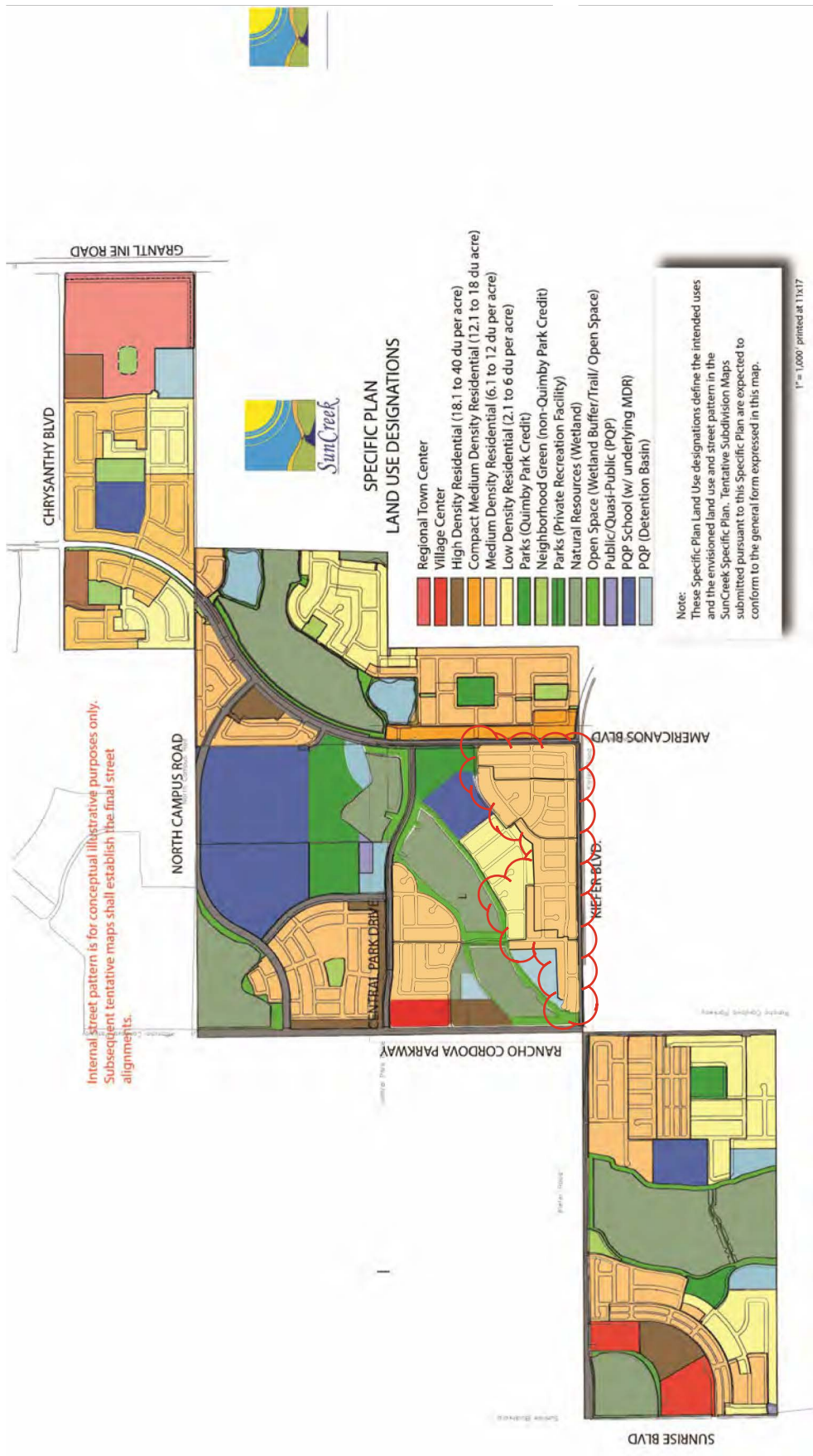


Figure 3-4 RCMC Title 23 Zoning Designations



1" = 1,000' printed at 11x17

Table 3-3 Land Use Summary

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	161.8 174.8 177.1	787 872 875	17.3% 17.86% 19.3%	12.7% 9.8% 14.0%	 3.17 4.94
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	382.9 356.2 353.6	2,481 2,337 2,275	54.6% 52.4% 50.1%	30.1% 29.2% 28.0%	6.47 6.57 6.43
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	26.3 14.5	224 285 342	4.9% 2.1% 7.5%	1.1% 2.1%	15.56 11.6 13.0
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	46.0 46.2	1,052	22.7% 23.2%	3.5% 3.6%	22.91 23.2 22.87
VILLAGE CENTER (VC)	24.4 24.3	0		1.9%	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	3.4	0		0.8% 0.3%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	13.5 10.1	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	20.9	0		1.7%	
COMMUNITY PARK (PARK)	38.7 39.1	0		3.5% 3.1%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	6.1	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	51.6 53.5	0		3.8% 4.2% 4.1%	
DETENTION BASIN (DB)	53.7 53.8	0		4.1% 4.3%	
STORM WATER CANAL (CANAL)	0	0		0.0%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	111.7 111.0	0		8.8%	
MAJOR ROADS	85.3 88.1	0		6.3% 7.0%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,263.7 1,264.0	4,546 4,544		100.0%	

NOTE: DIFFERENCE IN TOTAL ACREAGE DUE TO REFINED BOUNDARY SURVEY FOR THE GILMARTN/TREVOR PROPERTY.

Table 3-4 summarizes the land use by owner.
Figure 3-5 illustrates the ownership of land in the Plan Area.

LAND USE

Table 3-4 Land Use by Owner

LAND USE Categories	CALLAHAN		GILMARTIN/ TREVOR (INVESTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	20.5 35.8	109 197	64.4	314	37.6	167	0	0	39.3	197
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9	318	90.9 61.7	701 495	90.6	599	76.8	406	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	0.0 11.8	0 118	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8	235	6.1 5.9	140	9.1	237	14.2	272	0	0	5.0	168
VILLAGE CENTER (VC)	0	0	6.9 6.8		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	2.5		0		0.4		0.0		0.5		0	
NEIGHBORHOOD GREEN	2.0		2.3		2.1		0.0		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		8.1		0		4.6	
COMMUNITY PARK	10.5		10.0 10.4		0		0		17.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		22.3		14.7		0		1.2		8.1	
DETENTION BASIN	4.5		9.7 9.8		9.5		8.2		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		11.7 11.0		10.8		10.0		44.9		0	
MAJOR ROADS	20.0		20.7 23.6		13.0		11.0		2.5		18.2	
GRANT LINE ROAD							3.1					
TOTALS	160.1	553	240.4	950	321.4	1,150	219.0	910	80.1	0	243.0	1,046

240.1

NOTE: DIFFERENCE IN TOTAL ACREAGE DUE TO REFINED BOUNDARY SURVEY FOR THE GILMARTN/TREVOR PROPERTY.

Figure 4-2 Combined Major Streets Master Plan and Trails



CIRCULATION

Figure 4-3 Major Streets Master Plan

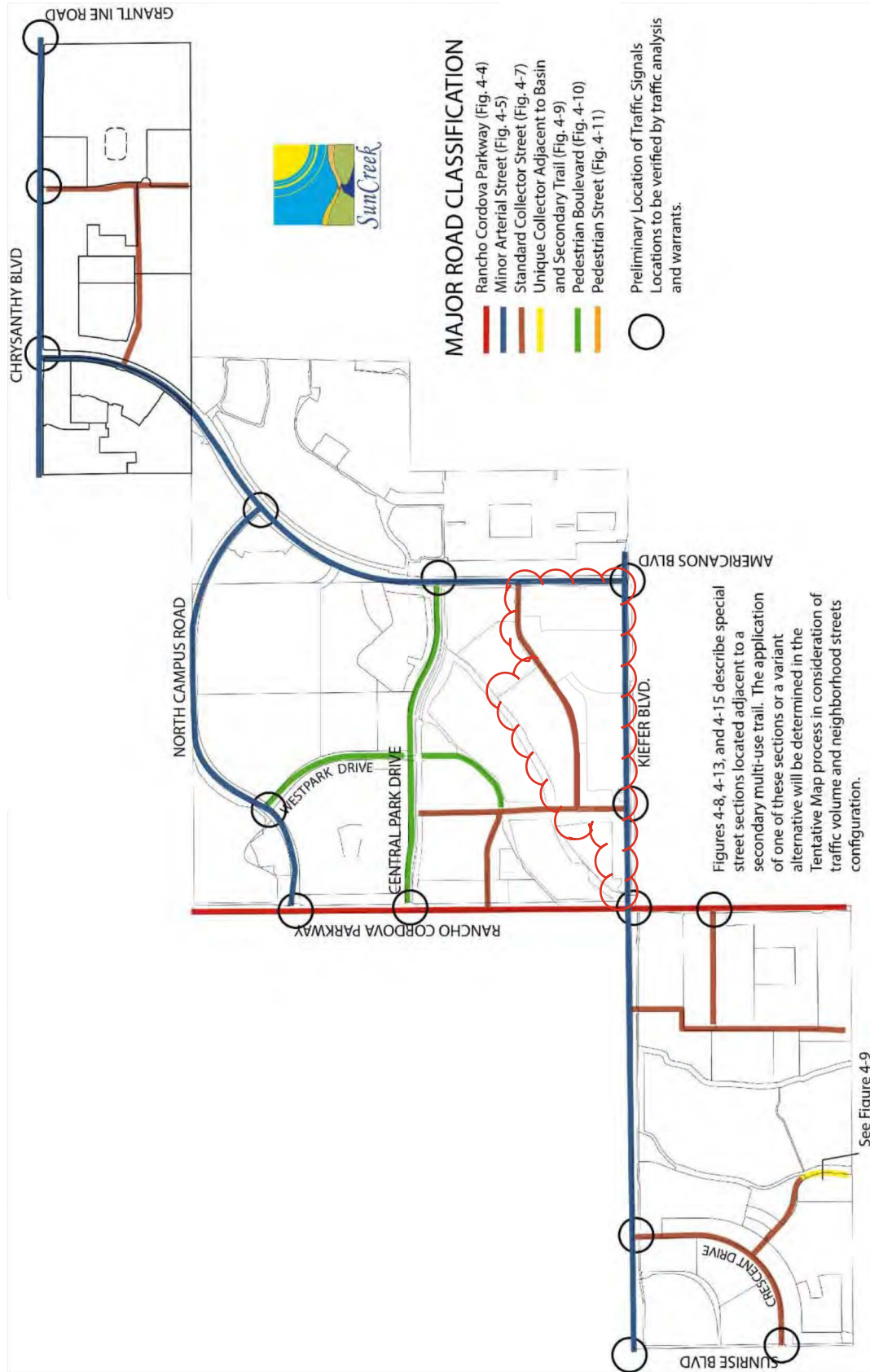
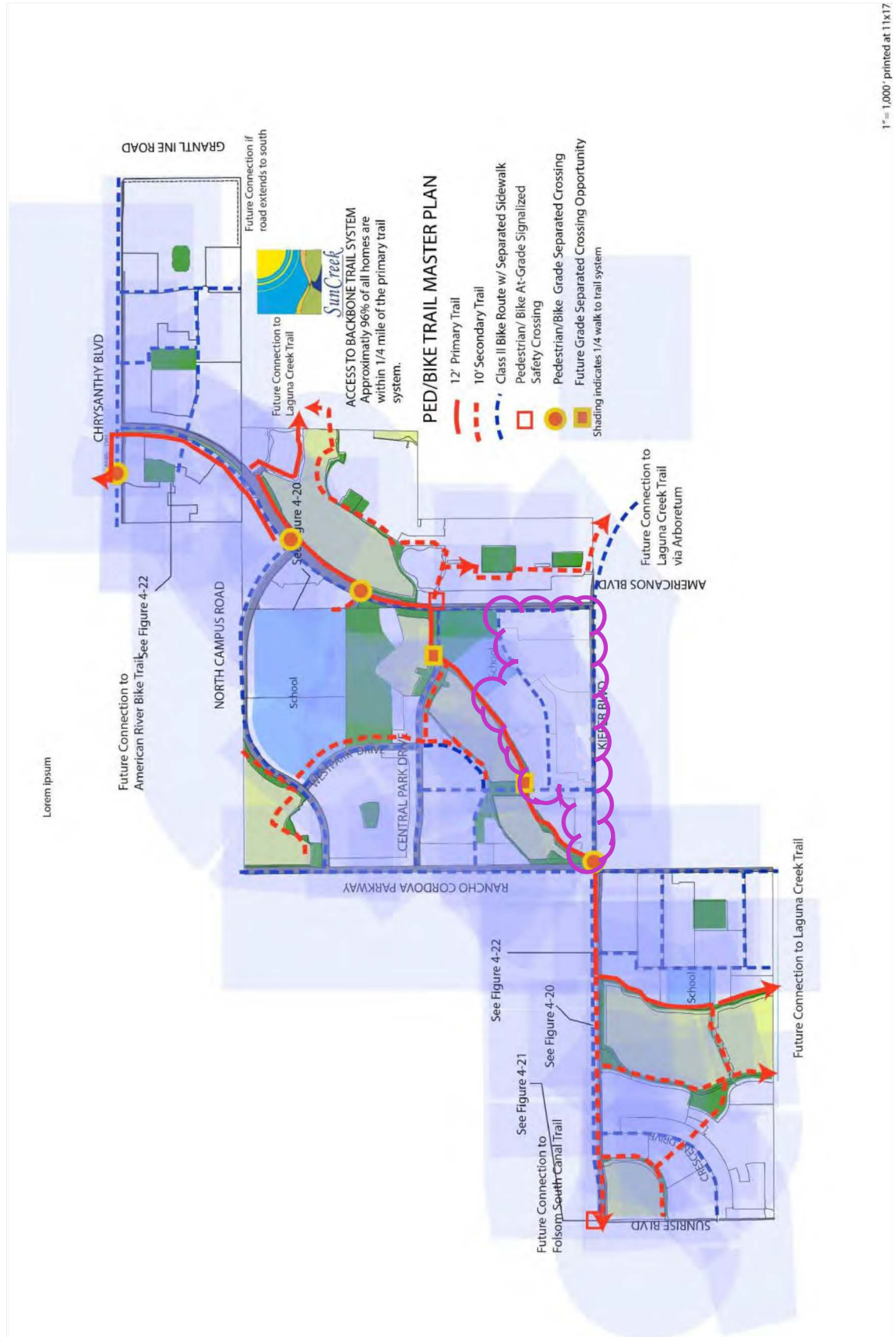


Figure 4-18, Primary and Secondary Trails Master Plan



NOTE: FEB. 2026 REDLINE SHOWN IN PURPLE ON THIS FIGURE.

Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan



CIRCULATION

Figure 4-25 Potential Transit Stop Locations

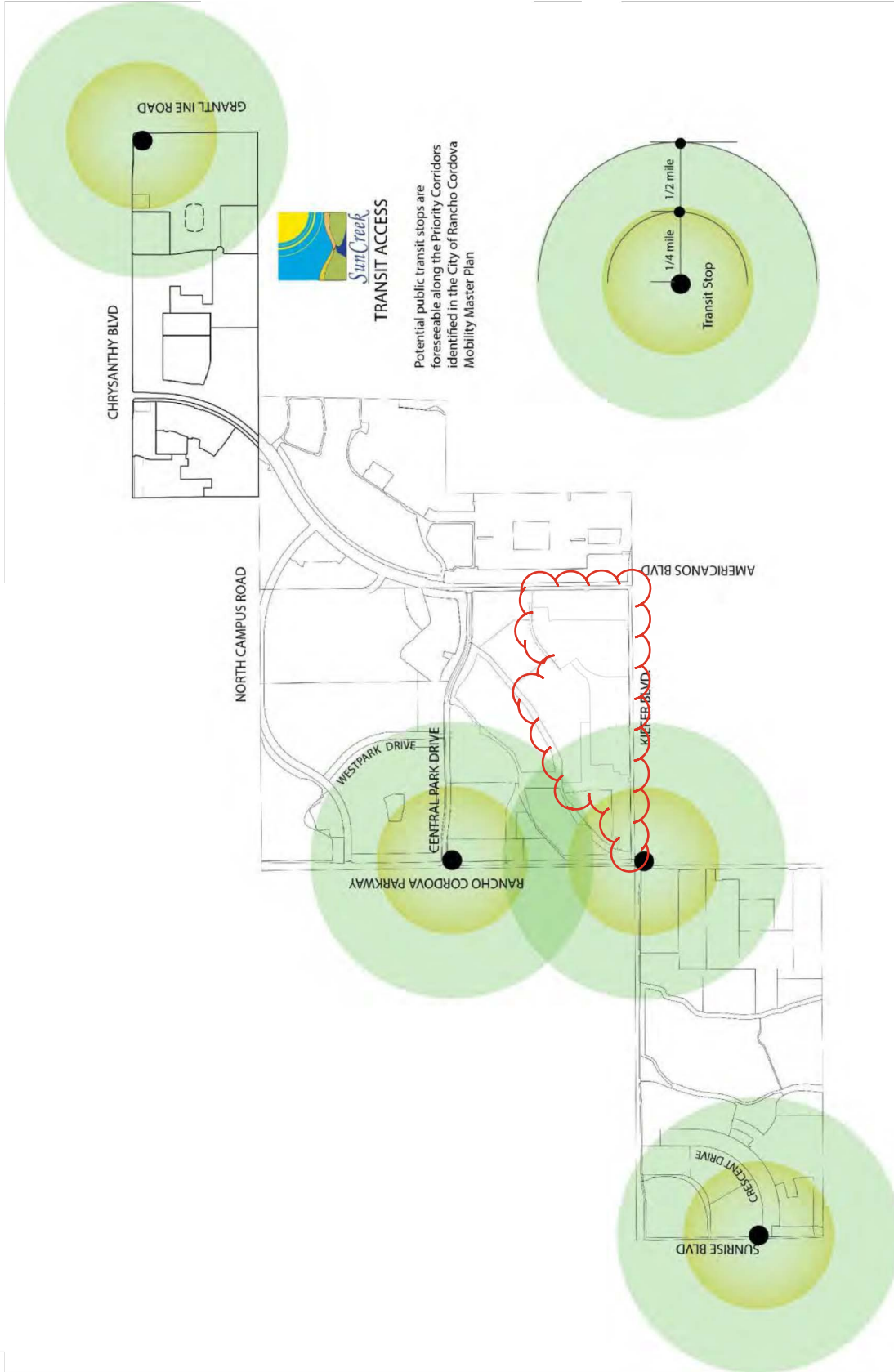


Figure 5-1 SunCreek Core Open Space



Figure 5-2, Community Design Features



Figure 6-1 Location of Proposed Natural Resource Preservation Areas

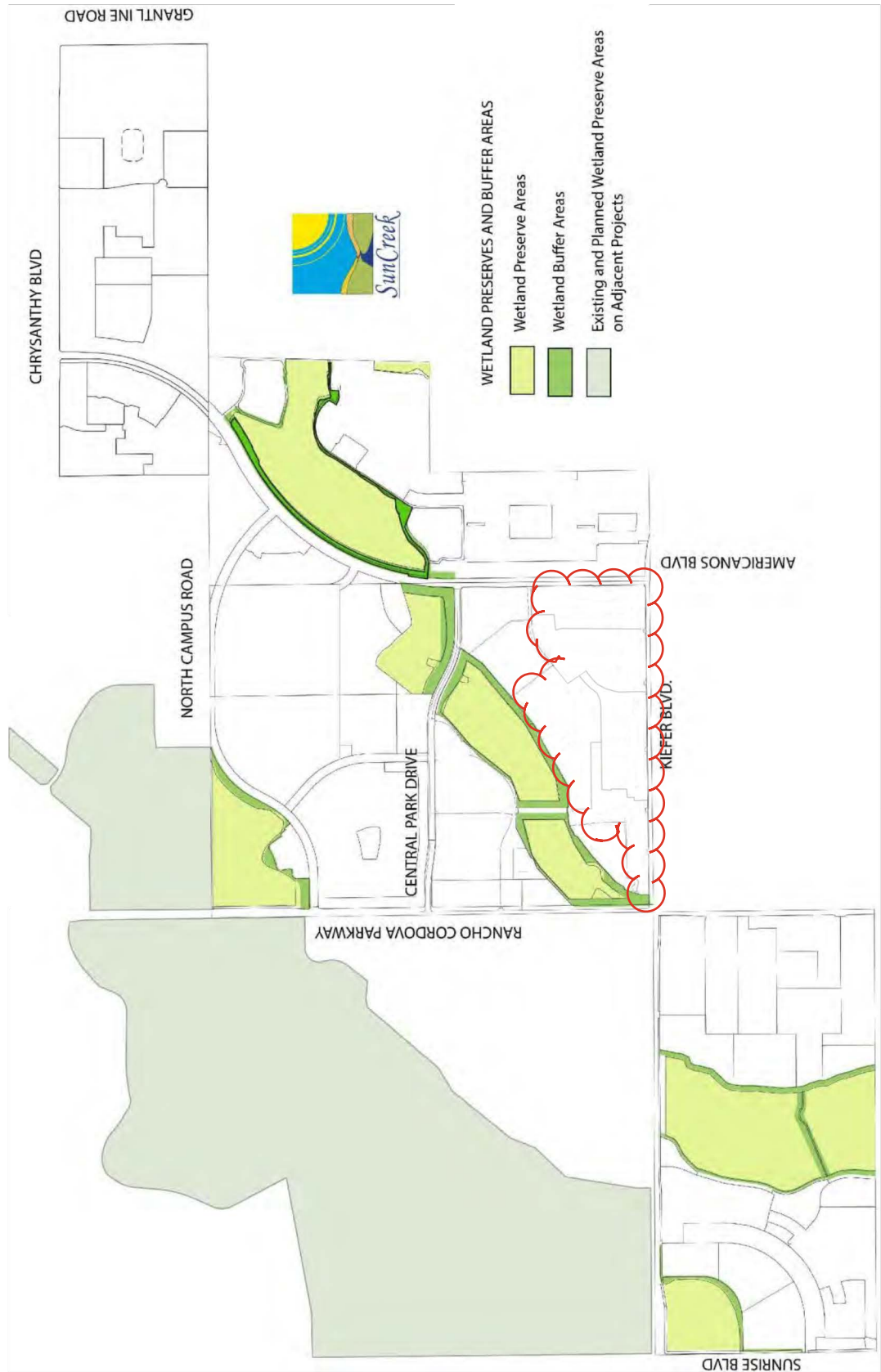


Figure 7-1 Park Facilities within the Plan Area



7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the “Quimby” park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type.

Table 7-1 indicates that the total population in the SunCreek plan will be approximately ~~11,874~~ ~~11,665~~ ~~11,606~~ ^{11,716} residents.

This population would require a total of ~~71.2~~ ~~70.1~~ ^{70.3} ~~69.7~~ acres of park and Neighborhood Greens, of which ~~59.4~~ ~~58.4~~ ~~58.1~~ ^{58.6} acres would be in Community and Neighborhood Park and ~~11.8~~ ~~11.7~~ ^{11.7} ~~11.6~~ acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides ~~65.3~~ ~~60.0~~ ~~60.8~~ acres of Quimby parkland, and ~~9.5~~ ~~13.5~~ ~~10.5~~ acres of Community Places/Neighborhood Greens that together provide ~~74.8~~ ~~73.5~~ ~~71.3~~ acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 6.1 acres of Park Corridors, as well as ~~52.0~~ ~~51.6~~ ^{53.5} ~~53.7~~ acres of preserve buffer lands, ~~49.6~~ acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	827 872 ⁸⁷⁵ 875 787	2.95	2,439 2,572 ^{2,581} 2,581 2,322	12.2 12.9 ^{11.6} 11.6	2.4 2.6 ^{2.3} 2.3
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	2,429 2,337 ^{2,275} 2,275 2,481	2.95	7,165 6,894 ^{6,711} 6,711 7,319	35.8 34.5 ^{36.6} 33.6	7.26 6.9 ^{7.3} 6.7
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	320 285 ³⁴² 342 224	2.03	650 579 ⁶⁹⁴ 694 455	3.3 2.9 ^{2.3} 3.5	0.6 0.7 ^{0.5} 0.7
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	4,628 4,544 ^{4,544} 4,544		11,874 11,665 ^{11,716} 11,665	59.4 58.4 ^{58.6} 58.6	11.8 11.7 ^{11.7} 11.6

PARKS AND OPEN SPACE

the “Quimby” park area requirement are each a minimum of 2.2 acres in size.

permanent water quality control basins. These basins are not counted in the required park area.

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	59.4 58.4 58.6 58.1	65.3 60.0 60.8
Community Places/Neighborhood Greens	1.0	per 1000	11.8 11.7 11.7 11.6	9.2 13.5 10.5
Mandatory Parks and Neighborhood Green Total			71.2 70.1 70.3 69.7	74.5 73.5 71.3
Green Infrastructure /Non-Mandatory Park Corridors				6.1

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is ~~65.3~~ ~~60.0~~ 60.8 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit.

An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include

The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements, The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the “Great Park” concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire

PARKS AND OPEN SPACE

complex of Community Park and open space included in the “Great Park” concept.

The Community Park encompasses 27.8 acres of active area on the north side of Central Park Drive adjacent to the High School/Middle School campus, and ~~15.7~~^{10.0}~~11.1~~ acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 27.8-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 27.8-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community-oriented businesses that enhance the experience of the Great Park.

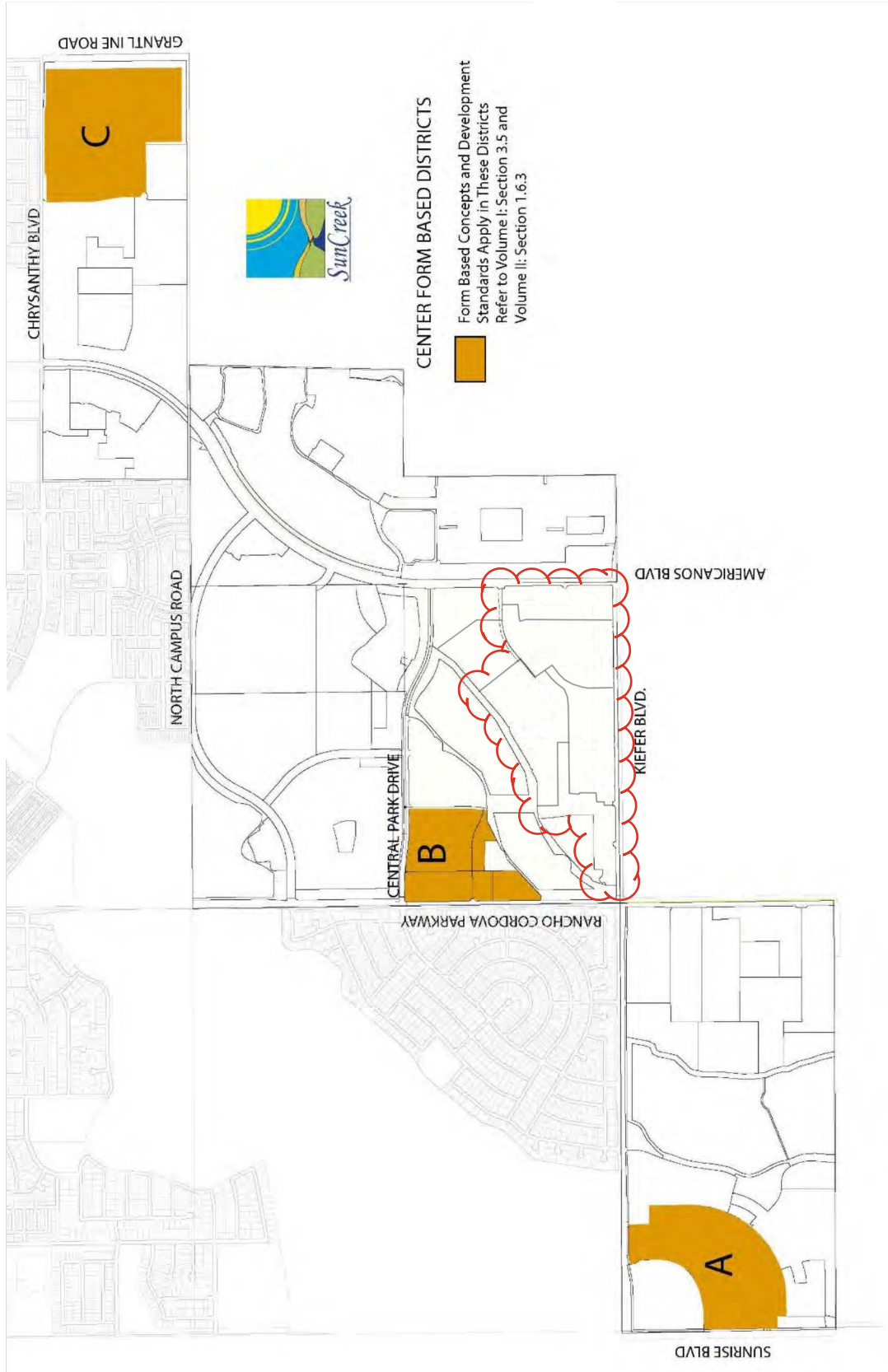


Figure II.1-4 Center Form Based Districts

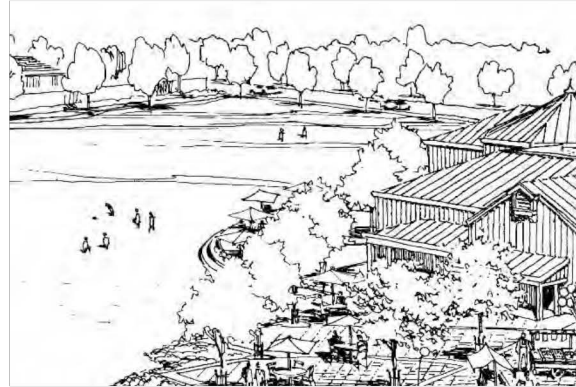
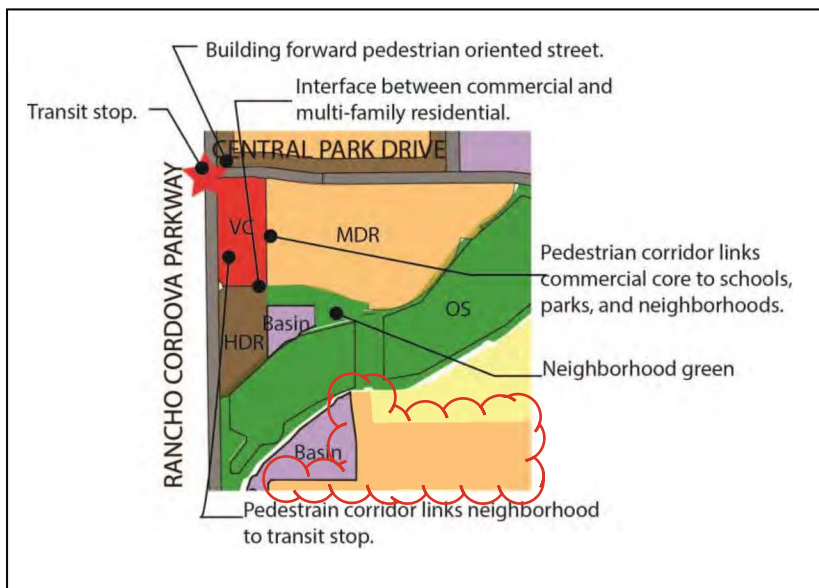
Center District B

Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 “Standards for Public Pedestrian-Oriented Spaces” in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the primary SunCreek bike trail along the open space corridor.

Figure II.1-7 Center District B Notation



Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian-oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

MEMORANDUM



ITEM 10.2.

DATE: May 4, 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 VACATING AN EASEMENT FOR DRAINAGE AT ASSESSOR PARCEL NUMBERS 067-0430-018-0000 AND 067-0430-049-0000 PURSUANT TO THE PROVISIONS OF CHAPTER 3, PART 3 OF THE PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW, COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would vacate a 20 foot public easement for drainage that serves no public benefit.

BACKGROUND

The easement for drainage to be abandoned consists of a 20-foot wide easement that runs along the southern section of parcel 067-0430-018-0000 on the west side and continues along the south side into neighboring parcel 067-0430-049-0000, see [Attachment 3](#). The easement was originally established in 2006 for future drainage infrastructure. Due to economic circumstances at the time, the drainage infrastructure was never built, and the easement currently serves no public benefit. A variety of site investigations including field surveying, as built, video of storm drain facilities, and potholing were performed to verify the absence of drainage infrastructure.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the city.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Vicinity Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, VACATING AN EASEMENT FOR DRAINAGE AT ASSESSOR PARCEL NUMBERS 067-0430-018-0000 & 067-0430-049-0000 PURSUANT TO THE PROVISIONS OF CHAPTER 3, PART 3 OF PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, a hearing date was scheduled for a proposed resolution to abandon an easement for drainage; and

WHEREAS, a notice of the hearing was posted at City Hall at least two weeks in advance of the hearing; and

WHEREAS, at least two weeks before the day set for the hearing at least three notices of vacation were conspicuously posted along the easements to be vacated, not more than 300 feet apart; and

WHEREAS, the hearing described above has been conducted, and this Council has heard and considered all oral, documentary and other evidence presented.

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

Pursuant to the provisions of Chapter 3, Part 3 of Public Streets, Highways, and Service Easements Vacation Law commencing at Section 8320 of the California Streets and Highways Code, the easement for drainage located at Assessor Parcel Numbers 067-0430-018-0000 & 067-0430-049-0000 is determined to obstruct the utilization of an undeveloped parcel and serves no public purpose. The City of Rancho Cordova Department of Public Works and relevant utility companies have no objection to this vacation.

BE IT FURTHER RESOLVED AND ORDERED THAT:

1. The easement for drainage as described and shown in Exhibit A is hereby vacated, pursuant to Streets and Highways Code Section 8340(d).
2. The City Clerk of the City of Rancho Cordova shall cause a certified copy of this Resolution of Vacation, attested by the clerk under seal, to be recorded without acknowledgment, certificate of acknowledgment, or further proof in the office of the Recorder of the County of Sacramento.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 4th day of May 2026 by the following vote:

AYES:

NOES:

ITEM 10.2.

ATTACHMENT 1

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

Attachment 2

- Exhibit A to the Resolution

ITEM 102
WHERE RETURN TO:

CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670

NO FEE DOCUMENT

Okay to Accept/Date:

APN: 067-0430-018

Project: Anatolia Fire Station


Sacramento County Recording
Craig A Kramer, Clerk/Recorder
BOOK 20060811 PAGE 0435
Friday, AUG 11, 2006 9:08:19 AM
Ttl Pd \$0.00 Nbr-0004451373
KDL/24/1-7

THIS SPACE FOR RECORDER'S USE ONLY

CITY OF RANCHO CORDOVA

EASEMENT FOR DRAINAGE

ANATOLIA, LLC, a California limited liability company


grants to the CITY OF RANCHO CORDOVA, a Municipal Corporation, County of Sacramento, of the State of California, a right of way and drainage easement for the purpose of digging, constructing, reconstructing, repairing, and maintaining thereon a drainage canal, ditch, or pipeline for drainage purposes, together with the spoil banks and appurtenant structures thereof over that certain real property described as follows:

SEE EXHIBITS "A" AND "A-1" ATTACHED HERETO AND MADE A PART HEREOF.

Dated this 26 day of June, 2006

ANATOLIA, LLC, a California limited liability company

By: AKT Investments, Inc., a California corporation, Managing Member

By: 
Mark Enes, Executive Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On 6/26/06 before me, JEAN PERRY, Notary Public

personally appeared MARK ENES

-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

Title(s)

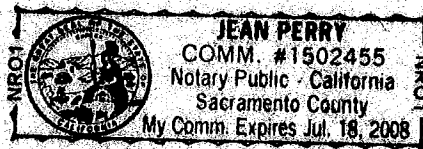
- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

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

WITNESS my hand and official seal.

Jean Perry
Signature of Notary



SIGNER IS REPRESENTING:
Name of Person(s) or entity(ies)

OPTIONAL SECTION:

TITLE OR TYPE OF DOCUMENT: _____

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

NUMBER OF PAGES _____ DATE _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

EXHIBIT "A"
DESCRIPTION OF
DRAINAGE EASEMENT

All that certain real property situate in the Southwest One-Quarter of Section 17, Township 8 North, Range 7 East, Mount Diablo Base and Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being portions of Lots 17 and 18 as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, said property being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of Sunrise Boulevard as shown on said Final Map entitled, "Anatolia," from which the Southwest corner of said Lot 18 bears along said Right-of-Way line, South 00°32'38" East a distance of 275.60 feet; thence from said **POINT OF BEGINNING**, along said Right-of-Way line, the following two (2) courses and distances:

1. North 00°32'38" West a distance of 17.82 feet; and
2. North 03°00'22" East a distance of 4.56 feet;

thence leaving said Right-of-Way line, the following fifteen (15) courses and distances:

1. North 63°35'52" East a distance of 37.47 feet;
2. North 00°32'38" West a distance of 40.84 feet;
3. North 89°27'22" East a distance of 20.00 feet;
4. South 00°32'38" East a distance of 319.97 feet;
5. along a line parallel with and thirty-five feet (35.00') distant, as measured at right angles, from the South line of said Lot 18, North 89°16'09" East a distance of 629.81 feet;
6. South 45°43'51" East a distance of 35.15 feet to a point on the East line of said Lot 18, from which a found 5/8" rebar with cap stamped L.S. 6046, marking the Southeast corner of said Lot 18 bears along said East line, South 00°44'03" East a distance of 10.14 feet;
7. South 45°43'51" East a distance of 85.16 feet;
8. South 00°43'51" East a distance of 49.92 feet;
9. South 89°16'09" West a distance of 20.00 feet;
10. North 00°43'51" West a distance of 41.64 feet;
11. North 45°43'51" West a distance of 82.53 feet to a point on the South line of said Lot 18, from which a found 5/8" rebar with cap stamped L.S. 6046, marking the Southeast corner of said Lot 18 bears along said South line, North 89°16'09" East a distance of 18.14 feet;
12. North 45°43'51" West a distance of 21.21 feet;
13. along a line parallel with and fifteen feet (15.00') distant, as measured at right angles, from the south line of said Lot 18, South 89°16'09" West a distance of 641.59 feet;
14. North 00°32'38" West a distance of 276.97 feet; and
15. South 63°35'52" West a distance of 37.78 feet to the Point of Beginning.

EXHIBIT "A"
DESCRIPTION OF
DRAINAGE EASEMENT

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14. North 00°32'38" West a distance of 276.97 feet; and
15. South 63°35'52" West a distance of 37.78 feet to the Point of Beginning.

Containing 23,222 square feet of land, more or less.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.



Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

Date: 3/21/06



PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

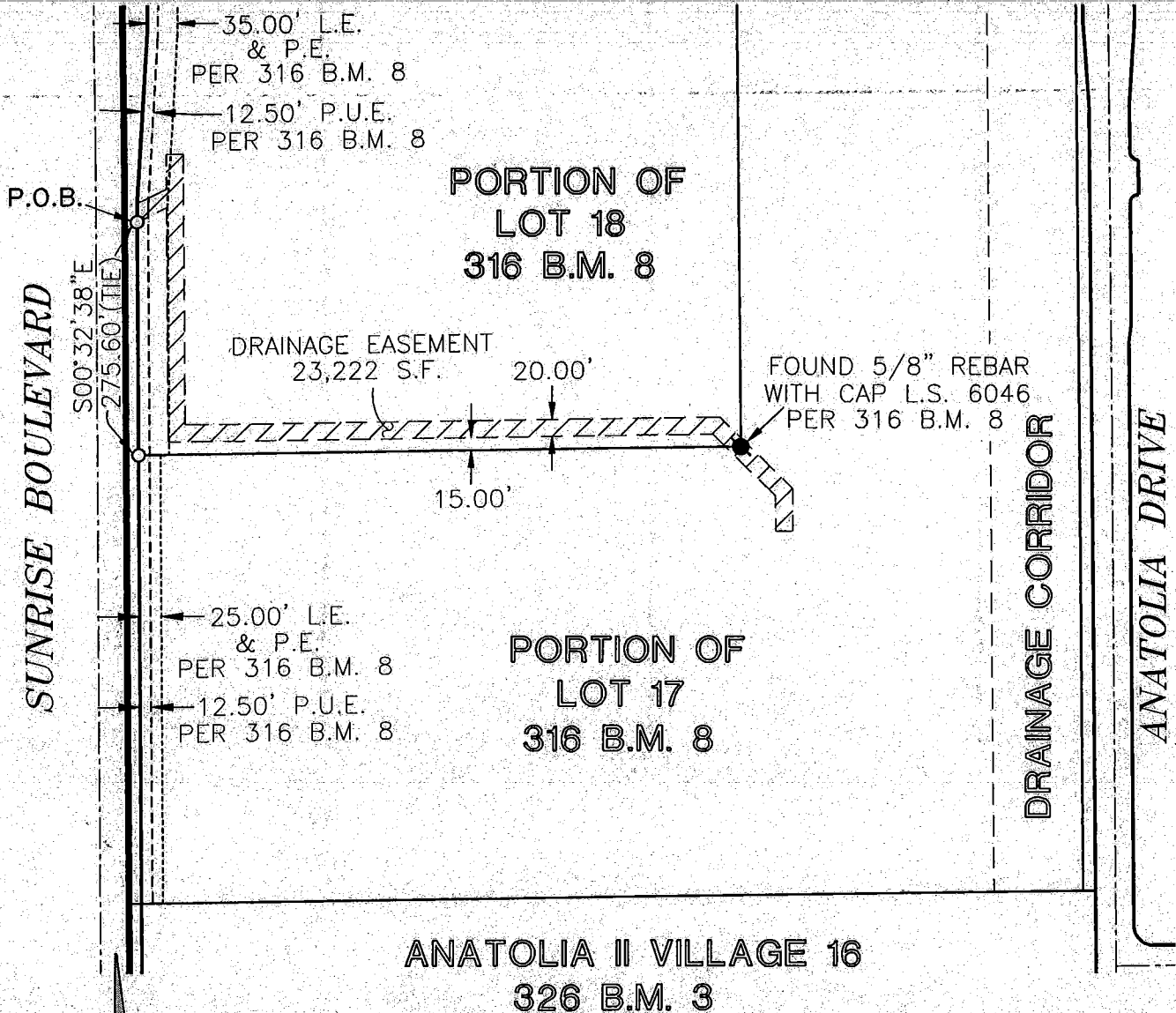
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EXHIBIT A-1

PLAT TO ACCOMPANY
DESCRIPTION

**ANATOLIA
DRAINAGE EASEMENT
BEING PORTIONS OF
LOTS 17 AND 18
316 B.M. 8**

CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



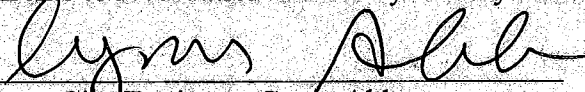
WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

SCALE: 1" = 200'

SEE DESCRIPTION FOR
COURSE INFORMATION

CERTIFICATE OF ACCEPTANCE

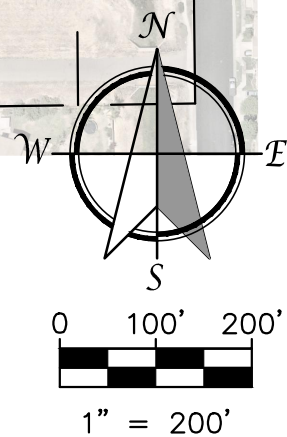
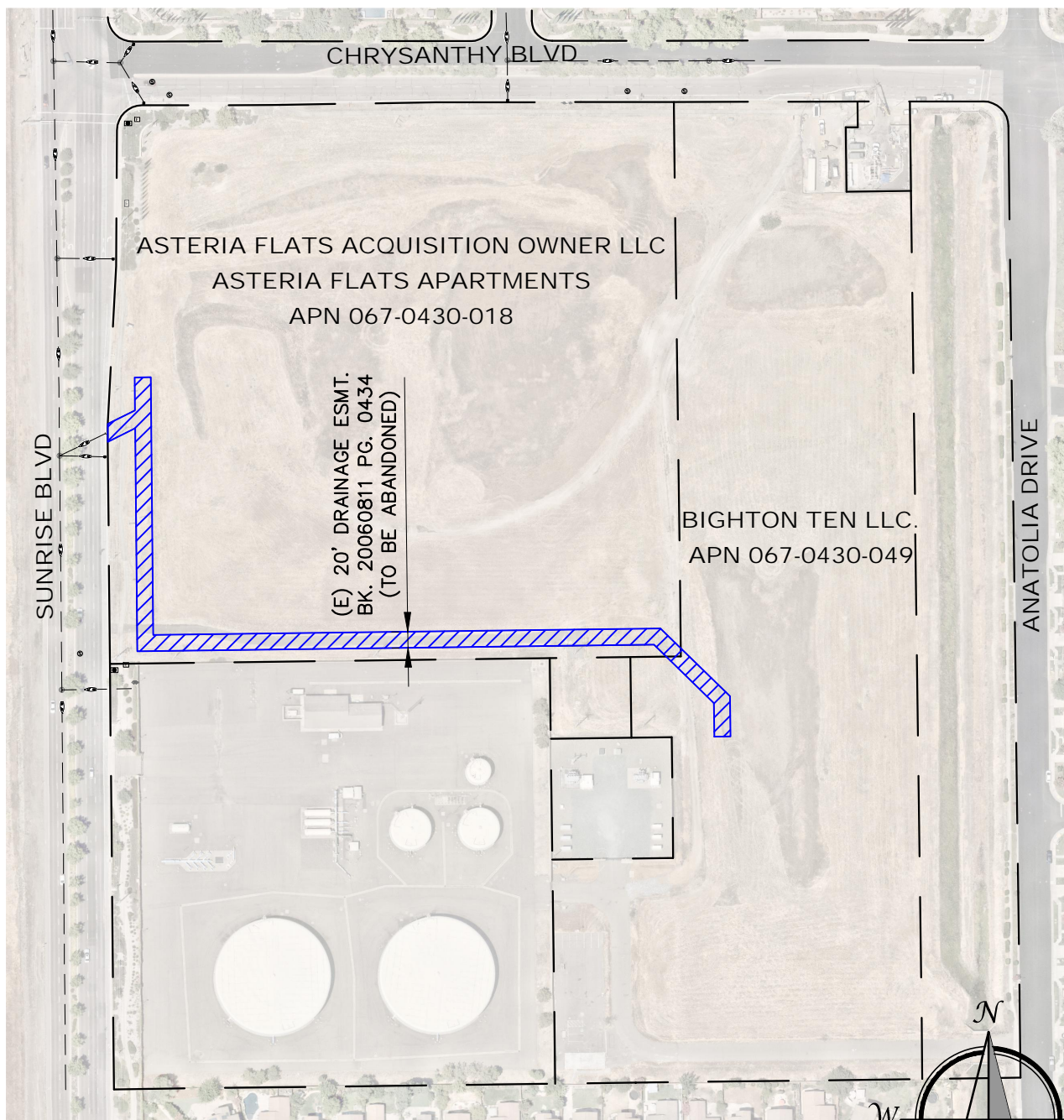
This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the City of Rancho Cordova, a municipal corporation, County of Sacramento, State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Rancho Cordova pursuant to authority conferred by Resolution No. 68-2003 of the City Council of the City of Rancho Cordova adopted on October 20, 2003, and the Grantee consents to recordation thereof by its duly authorized officer.

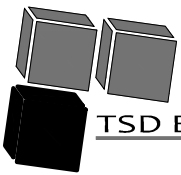


City Engineer, Cyrus Abhar

8-2-2004

Date



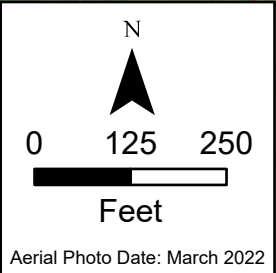
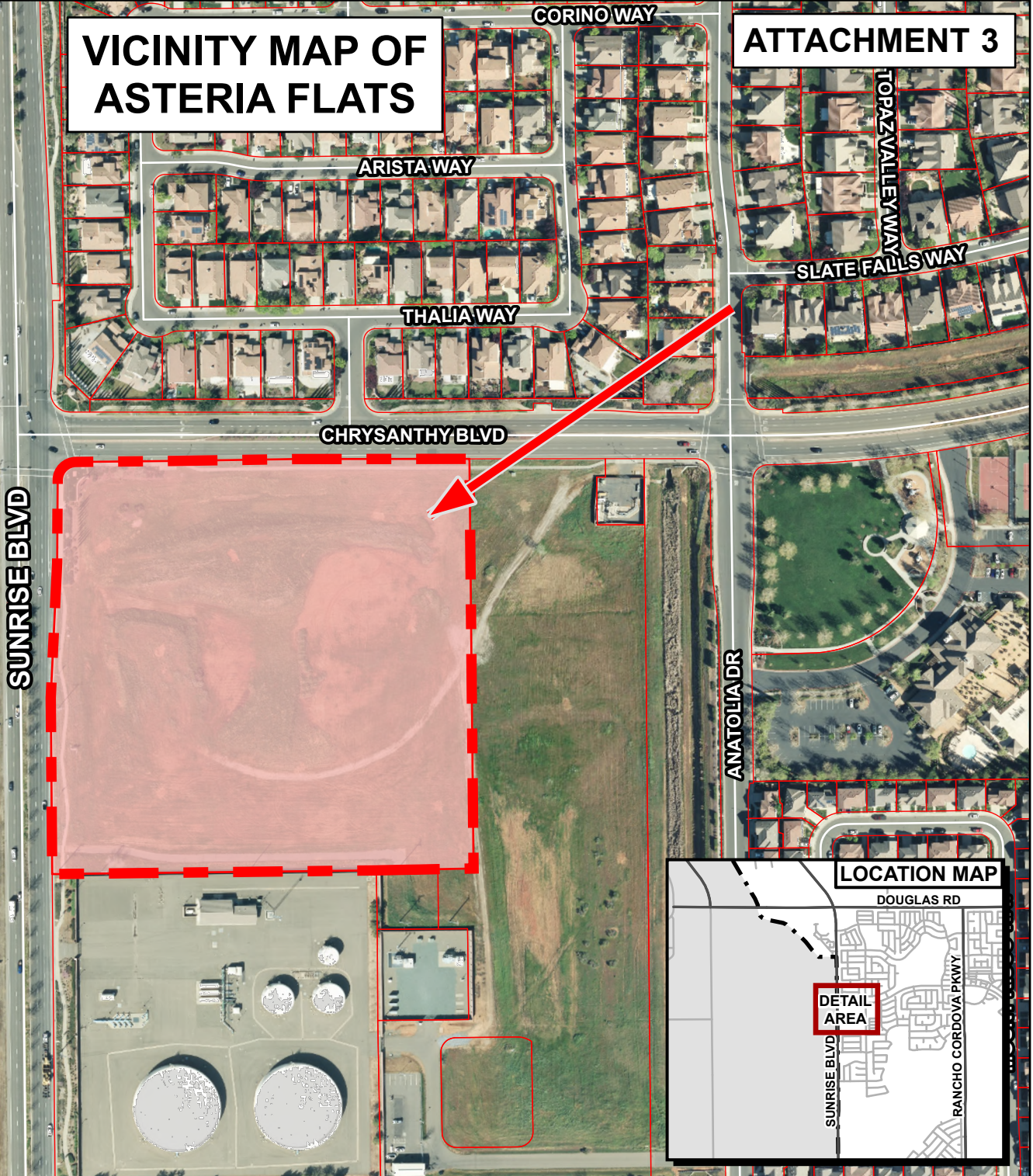
<p>PLOT PLAN - EXISTING CONDITIONS</p> <p>DRAINAGE EASEMENT ABANDONMENT</p> <p>BOOK 20060811 PAGE 0434</p> <p>CITY OF RANCHO CORDOVA, CALIFORNIA</p>	 <p>785 Orchard Drive, Suite 110 Folsom, CA 95630 Phone: (916) 608-0707 Fax: (916) 608-0701</p> <p>TSD ENGINEERING, INC. expect more.</p>	<p>SCALE: 1"=200'</p> <p>DATE: 3/2/2026</p> <p>SHEET 1 OF 1</p>
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ITEM 10.2.



VICINITY MAP OF ASTERIA FLATS

ATTACHMENT 3



Aerial Photo Date: March 2022

