CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, July 6, 2026

4:00 PM PST – Special Meeting - Cancelled
5:30 PM PST– Regular Meeting
David B. Roberts Council Chambers
City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Homewood Suites by Hilton Louisville Downtown – Lobby
635 W Market Street
Louisville, KY 40202

Attend and Join the Meeting by Zoom:
https://cityofranchocordova.zoom.us/j/81630466928

Attend and Join the Meeting by Telephone:
+1 669 900 6833 or +1 253 215 8782
Webinar ID: 816 3046 6928

Public Comment via Zoom or Telephone: To speak using the Zoom platform, use the Raise Hand feature and enable your audio when recognized by the City Clerk. To speak by telephone, press *9 to raise your hand and wait to be called on by the City Clerk.

Public Comment by Email: Submit comments to CityClerk@cityofranchocordova.org by 2:00 p.m. on Monday, July 6, 2026. Comments received by the deadline will be distributed to the City Council and included in the official record but will not be read aloud. Comments received after 2:00 p.m. will be distributed to the City Council.

For questions related to the City Council Meeting or the use of Zoom, contact the City Clerk's Office at (916) 851-8720 before Monday, July 6, 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

Dr. Dan DeShong with River City Christian Church will give the invocation.

5. PRESENTATIONS

5.1. Presentation of Proclamation Recognizing CCHAT Center's 30th Anniversary.

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.

To request to speak using the Zoom platform, use the “raise hand” feature available in Zoom. If you are participating by telephone to request to speak, press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

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

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

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 15, 2026.
Recommendation: Adopt the minutes.

9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-102 with Vanguard Construction, Inc. in an Amount not to Exceed $1,477,603.50 to Construct the Neighborhood Traffic Management Program Phase 8 Project.
Recommendation: Adopt the Resolution.

9.3. **Subject:** A Resolution of the City of Rancho Cordova, State of California, Authorizing the City Manager to Execute Contract Amendment No. 2026-24-01, Increasing the Contract Amount from $432,238.80 to an Amount not to Exceed $509,838.80 with FBD Vanguard, Inc. for the Construction of the 2025 ADA Sidewalk Project.

Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-39-2 with Tetra Tech, Inc. to Increase the Contract Amount from $1,104,041.33 to an Amount not to Exceed $1,455,594.74 for the Environmental Engineering Services for the Soil Remediation Project Construction at 10153-10179 Folsom Boulevard.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute a Contract No. 2026-145 with Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation in an Amount not to Exceed $211,643 to Supply the Streetlights for the Mills Crossing Right of Way Infrastructure Project.
Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Authorizing the City Manager to Approve the Large Lot Final Map of Douglas 103, Subdivision No. FM-25-0056, and Execute Subdivision Improvement Agreement Contract No. 2026-146 with Lennar Homes of California.
Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-150 with Jensen Enterprise Inc. dba Jensen Infrastructure in an Amount not to Exceed $306,978.20 for the Stormwater Vault for the Mills Crossing Right of Way Infrastructure Project.
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2026-2027 Property Tax Roll.
Recommendation: Adopt the Resolution.

10.2. **Subject:** Ordinances of the City Council of the City of Rancho Cordova Canceling a Development Agreement by and Between the City of Rancho Cordova and Woodside 05N, LP, Relative to the Douglas 98 Project and by and Between the City of Rancho Cordova and Sunridge Villa Property, LLC, Relative to the Sundance Project.
Recommendation: Waive the first reading and introduce the Ordinances.

11. PUBLIC HEARING ITEMS

11.1. **Subject:** A Resolution of Formation to Modify the Rancho Cordova Tourism Business Improvement District.
Recommendation: Adopt the Resolution.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** A Resolution Authorizing the Submission of Local Authority Recommendations to the California Governor's Office of Business and Economic Development for Opportunity Zones 2.0 Census Tract Designations and Related Actions.
Recommendation: Adopt the Resolution.

12.2. **Subject:** Discussion and Direction on the General Plan Update Preferred Land Use Alternative.
Recommendation: Review and discuss the Land Use Alternatives, consider the community feedback and the Planning Commission recommendations, and recommend approval of a

Preferred Land Use Alternative.

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

A. Assessor's Parcel Number (APN) 067-0100-023-0000. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Katheryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record.

B. Assessor's Parcel Number (APN) 067-0100-024-0000. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg.

C. Property Address: 4715 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-018-0000. Negotiating Parties: Foothill Holdings, LLC, a Nevada Limited Liability Company.

D. Assessor's Parcel Number (APN) 067-0100-020-0000. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company.

E. Property Address: 4719 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-021-0000. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company.

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)) Orion 51 Outdoor, LLC, a California Limited Liability Company vs City of Rancho Cordova, a Public Entity; Defendants, Cordova Community Council Foundation, a Public Benefit Corporation, 3127Fite, LLC, a California Limited Liability Company, Real Parties in Interest, Sacramento Superior Court Case No. 25WM000210.

16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive,10875 International Drive, and 3188

Zinfandel Drive, Rancho Cordova. APN: 072-0690-099-0000, 072-0690-098-0000, and 072-0690-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.

16.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.

16.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.

16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-023-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Katheryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record. Under Negotiation: Price and Terms of Payment.

16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-020-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company. Under Negotiation: Price and Terms of Payment.

16.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4715 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Foothill Holdings, LLC, a Nevada limited liability company. Under Negotiation: Price and Terms of Payment.

16.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg. Under Negotiation: Price and Terms of Payment.

16.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4719 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-021-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company. Under Negotiation: Price and Terms of Payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS

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
August 25, 2026	5:30 PM Special Meeting/Work Session
September 8, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
September 21, 2026	5:30 PM Regular Meeting
September 29, 2026	5:30 PM Special Meeting/Work Session
October 5, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting

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

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 6, 2024, Special and Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 2, 2026, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed July 6, 2026, at Rancho Cordova, California.

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, June 15, 2026

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

City Hall
2729 Prospect Park Drive, Rancho Cordova 95670

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

Council Members Present: Linda Budge, Joe Little (arrived at 5:35 p.m.), David Sander, and Mayor Garrett Gatewood

Council Members Absent: Siri Pulipati

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Neighborhood Services Director Russ Ducharme led the pledge.

4. INVOCATION

Chaplain Sylvia Espinoza gave the invocation.

5. PRESENTATIONS

5.1. Council Member Joe Little's Birthday on June 18, 2026.

5.2. Council Member Siri Pulipati's Birthday on July 6, 2026.

6. PUBLIC COMMENT

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

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 9.1 through 9.14 by Budge second by Sander; Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

9.1. **Subject:** Meeting Minutes from the Special City Council Meeting of May 26, 2026, and the Regular City Council Meeting of June 1, 2026.
Recommendation: Adopt the minutes.

9.2. **Subject:** A Resolution Determining the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Area for Fiscal Year 2026-27.
Recommendation: Adopt the Resolution.

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-97 with Dokken Engineering in an Amount not to Exceed $200,000 for On-Call Stormwater Support and Engineering Services, and Contract No. 2026-98 with UNICO Engineering in an Amount not to Exceed $675,000 for On-Call Stormwater Support and Engineering Services.
Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-99 with West Yost Associates in an Amount not to Exceed $900,000 for On-Call Stormwater Support and Engineering Services.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-87 with Roush Landscape Services in an Amount not to Exceed $2,757,500 for Landscape Maintenance Services of Public Frontages.
Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-82 with West Coast Arborists, Inc. in an Amount not to Exceed $1,497,150 for Tree Maintenance Services.
Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-96 in an Amount not to Exceed $1,709,870.51 to Construct the South White Rock and Stone Creek Pavement Treatment Project.

Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 2026-94 in an Amount not to Exceed $3,000,000 with Salaber Associates, Inc. for Construction Management Services for Federally Funded Projects.
Recommendation: Adopt the Resolution.

9.9. **Subject:** A Resolution Adopting the Appropriations Limit for Fiscal Year 2026-27.
Recommendation: Adopt the Resolution.

9.10. **Subject:** A Resolution Authorizing the City Manager to Approve a Purchase in an Amount not to Exceed $717,406 with Miles Treaster and Associates for Office Furniture for City Hall Suite 100.
Recommendation: Adopt the Resolution.

9.11. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-72 in an Amount not to Exceed $1,923,310.00 with Kaler General Contractors, Inc. to Construct the City Hall First Floor Tenant Improvements per the Plans and Specification of the Contract.
Recommendation: Adopt the Resolution.

9.12. **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 2026-95 in an Amount not to Exceed $3,000,000 with Dewberry Engineers Inc. for Construction Management Services for Federally Funded Projects.
Recommendation: Adopt the Resolution.

9.13. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2021-270-5 with the Sacramento County District Attorney's Office in an Amount not to Exceed $193,592 for Community Prosecution Program Services through June 30, 2027.
Recommendation: Adopt the Resolution.

9.14. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2025-271-2 with Creative Noggin, LLC for Economic Development Marketing and Communications Services Making the Cumulative Amount of the Contract $160,000.
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

11. PUBLIC HEARING ITEMS

11.1. **Subject:** City of Rancho Cordova's 2025 Vacancies, Recruitment and Retention Efforts (Compliance with Assembly Bill 2561/Government Code Section 3502.3)
Recommendation: Receive a presentation regarding the city's vacancies, recruitment and retention efforts pursuant to Assembly Bill (AB) 2561.

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

ACTION: Input was received regarding the City of Rancho Cordova's 2025 Vacancies, Recruitment and Retention Efforts (Compliance with Assembly Bill 2561/Government Code Section 3502.3).

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** A Resolution Approving the Fiscal Year 2026-27 Salary Schedule and Identifying Exceptional Performance Bonus Program Eligibility.
Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 12.1. by Budge second by Sander;
Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

12.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-83 for Law Enforcement Services Between the County of Sacramento and the City of Rancho Cordova for a Term Starting July 1, 2026, and Ending June 30, 2031.
Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 12.2. by Budge second by Gatewood, Council Member Little requested the motion be amended to include the condition that the contract be evaluated with the city's next budget cycle.

Motion to approve item 12.2 with Council Member Little's Amendment by Budge second by Gatewood;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

12.3. **Subject:** Rancho Cordova Tourism Business Improvement District Management District Plan.
Recommendation: Receive public testimony on the modification to the Rancho Cordova Tourism Business Improvement District (RCTBID).

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

1. Howard Herships

Mayor Gatewood closed the public comment period.

There was no action taken on this item.

12.4. **Subject:** Appointment of Real Property Negotiators: Micah Runner, City Manager and Adam U. Lindgren, City Attorney. Property Address: 3188 Zinfandel Drive, Assessor's Parcel Number (APN): 072-0690-091-0000. Property Owner: VSP Holdings Company, Inc.
Recommendation: Approve appointment of Real Property Negotiators.

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

ACTION: Motion to approve item 12.4. by Budge second by Sander; Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

12.5. **Subject:** Appointment of Real Property Negotiators: Micah Runner, City Manager and Adam U. Lindgren, City Attorney. Property Address: 3200 Kilgore Road, Assessor's Parcel Number (APN): 072-0690-043-0000. Property Owner: Karlin Cap Center, LLC.
Recommendation: Approve appointment of Real Property Negotiators.

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

ACTION: Motion to approve item 12.5. by Budge second by Sander; Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to closed session at 6:30 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 6:31 p.m.

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

Council Members Absent: Siri Pulipati

Staff Members Present: Adam Lindgren and Micah Runner

16. CLOSED SESSION

Council met in closed session to discuss the following item:

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

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 REAL PROPERTY NEGOTIATORS: Pursuant to Government

Code Section 54956.8: Properties: 10845 International Drive,10875 International Drive, and 3188 Zinfandel Drive, Rancho Cordova. APN: 072-0690-099-0000, 072-0690-098-0000, and 072-0690-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.

16.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.

16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.

16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 3200 Kilgore Rd, Rancho Cordova. APN: 072-0680-043-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Karlin Cap Center, LLC. Under Negotiation: Price and Terms of Payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting in honor of the United States of America winning their first World Cup game at 7:42 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.2.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Jesse Yabes, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-102 WITH VANGUARD CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED $1,477,603.50 TO CONSTRUCT THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PHASE 8 PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would award a construction contract to install traffic-calming measures and bike lanes which would increase safety for motorists, pedestrians and bicyclists and promote active transportation on Borderlands Drive, Canyonlands Drive, and White Rock Road.

BACKGROUND

The Neighborhood Traffic Management Program (NTMP) Phase 8 Project consists of two project locations. Location 1 is on Mills Station Road and White Rock Road, between Portsmouth Drive and Mills Park Drive near White Rock Elementary School. Location 2 is in Sunridge Park, along Borderlands Drive and Canyonlands Drive. A location map is included as Attachment 4. The Project proposes to install traffic-calming measures including speed lumps, curb islands, bulb-outs, new bike lanes, and drainage relocations. Implementation of this project will increase safety for motorists, pedestrians and bicyclists and promote active transportation.

On August 4, 2025, city staff provided City Council with a presentation on the neighborhood traffic management program and recommendations for safety improvements on various local streets. City Council provided input to city staff and adopted a resolution to proceed with the design of the NTMP Phase 8 Project.

In spring of 2026, bids for the project were solicited on the city's website and OpenGov.com. Bids were publicly opened on June 10, 2026. A total of six bids were received. The lowest bid was $1,477,603.50 from FBD Vanguard Construction, Inc. The contractor was selected for award based on the lowest, responsive and responsible base bid. There were no bid

alternatives. The Bid Summary Checklist is provided as Attachment 3.

This Project is subject to environmental review under the California Environmental Quality Act (CEQA). The Project qualifies for exemption from CEQA regulations pursuant to the categorical exemptions in Section 15301(c), "Existing Facilities," for existing streets and highways with no creation of additional automobile lanes, and Section 15302(c) "Replacement or Reconstruction," for replacing existing drainage structures. None of the exceptions in Section 15300.2 apply to these categorical exemptions.

Staff recommends awarding the construction contract to FBD Vanguard Construction, Inc. and authorizing the City Manager to execute the agreement (Attachment 2). The Project is expected to be under construction starting in summer 2026 and completed by the end of 2026.

FISCAL IMPACT AND FUNDING SOURCE

This project is included in the city's Capital Improvement Plan budget for years 2025 through 2027. The project budget consists of funding from Gas Tax, New Measure A Maintenance Fund, and Infrastructure Replacement Fund. There is no impact on the city's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-102
3. Bid Summary Checklist
4. Location Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-102 WITH VANGUARD CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED $1,477,603.50 TO CONSTRUCT THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM PHASE 8 PROJECT

WHEREAS, the city solicited bids for the Neighborhood Traffic Management Program Phase 8 Project (Project) under state law requirements and publicly opened bids on June 10, 2026; and

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

WHEREAS, adoption of this Resolution will award Contract No. 2026-102 to FBD Vanguard Construction, Inc. in an amount not to exceed $1,477,603.50; and

WHEREAS, the Project proposes to install traffic-calming measures and bike lanes to increase safety for motorists, pedestrians, and bicyclists and promote active transportation; and

WHEREAS, the Project budget consists of funding from Gas Tax, New Measure A Maintenance Fund, and Infrastructure Replacement Fund; and

WHEREAS, the Project was reviewed under the requirements of the California Environmental Quality Act (CEQA) and was determined to be exempt from further review pursuant to CEQA Regulation 15301(c) and 15302(c).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-102 with FBD Vanguard Construction, Inc. in an amount not to exceed $1,477,603.50 and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**CONSTRUCTION SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND FBD VANGUARD CONSTRUCTION, INC.
FOR NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM CYCLE 8 PROJECT**

THIS AGREEMENT (hereinafter referred to as "Agreement") is made by and between the City of Rancho Cordova, a California municipal corporation, (herein "City") and FBD Vanguard Construction, Inc., (herein "Contractor"), as of July 7, 2026.

WHEREAS, the City Council for the City heretofore caused and specifications for Neighborhood Traffic Management Program Cycle 8 Project ("Project") to be prepared, and therefore did approve and adopt said plans and specifications; and

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

WHEREAS, the notice was published on May 15, 2026, on the City's website and opengov.com ("Notice"); and

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

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

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

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

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2027, unless the term of this Agreement is otherwise terminated in accordance with Section 5-22 of the Standard Specifications.

SECTION 1. SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-102, as provided for and set forth in said Plans and Specifications, or in either of them, which said Plans and

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

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

SECTION 5. **PAYMENT.** Attached hereto as Exhibit A and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to in the amount not to exceed **One Million Four Hundred Seventy-Seven Thousand Six Hundred Three Dollars and Fifty Cents**: **($1,477,603.50).** Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

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

California Labor Code Section 1770 et seq. and the Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

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

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

_____
Initial

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

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

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

SECTION 10. INDEMNIFICATION.

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

obligation of Contractor shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Contractor or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

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

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

SECTION 11. NONDISCRIMINATION AND EQUAL OPPORTUNITY. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontractor, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligation required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

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

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

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

SECTION 15. MISCELLANEOUS PROVISIONS.

1.2 **15.1 Successors.** This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of Contractor in the same manner as if such parties had been expressly named herein. All times stated herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

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

15.3 Notices.

Any written notice to City shall be sent to:

ATTN: Jesse Yabes
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Any written notice to Contractor shall be sent to:

ATTN: Billie Sposeto
550 Greenville Road
Livermore, CA 94550
Email Address for insurance: eclutter@vc-inc.net

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

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

15.6 Attorneys' Fees. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

15.7 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any

provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

15.8 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

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

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

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

CONTRACTOR

_____
Billie Sposeto, President

Date:_____

EXHIBIT A
SCOPE OF WORK

City of Rancho Cordova

Public Works

Albert Stricker, Director of Public Works

2729 Prospect Park Drive, Rancho Cordova, CA 95670

[FBD VANGUARD CONSTRUCTION, INC.] RESPONSE DOCUMENT REPORT

IFB No. 80125

Neighborhood Traffic Management Program Phase 8 Project

RESPONSE DEADLINE: June 10, 2026 at 3:00 pm

Report Generated: Thursday, June 11, 2026

FBD Vanguard Construction, Inc. Response

CONTACT INFORMATION

Company:
FBD Vanguard Construction, Inc.

Email:
lanzo@vc-inc.net

Contact:
Leila Anzo-Sanchez

Address:
550 Greenville Road
Livermore, CA 94550

Phone:
N/A

Website:
www.vc-inc.net

Submission Date:
Jun 10, 2026 2:22 PM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jun 4, 2026 3:57 PM by Leila Anzo-Sanchez

QUESTIONNAIRE

1. Project Contact*

Pass

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

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

Dominic Sposeto

CEO

925-245-1300

dsposeto@vc-inc.net

2. Contractor's License*

Pass

Any person or entity submitting a bid on this project to engage in the business or act in the capacity of a contractor shall be licensed as a contractor in accordance with the provisions of Division 3, Chapter 9 of the California Business and Professions Code. A bid

submitted to the City by a contractor who is not licensed as set forth above shall be considered non-responsive and shall be rejected by the City.

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

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

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

833032
Click to Verify *Value will be copied to clipboard*

3. DIR Registration*

Pass

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

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

1000008493
Click to Verify *Value will be copied to clipboard*

4. Equal Employment Opportunity Certification*

Pass

This certification is required by the Equal Employment Opportunity Regulations of the Secretary of Labor (41 CFR 60-1.7(b) (1)), and must be submitted by bidders and proposed subcontractors only in connection with contracts and subcontracts which are subject to the equal opportunity clause. Contracts and subcontracts which are exempt from the equal opportunity clause are set forth in 41 CFR 60-1.5. (Generally only contracts or subcontracts of $10,000 or under are exempt.)

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

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

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

Bidder and/or a Proposed Subcontractors Have Participated

5. Public Contract Code Section 10285.1 Statement*

Pass

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

any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof, as referred to in Section 10285.1.

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

HAS NOT

6. Public Contract Code Section 10162*

Pass

In conformance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:
Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

No

7. Public Contract Code 10232 Statement*

Pass

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

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

Confirmed

8. Subcontractors?*

Pass

Will you be using subcontractors for this project?

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

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

Yes

SUBCONTRACTORS*

Pass

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

- Subcontracting_Form.pdf

FBD_Vanguard_List_of_Subcontractors.pdf

9. Years of Experience Under Current Business Name*

Pass

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

22+

10. Years of Similar Experience*

Pass

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

22+

11. Failure to Complete Work Satisfactorily*

Pass

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

No

12. Completed Contracts*

Pass

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

For each contract, provide the following:

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

COMPLETED BY	PROJECT NAME & DESCRIPTION	CONTRACT AMOUNT	OWNER CONTACT
February 2024	PROJECT NAME: Redwood Ave Sidewalk Curb & Gutter Improvement Project at Redwood Avenue SCOPE OF WORK: Work included the replacement of curb and gutter, sidewalk, driveway aprons, curb ramps, tree removal, landscaping, surveying, SWPPP and signage.	$1,653,788.00	Alex Chan City of Redwood City 1017 Middlefield Road Redwood City, CA 94063 650-780-7307 achan@redwoodcity.org
February 2023	PROJECT NAME: Harriet Avenue Sidewalk Improvement Project SCOPE OF WORK: Sawcutting, installation of PCC sidewalk, driveway, curb ramps, curb & gutter; conform paving, AC pavement, pavement striping and markings; utility relocation; public notification; adding inlet and associated work for storm drain; and traffic control.	$ 995,024.00	Fredrick Ho City of Campbell 70 N. First Street Campbell, CA 95008 408-866-2156 FredH@campbellca.gov

June 2023	PROJECT NAME: City Wide Curb Ramps 2023 Project SCOPE OF WORK: Work included reconstructing existing concrete curb ramps, SWPPP, installation of striping and signage at various locations throughout the City of Elk Grove.	$798,998.50	Matthew Taliaferro City of Elk Grove 8401 Laguna Palms Way Elk Grove, CA 95758 916-969-6646 mtaliaferro@elkgrovecity.org
December 2023	PROJECT NAME: ADA Ramp and Sidewalk Improvements Project, No. 1220-CON-23 SCOPE OF WORK: Work included the installation of ADA-compliant pedestrian access ramps, driveways, sidewalk, and miscellaneous striping at various locations throughout Yuba City.	$347,536.00	Fabiola Vazquez City of Yuba City 1201 Civic Center Blvd. Yuba City, CA 95993 530-822-4787 fvazquez@yubacity.net
March 2024	PROJECT NAME: Citywide Accessibility Improvements No. 10, Project No. 2603 SCOPE OF WORK: Constructing curb ramps at various locations throughout the City of Concord. Work included traffic control, pedestrian detours, WPCP, clear & grub, adjustment of existing utilities, curb and gutter, sidewalk, valley gutter, AC removal, HMA plugs, and signing & striping.	$378,091.00	Tianjun Cao City of Concord 1950 Parkside Drive Concord, CA 94519 925-671-3243 Tianjun.Cao@cityofconcord.org

May 2024	PROJECT NAME: Grange Middle School Safe Routes to School & Pavement Preservation SCOPE OF WORK: Installation of colored and stamped crosswalks, RRFB's, traffic signal modifications, striping & markings, replace ADA curb ramps, AC Paving, and concrete curbs.	$3,219,115.50	Phil Layoso City of Fairfield 1000 Webster Street Fairfield, CA 94533 707-428-7505 playoso@fairfield.ca.gov
September 2024	PROJECT NAME: Caltrans Contract #04-0Y2904 Route 80 Fairfield at Travis Blvd and at Manuel Campos Pkwy SCOPE OF WORK: Place Individual slab replacement (RSC), manage traffic control, construction area signs, cold plane AC Pavement, striping & pavement markers.	$1,211,848.00	Justen Tatum California Dept. of Transportation 1727 30th Street Sacramento, CA 95816 707-863-5152 Justen.Tatum@dot.ca.gov
June 2023	PROJECT NAME: ADA Parking/Curb Compliance Project SCOPE OF WORK: Installation of concrete sidewalk, curb, curb ramp replacement, and asphalt concrete patching.	$578,641.00	Kevin Fong City of Davis 23 Russell Boulevard Davis, CA 95616 530-747-8285 Kevin Fong KFong@cityofdavis.org

August 2023	PROJECT NAME: Caltrans Contract #03-3J1904 Route 80 Nevada County near Cisco Grove SCOPE OF WORK: Install concrete barrier, manage traffic control, WPCP, temporary erosion control, minor concrete structure and remove guardrail.	$511,600.00	Andrew Martin California Dept. of Transportation 1727 30th Street Sacramento, CA 95816 530-812-6343 Andrew.Martin@dot.ca.gov

13. Equipment List*

Pass

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

For each item, please provide:

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

See Attached Master Equipment List in "Additional Information" Section

14. Bid Bond*

Pass

Please download the below documents, complete, and upload.

- Bid_Bond_Updated.pdf

FBD_Vanguard_Construction_Bid_Bond.pdf

15. IRAN Contracting Affidavit*

Pass

Please download the below documents, complete, and upload.

- Iran_Contracting_Act_of_201...

FBD_Vanguard_Construction_Iran_Contracting_Affidavit.pdf

16. Non-Collusion Affidavit*

Pass

NON-COLLUSION AFFIDAVIT
(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

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

partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

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

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

Confirmed

17. Debarment and Suspension Certification*

Pass

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

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

No Exceptions

18. CARB Certificate of Reported Compliance*

Pass

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

Yes

CERTIFICATE UPLOAD*

Pass

Upload CARB Certificate of Reported Compliance

Vanguard_Carb_Cert_-_EXP_2027.pdf

19. Additional Information

Pass

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

00_End_of_Bid_Files.pdf
Master_Equipment_List_Vanguard_1.29.25_(Concise).pdf

20. Submittal Confirmation*

Pass

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

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

Confirmed

PRICE TABLES

BID SCHEDULE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Mobilization	1	LS	$107,890.00	$107,890.00
2	Construction Staking	1	LS	$25,000.00	$25,000.00
3	Storm Water Erosion Sediment Control Plan and Implementation	1	LS	$14,000.00	$14,000.00
4	Traffic Control Plan	1	LS	$95,000.00	$95,000.00
5	Remove Concrete (Curb, Gutter, Sidewalk, and Ramp)	6,834	SQFT	$8.00	$54,672.00
6	Roadway Excavation	134	CY	$300.00	$40,200.00
7	Aggregate Base, Class 2	257	CY	$220.00	$56,540.00
8	Hot Mix Asphalt (Type A)	50	TON	$550.00	$27,500.00
9	High Friction Surface Treatment	47	TON	$2,200.00	$103,400.00
10	Minor Concrete (Type 3 Curb)	793	LF	$100.00	$79,300.00
11	Minor Concrete (Type 4A Curb)	1,116	LF	$65.00	$72,540.00
12	Minor Concrete (Type 6 Curb Median)	71	LF	$110.00	$7,810.00
13	Minor Concrete (Curb & Gutter)	1,394	LF	$76.00	$105,944.00
14	Minor Concrete (Sidewalk, Sidewalk Ramps)	6,103	SQFT	$11.00	$67,133.00
15	Minor Concrete (Stamped and Colored)	5,076	SQFT	$16.00	$81,216.00
16	Detectable Warning Surface	37	EA	$480.00	$17,760.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
17	Speed Lump	10	EA	$10,000.00	$100,000.00
18	Raised Crosswalk	1	EA	$12,000.00	$12,000.00
19	Remove Thermoplastic Traffic Stripe	1,452	LF	$8.00	$11,616.00
20	Remove Thermoplastic Pavement Marking	2,008	SQFT	$4.60	$9,236.80
21	6" Thermoplastic Traffic Stripe (Enhanced Wet Night Visibility)	34,621	LF	$1.60	$55,393.60
22	Thermoplastic Pavement Marking (Enhanced Wet Night Visibility)	2,930	SQFT	$15.00	$43,950.00
23	Thermoplastic Crosswalk Pavement Marking (Enhanced Wet Night Visibility)	4,068	SQFT	$13.70	$55,731.60
24	Methyl Methacrylate Pavement Marking	5,266	SQFT	$11.50	$60,559.00
25	Pavement Marker (Retroreflective)	871	EA	$12.50	$10,887.50
26	Paint Curb	114	LF	$20.00	$2,280.00
27	Object Marker	18	EA	$68.00	$1,224.00
28	Roadside Sign (Strap and Saddle Bracket Method)	7	EA	$400.00	$2,800.00
29	Roadside Sign - One Post	31	EA	$680.00	$21,080.00
30	Relocate Roadside Sign	17	EA	$400.00	$6,800.00
31	Remove Roadside Sign	2	EA	$170.00	$340.00
32	Transverse Rumble Strip	80	LF	$86.00	$6,880.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
33	Adjust to Grade (Water Valve)	7	EA	$560.00	$3,920.00
34	Drop Inlet	4	EA	$4,700.00	$18,800.00
35	Storm Drain Manhole	2	EA	$14,600.00	$29,200.00
36	Reinforced Concrete Pipe (12")	160	LF	$400.00	$64,000.00
37	Remove Drop Inlet	2	EA	$2,500.00	$5,000.00
TOTAL					$1,477,603.50

DESIGNATION OF SUBCONTRACTORS

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

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

SUBCONTRACTOR (Name)	SUBCONTRACTOR (Location)	SUBCONTRACTOR (License Number)	SUBCONTRACTOR DIR #	DIR EXPIRATION	PORTION OF WORK	ESTIMATED DOLLAR AMOUNT
Mike O'Dell Surveys	San Francisco, CA	N/A	1000045470	6/30/26	Survey	$22,500-
Nevada Barricade & Sign Company Inc.	Reno, NV	836173	1000008117	6/30/28	striping	$320,372.40
Fairwest Safety, Inc.	Lodi, CA	523187	1000001371	6/30/27	Signs	$29,300-

FBD Vanguard Construction Inc.
Contractor's Name (Printed)

6/10/26
Date

Bidder's Signature

Billie Sposeto
Bidder's Name (Printed)

President
Bidder's Title

RANCHO CORDOVA CALIFORNIA

Bond No. CSBA-35255

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

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

THE CONDITION OF THIS OBLIGATION IS SUCH, THAT:

WHEREAS, the Principal is submitted to the Obligee, for _____

Neighborhood Traffic Management Program Phase 8 Project, City Project No. 80125
(Copy here the exact description of work, including location as it appears on the proposal)

for which bids are to be opened at Rancho Cordova, CA on 06/10/26
(Insert place where bids will be opened) *(Insert date of bid opening)*

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

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

Dated: June 3rd, 2026.

FBD Vanguard Construction, Inc.

Principal

Travelers Casualty and Surety Company of America

Surety

By _____
Chelsea Liberatore, *Attorney-in-fact*

CERTIFICATE OF ACKNOWLEDGEMENT

State of California, City Rancho Cordova

On this _____day of _____ in the year 20__ before me_____, personally appeared _____, personally known to me (or to me on
Attorney-in-fact
the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the attorney-in-fact of _____ , and acknowledged to me that he (she) subscribed the name of the said company thereto as surety, and his (her) own name as attorney-in-fact.

(SEAL)

_____
Notary Public

See attached Notary Acknowledgment

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of Alameda

On 06.03.2026 (*Date*) before me, Nicole Ferran, Notary Public (*Here Insert Name and Title of the Officer*),

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

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

NICOLE FERRAN
Notary Public - California
Alameda County
Commission # 2506126
My Comm. Expires Dec 10, 2028

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____ (*Signature of Notary Public*)

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

ACKNOWLEDGMENT

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

State of California
County of Sacramento)

On JUN 0 3 2026 before me, Zachary Galvin Liberatore, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)

ZACHARY GALVIN LIBERATORE
Notary Public - California
Sacramento County
Commission # 2479099
My Comm. Expires Jan 9, 2028

TRAVELERS

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

POWER OF ATTORNEY

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

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

SEAL SEAL SEAL

State of Connecticut

City of Hartford ss.

By: Bryce Grissom, Senior Vice President

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

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

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

ANNA P. NOWIK NOTARY PUBLIC CONNECTICUT

Anna P. Nowik, Notary Public

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

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

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

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

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

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

Dated this 3rd day of June , 2026 .

SEAL SEAL SEAL

Kevin E. Hughes, Assistant Secretary

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

IRAN CONTRACTING ACT OF 2010 COMPLIANCE AFFIDAVIT

(California Public Contract Code Sections 2200-2208)

The California Legislature adopted the Iran Contracting Act of 2010 to respond to policies of Iran in a uniform fashion (PCC § 2201(q)). The Iran Contracting Act prohibits bidders engaged in investment activities in Iran from bidding on, submitting proposals for, or entering into or renewing contracts with public entities for goods and services of one million dollars ($1,000,000) or more (PCC § 2203(a)). A bidder who "engages in investment activities in Iran" is defined as either:

1. A bidder providing goods or services of twenty million dollars ($20,000,000) or more in the energy sector of Iran, including provision of oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; **or**
2. A bidder that is a financial institution (as that term is defined in 50 U.S.C. § 1701) that extends twenty million dollars ($20,000,000) or more in credit to another person, for 45 days or more, if that person will use the credit to provide goods or services in the energy sector in Iran and is identified on a list created by the California Department of General Services (DGS) pursuant to PCC § 2203(b) as a person engaging in the investment activities in Iran.

The bidder shall certify that at the time of submitting a bid for new contract or renewal of an existing contract, the bidder is **not** identified on the DGS list of ineligible businesses or persons and that the bidder is **not** engaged in investment activities in Iran in violation of the Iran Contracting Act of 2010.

California law establishes penalties for providing false certifications, including civil penalties equal to the greater of $250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts (PCC § 2205).

To comply with the Iran Contracting Act of 2010, the bidder shall provide its vendor or financial institution name, and City Business Tax Registration Certificate (BRTC) if available, in completing **ONE** of the options shown below.

OPTION #1: CERTIFICATION

I, the official named below, certify that I am duly authorized to execute this certification on behalf of the bidder or financial institution identified below, and that the bidder or financial institution identified below is **not** on the current DGS list of persons engaged in investment activities in Iran and is **not** a financial institution extending twenty million dollars ($20,000,000) or more in credit to another person or vendor, for 45 days or more, if that other person or vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current DSG list of persons engaged in investment activities in Iran.

Vendor Name/Financial Institution (printed) FBD Vanguard Construction Inc.		*BTRC (or n/a)* N/A
By (Authorized Signature)		
Print Name and Title of Person Signing Billie Sposeto, President		
Date Executed 06/10/26	*City Approval (Signature)*	*(Print Name)*

OPTION #2: EXEMPTION

Pursuant to PCC § 2203(c) and (d), a public entity may permit a bidder or financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enter into, or renew, a contract for goods and services. If the bidder or financial institution identified below has obtained an exemption from the certification requirement under the Iran Contracting Act of 2010, the bidder or financial institution shall complete and sign below and attach documentation demonstrating the exemption approval.

Vendor Name/Financial Institution (printed)		*BTRC (or n/a)*
By (Authorized Signature)		
Print Name and Title of Person Signing		
Date Executed	*City Approval (Signature)*	*(Print Name)*

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

FBD VANGUARD CONSTRUCTION, INC.

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

Michelle Buffington

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

Off-road Diesel Fleet Identification

12582

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

FBD VANGUARD CONSTRUCTION, INC.

CERTIFICATE OF SECRETARY AS TO ELECTION AND AUTHORITY OF OFFICERS

Effective August 1, 2013

Barbara Welch certifies that:

1. She is the Secretary of FBD Vanguard Construction, Inc., a California Corporation ("Corporation").

2. The directors of the Corporation have authorized the following resolution in the Action By Written Consent of the Board of Directors of FBD Vanguard Construction, Inc. dated August 1, 2013:

Election of Officers

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

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

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

Dated August 1, 2013

By:_____
Barbara Welch, Secretary

Home CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 833032

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- CSLB complaint discl sure is re tricted by law (B&P 712 .6) If this entity is subject to public complaint di clo ure click on link that will appear bel w f r m re information. Click here for a definition of disclosable action .
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not li ted unless the contractor fail to c mply with the terms.
- Due to workload, there may be releva t informatio that has ot yet been entered into the board's license database.

ata current as of 4/15/2026 1:13:00 PM

Business Information

F B VANGUARD CONSTRUCTION INC
550 GREENVILLE ROAD
LIVERMORE, CA 9 550
Busi ess Phone Number:(925) 245-1300

Entity Corporation
Issue Date 02/25 2004
Expire Date **02/29/2028**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- A - GENERAL ENGINEERING
- B - GENERAL BUILDING
- C-8 - CONCRETE

Bonding Informa ion

Contractor's Bond

This license filed a ontrac or's Bond with AMERICAN CONTRACTORS INDEMNITY OMPANY.
Bond Number: 9057757
Bond Amount: $25,000
Effective Date: 01/01/2023
on ractor's Bond History

Bond of Qualifying Individual

The qualifying individual DOMINIC WILLIAM SPOSETO certified ha he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
Effective Date: 03/02/2015

Workers' Compensation

This license has workers compensation insurance with the NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA
Policy Number:38240191
Effective Date: 03/01/2025
Expire Date: 03/01/2027
Workers' Compensation History

Workers' compensation classification code(s):
5205 - Description Unavailable
8810 - Clerical Office Employees
5213 - Concrete Construction

For a description of the workers' compensation classification code(s) listed for this licensee, contact the licensee's insurance carrier.
on act information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on he Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

opyright 202 Sta e of California

State of California Department of Industrial Relations
EST. 1927

1000008493 - FBD VANGUARD CONSTRUCTION INC

Customer Account Lookup

PWCR	Legal Entity Name
1000008493	FBD VANGUARD CONSTRUCTION INC
Contractor Status	Doing Business As (DBA)
DIR Approved	FBD VANGUARD CONSTRUCTION INC
CSLB	Business Structure
833032	Corporation - S corp
Business Phone	President
925 245-1300	Billie Sposeto
Ext	Email
	billies@vc-inc.net
Registration Start Date	Registration End Date
2025-07-01	2028-06-30

Crafts

Laborer (Construction-Fence Erector-Housemover) (Engineering Construction) | Operating Engineer | Carpenter and Related Trades | Iron Worker | Cement Mason | Teamster (Work on a construction site)

Address

Mailing Address	Physical Address
550 Greenville Rd.	
Mailing Address - City	Physical Address - City
Livermore	
Mailing Address - State	Physical Address - State
CA	
Mailing Address - Zip	Physical Address - Zip
94550	
Mailing Address - Country	Physical Address - Country
United States	

Related Lists

Registration Dates (8)

California Environmental Protection Agency

Air Resources Board

January 1, 2026

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

FBD VANGUARD CONSTRUCTION, INC.

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

Michelle Buffington

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

Off-road Diesel Fleet Identification

12582

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

VANGUARD EQUIPMENT LIST (2025)

ID #	Year	Make	Model	Description
24	2000	Towmaster	N/A	Trailer Backhoe
46	2003	Witzco	RG35	T/A Lowboy Trailer 35 Ton- yellow
53	1992	Norcal	N/A	Line Stake Trailer
59	2008	Custombilt	Marksman MF6	5x10" Utility Trailer
71	1989	Easi-Pour	Compact 880	Slipform Trimmer/Paver
76	2002	JS Extruded Cu	Motor Model 303	Extruded Curb Machine
80	1985	Interstate	300A	Trailer
100		ALLMAND BR	ECLIPSE	SOLAR POWERED ARROW BOARD
120	2005	Meco	M-42WCI-04	HP 1/SPD Saw
127		Clark	CGP45	Forklift 9000 LBS
131	2006	Trail King	TK40LP	Tag Trailer w/26' Deck
145	2007	Case	590 SM 2	Backhoe w/ Wet Kit w 4-Gang drill #749
151	2008	Toyota	Prius	Sedan (Hybrid)
152		Millerbilt	TBET80X1	Trailer/Tilt/5 Ton
153	2007	Magnum	MWT0500	500 Gallon Water Tank Trailer
167	2008	Gomaco	GT6300	Commander III Trimmer/Slipform Paver
169	2008	Gomaco		Spanit Powered Work Bridge
170	2005	Best Trailer	5X12US	Trailer/box/5'x12' Double Axl
171	1974	Specialty		Line Stake Trailer Norcal
172	1998	Easi-Pour	TP880	Easi Pour Curb and Gutter Machine
178	2000	Erie Strayer	MG-11C-HP	Movable Batch Plant
180	2006	CAT	962H	Wheel Loader
185	1999	Cenca	Util	Bobcat Trailer
186	2009	Ford	F-150	1/2 Ton Pick Up
187	2009	Cementec #1 (Lane)	MDX-200T	3 Axl Trailer w/ Mobile Conc Disp
189	2005			End Dump Trailer
194	2005	Cozad	35-ton	RGN Lowboy Trailer- white
196	2009	Chevy	C2500	3/4 Ton Pick Up
203	2001	Towmaster	T-40	23' Flat Deck Trailer
204	2010	Gomaco	GHP 2800	4 Track Slipform Paver
~~205~~	~~2010~~	~~Gomaco~~	~~GHP-2800 IDBI~~	~~Dowel Bar Inserter IDBI~~
206	2010	Gomaco	TC-600	Cure Texture Machine
207	2000	Magnum	MWT0500	500 Gallon Portable Water Tank
209	2011	Ford	F-450	1 ton flatbed
210	2011	Ford	F-550	1 ton flatbed
211	2011	Ford	F-550	1 ton flatbed
214	2011	Cemco	275-3D	3 Bin Batch Plant with Accessories
214S		Cemco		Auxiliary Silo
215	2010	Sullair	375-DPQ-CAT	375 CFM Diesel Compressor
216	2011	Pearson	P-10-15W	Direct Fire Hot Water System
217	2010	Minnich	A-3SC	Multiple Drill-Self Propelled (3-gang)
218	2010	Multiquip	WRS1400LP	Hydraulic Roller Screed
222	2000	Cementec #2 (Elkin)	MCD1DX	Trailer Mounted Mobile Concrete Dispenser
222T	2011	Pace	Shadow GT	24' Covered Trailer

223	2010	CAT	TL1255	TELESCOPIC HANDLER (LOADER)
226	2011	Kor-Mobile	K-160-G15/KV-55	Core Drill System + 55 Gal. Kor-Vac System
228	2012	Husqvarna	FS6100	65 HP walk-behind saw
230	2004	Miller		Trailer/Tilt/5 Ton
231	2011	CB	Barrier	14' Dump Trailer
232	1997	SPCN		Enclosed Cargo Trailer
235	1980	Fruehauf	DFF240	40' T/A HILBOY Flat Deck Trailer
236	2011	Mustang	2086	Skid Steer Loader w/Tooth Bucket
237	2006	Vermac	1210-QS	Portable Changeable Message Board
238	2006	Vermac	1210-QS	Portable Changeable Message Board
241	2012	RJ	UT-TDM	24" SS Tubetop Spec/Built Trailer
244	2007	Magnum Pro	MLT3060	Light Tower, Towable SM
246	2011	Atlas Copco	XAS 185 JD7 TBV	Steel Air Compressor
250T	2013	Marksman	UT5X12T-01	5' X 12' 2 AXLE FURNITURE TRAILER
250T	2008	Millerbilt	UT5X12T-01	5'x12' 2 Axle Furniture Trailer
297	2007	Ford	E-350	Economy Van
304		Yale		Forklift
305	2004	MLBLT		Bobcat Trailer
306	2011	Ford	F-550	1 Ton Flatbed Utility Truck
311	2012	Chevy	Silverado 1500	Pick Up ext. Cab
312	2012	Ford	F-550	Saw Truck
314	2011	Mustang	2086	Skid Steer Loader
315	2013	GMC	Sierra	1/2 Ton Pick Up
316	2013	GMC	Silverado 3500	3/4-ton H/D Pick Up
322	2013	Chevy	Silverado 1500	Color: Mocha
323	2013	Case	580SN	Tractor/Loader/Backhoe
324	2013	Chevy	Silverado 2500H	3/4 Ton Pick up
326	2013	GMC	Sierra 2500	3/4 Ton Pick up
328	2013	Chevy	Silverado	3/4 Ton Pick up
329	1979	Transmobile		Auger Tank Trailer
331	2013	Dodge	RAM 5500	1 Ton Flatbed Poly Truck
332	2014	Dodge	RAM 5500	1 Ton Flatbed
333	2014	Dodge	RAM 4500	1 Ton Flatbed
334	2014	Dodge	RAM 4500	1 Ton Flatbed w/ Crew Cab
335	1990	Zieman	MDL #1175	Bobcat Trailer 16' Tandem (2 Axle)
336	2013	Dodge	RAM 5500	Mechanics Truck w/ Crew Cab
338	2014	Ford	F-550	Saw Truck
340	2014	Dodge	RAM 5500	1 Ton Flatbed
341	2015	Wylie	EXP-800-S	800 Gallon Water Trailer
342	2008	AMIDA	AL4060D4MH	Light Tower, Towable SM
343	2008	Magnum Pro	MLT3060	Light Tower, Towable SM
344	2008	AMIDA	AL4060D4MH	Light Tower, Towable SM
346	2014	Husqvarna	FS4600	48 HP ROAD SAW
349		Husqvarna	FS4600	48 HP ROAD SAW
350	2008	Allmand Bros	Night-Light-Pro	Towable Light Tower
351	2015	Ford	F-250	3/4 Ton Pick Up
352	2015	Ford	F-250	3/4 Ton Pick Up, 2-Door Super Duty

353	2014	Ford	F-150	1/2 Ton Pick Up w/ Crew cab
354	2012	Ford	F-750XL	16' Flatbed
358	2008	Multiquip	DCA150USJ2C	Generator 150-179 KVA
359	2010	WANCO	WLTC4	Towable Light Tower
360	2015	Chevy	Silverado 2500	3/4 Ton Pick Up
361	2011	CAT	M322D	Rubber Tired Excavator w/ Thumb
362	2015	Kenworth	T880	Kenworth Knuckle Boom (PM 24025)
363	2015	Gomaco	4400	Barrier Paver
364	2015	GMC	Sierra 2500 HD	3/4 Ton Utility Truck
365	2015	Apache	TA DUMP	8X12 2-Axle Dump Trailer
366	2015	GMC	Sierra 3500	3/4 Ton Pick up
367	2001	Western		20 ton 2 axl Tilt Deck Trailer
368W	2011	Magnum	MWT500	Water Buffalo
371	2002	Gradall	534D9-45	Telehandler w/Forward Reach Lift 9K
372	2002	Whiteman	WRSDPU	Hydraulic Roller Screed
373	2015	GMC	SIERRA 2500	3/4 TON F/B
375		Magnum	MWT500	500 GALLON WATER TRAILER
378	2015	Dodge	RAM 5500	3/4 TON FLATBED, FUEL TRUCK
380	2012	IDEAL	206	FASTWAY LOW PRO CEMENT SILO
381	2016	Dodge	RAM 5500	1-Ton F/B
382	2006	Best Trailer	EQ80X14	Equipment Trailer w/ Ramp
383	2011	Case	580N	Backhoe
384		Baldor		Belgrade Portable Concrete Hopper
385	1988	FRUEHAUF		1600 CU FT T/A PNEUMATIC BULK TRAILER
388	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER
389	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER
390	2016	WANCO	WLT	4000 WATT TOWABLE LIGHT TOWER
391		Ferris	MCHW418	ROTARY LIFT UNIT 72-K (SET OF 4 W/ JACK STANDS)
392		Kenco	KL12000	K-Rail Clamp
394	1991	Trail King	ITK24-2400	12 TON T/A EQUIPMENT TRAILER
395	2016	Dodge	RAM 5500	1 TON F/B
396	1997	Wabash	DP102CD	Mob Trailer 28' X 102 " S/a VAN
397	2016	Dodge	RAM 5500	1 TON FB
398	2016	Ford	F-250	3/4 TON PU
399	2015	Ford	F-750XL	Flatbed Dump
400	2011	Club Car	XRT 1550 SE D	4 x 4 Utility Vehicle Gator
401	2013	Bobcat	T630	Compact Skid Steer Track Loader
403	1994	Trail Max	TD42T	30' x 8.5' Flat Bed Trailer
404	2001	Jacobsen		22' x 7' Equipment Carrier
405	1999	Carson	SC182	18' x 6.5' Flat Bed Utility Trailer (Washer)
406	2006	Dargo		16' x 7' Utility Trailer
407	2006	Suncn		4 Reel T/A Trailer
410		Lowe	1650CLH	Hydraulic Skid Steer Auger
411	2015	Ford	F650 HD	Saw Truck
412	2015	GMC	Sierra 1500	1/2 Ton PU
413	2011	CASE	580N	Backhoe w/ CASE CNH CH-5M #417
414	2013	Wyle	EXP500SG	500 Gallon Water Trailer

415	2013	Doosan	C185WKU	185 CFM Air Compressor
416	2016	Husqvarna	FS4600	Concrete Saw 48hp
417	2016	Case	CH-5M	Hydraulic Breaker
418	2016	Husqvarna	FS7000 T4	Concrete Saw 74hp
419	2016	Wanco	WLT	4000 WATT TOWABLE LIGHT TOWER
421	2016	Wacker	DPU6555HE	22" DIESEL VIBRAPLATE - 28" W/WINGS
422	2014	John Deere	544K	WHEEL LOADER
423	2011	Ford	F-150 XLT	4X4 EXTENDED CAB PICKUP
425	2016	LAMAR	EQ-TILT	83"X20' FLATDECK TRAILER
426	2011	Homebuilt		Heavy Duty Dual Axle Utility Trailer
427		Minnich	A-2C20X48	Multiple Drill-Self Propelled (2-gang)
428		Minnich	A-2C	Multiple Drill-Self Propelled (2-gang)
429	2015	Dayton Superior		9"x11" Paving Forms, 3400LF
430	2015	Dayton Superior		36" Barrier/Wall Forms, 2400LF
431	2016	Dodge	5500	1 Ton Flatbed
432	2016	Husqvarna	FS5000D	Concrete Saw 48hp
433	2008	Caterpillar	XQ100	Generator, 120/125KVA
434	2012	Gehl	RS10-55	10K Reach Lift
435	2016	Atlas Copco	XAS 185 KD7 PE T4F	Air Compressor, 185 CFM
436		COMPASS		50FT CONVERYOR BELT (Gray)
437				8 YD CEMCO WET DRUM
438		CE MFG		2 Bin CEMCO Batch Plant
439	1988	WABA	1JJ	2 Bin OFFICE TRAILER
440		KAUFMAN		8 YDHYDRAULIC EQUIPMENT TRAILER
442	2016	WACKER	LTN6K	LIGHT TOWER, 60HZ 120/2
443	2011	Ford	F-450	SERVICE TRUCK
445	2016	GMC	SIERRA 1500	1/2 Ton Pickup
446		DSS		DSS CEMENT SILO
447	2011	GOMACO	2400	GP 2400 4-Track Paver
448	2010	GOMACO	TC-600	Texture/Cure Machine
449	2016	Ford	F-150	1/2 TON PICK UP
450	2011	JOHN DEERE	318D	1500 - 2000 LB SKID STEER AND BUCKET
451	2008	JLG	Skytrack 6042	6K - 7K 42' SHOOTING BOOM FORKLIFT
452	1996	Cozad		Trailer
454	2017	Ford	F-150	1/2 TON PICK UP
455	2017	Ford	F-250	3/4 TON PICK UP
456	2017	Ford	F-350	3/4 TON PICK UP
457	2016	Dodge	RAM 5500	1 TON PICK UP
458	2016	Dodge	RAM 5500	1 TON PICK UP
459	2016	Ford	F-650	20' FLATBED Dump w/Grout Machine
460	2016	Dodge	RAM5500	1 TON PICK UP
461	2016	Ford	F-450	1 TON PICK UP
463		Gomaco	PS-2600	Placer/Spreader
464	2012	Caterpillar	M322D	Rubber Tired Excavator w/ Thumb
465	2017	Lamar	UT-HS-TDM	82"x14' Utility Trailer (Dosing Trailer)
468		CEMCO		AGGREGATE FEEDER 12'X12' BIN
469		CEMCO		AGGREGATE FEEDER 12'X12' BIN

470	2016	Dodge	RAM 5500	1 TON PICK UP
472	2014	Case	580SN	Loader/Backhoe w/ CASE CNH CH-5M
473	2017	Husqvarna	FS4600	WALK BEHIND SAW, 48HP
474	2016	Mustang	2600R	SKID STEER, Tier 4
475	2016	Dodge	RAM4500	1 TON FLATBED
476		Marksman	TBET80X	5-Ton Equipment Trailer
477	2017	Peterbilt	PX9	18.5' Dump Bed
478	2013	Peterbilt	386	3 Axle Cab Tractor
479		Volvo	DD14	Roller Ride-On 35 In Smooth Drum
480	2017	Dodge	RAM4500	1 TON PICK UP
481	2017	Dodge	RAM5500	1 TON PICK UP
482	2012	MARKSMAN	TBET80X15-99	TRAILER TANDEM AXLE 80"X15'
483	2005	PRO-TRAK		PRO-TRAK 28' X 6' TRAILER
484		MARKSMAN	WWT-500	WATER TRAILER 500 GALLON
485	2017	CASE	580SN	4 WD BACKHOE
486	2017	Wanco	WLT	4000 WATT TOWABLE LIGHT TOWER
488	2017	CAT	XQ0400	Generator
489	2017	CAT	XQ0400	Generator
490	1981	JL		Cement Guppy Trailer
491	2016	MQ	WT5CSG	WATER TRAILER 500 GALLON W/ PUMP
492	2014	Wacker	RTX-SC2	TRENCH ROLLER W/ REMOTE
493	2017	Homebuilt		2 Axle Utility Trailer
494	2017	Red Mountain	1020CPCL	Smoke Check 1667 Unit
495	2017	Chevrolet	1500	1/2 Ton Crew Cab
496	2017	Chevrolet	Silverado 2500	3/4 Ton Regular Cab
497	2017	Chevrolet	Silverado 2500	3/4 Ton Crew Cab
498	2017	Dodge	RAM5500	1 Ton Crew Cab
499	2017	Dodge	RAM4500	1 Ton Regular Cab
~~500~~	~~2018~~	~~WANCO~~	~~WLT~~	~~400kW Towable Light Tower~~
501	2018	WANCO	WLT	400kW Towable Light Tower
502	2018	WANCO	WLT	400kW Towable Light Tower
503	2018	WANCO	WLT	400kW Towable Light Tower
504	2017	Chevrolet	Silverado 1500	1/2 TON DOUBLE CAB/EXT. CAB
505	2017	Chevrolet	Silverado 1500	1/2 TON CREW CAB/FULL 4 DOOR
506	2017	Minnich	A2C	2-GANG DRILL W/ SKEW KIT
507	2017	Ford	F-650	Dosing Flatbed
508	2017	Ford	F-650	Flatbed
509	2017	GOMACO	RTP-500	RUBBER TRACK PLACER
511		Atlas Copco	MB1700	HYDRAULIC HAMMER FOR EXCAVATOR
512	2018	Dodge	RAM5500	TRAFFIC CONTROL TRUCK
513	2018	KENWORTH	T880	Kenworth Knuckle Boom (PM 26523 S)
514	2018	Ford	F-150	1/2 TON PICK UP
515		CEMCO		10 YD CEMCO WET DRUM
516	1986	ALLOY VAN	1597	3 Bin Office Trailer 28' Van Trailer
517	2016	JOHN DEERE	210L	Skip Loader
518	2018	WANCO		ARROW BOARD
519	2018	WANCO		ARROW BOARD

520	2018	HUSQVARNA	Soff-Cut 5000	Saw with Vacuum Port
521	2018	HUSQVARNA	Soff-Cut V-1000	Vacuum
522	2018	WANCO		ARROW BOARD
523	2018	WANCO		ARROW BOARD
524	2018	E-Z Drill	210B-2 SRA	2-Gang Drill
525	2018	Ford	F-150	1/2 TON PICK UP
526	2018	Innovative	MD-D	Trailer 102 X 20
527	2017	CASE	590SN	Loader/Backhoe
528	2018	Atlas Copco	XAS 185	185 Hard Hat Air Compressor
529	2018	Dodge	RAM 5500	1 TON PICK UP
530	2018	CAT	TL1255C	Cat Reachlift
531	2017	Ford	F-750	18" Flatbed Dump
533	2018	Dodge	RAM 5500	1 TON PICK UP
534	2018	Dodge	RAM 5500	1 TON PICK UP
535	2013	Peterbilt	386	3 Axle Cab Tractor
536	2013	Peterbilt	386	3 Axle Cab Tractor
537	2018			GAS/HYDRAULIC GROUT PLANT SKID MOUNTED
538	2019	Chevy	2500	3/4 Ton Pick Up
539	2018	Diamond Products	PC1504	BUMP GROOVER/GRINDER
540		CAT	950M	Loader
541	2006	Ford	F450	2 TON (BUCKET TRK)
542	2015	Atlas Copco	XAS400 JD7	400CFM COMPRESSOR
543	2015	Atlas Copco	XAS185 KD7 PE	185CFM Compressor
544	2018	Wanco	WLT	400kW Towable Light Tower
546	2018	Wanco	WLT	400kW Towable Light Tower
547	2018	Wanco	WLT	400kW Towable Light Tower
548	2018	Wanco	WLT	400kW Towable Light Tower
549	2018	Ford	F-150	1/2 TON PICK UP
550	2019	Ford	F-250	3/4 TON PICK UP
551	2018	Ford	F-550	Saw Truck
552	1974	FRUEHAUF		Slurry/Water Trailer
553	1961	Beall		Slurry Trailer
554	2018	CAT	M322D MH	Excavator
555	2014	Peterbilt	386	3 Axle Conventional Tractor
556	2018	Landoll	440	Lowboy Equipment Trailer
557	2014	Peterbilt	386	Truck Tractor
558	1966	FRUEHAUF		Slurry Trailer
560	2018	Chevy	Silverado 1550	1/2 TON PICK UP
561	2018	Ford	F-550	Saw Truck
562	2019	Carryon	567	7 x 14 DUMP TRAILER
563	2019	Husqvarna	FS4600	48 HP ROAD SAW
564	2019	Husqvarna	FS4600	48 HP ROAD SAW
565	2015	Atlas Copco	XAS 400 JD7	400 CFM COMPRESSOR
566	2013	International	4300	4X2 FLATBED TRUCK
567	2019	Wanco	WTSP	ARROW BOARD
568	2019	Wanco	WTSP	ARROW BOARD
569	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER

570	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER
571	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER
572	2019	CT TANKS & TRAILER	FAS39	PORTABLE LOW PROFILE SILO & TRAILER
573	N/A	Mustang	2600R	SKID STEER, Tier 4
574	2008	Genie	S60	4x4 TELESCOPIC BOOM LIFT
575	2017	Paladin	VSS6M-0022	SWEEPER ATTACHMENT
576	2019	Kohler	4000W	4000W LIGHT TOWER
577	2019	Kohler	4000W	4000W LIGHT TOWER
578	2019	Chevy	1500	1/2 TON PICK UP
579	2019	Wanco	WVT3	MESSAGE BOARD
580	2019	Wanco	WVT3	MESSAGE BOARD
581	2019	Wanco	WVT3	MESSAGE BOARD
582	2019	Wanco	WVT3	MESSAGE BOARD
583		CAT	950M	WHEEL LOADER
584	2019	Wanco	WLT	LIGHT TOWER
585	2019	Wanco	WLT	LIGHT TOWER
587	2018	Dodge	RAM 5500	TRAFFIC CONTROL TRUCK
589	2014	CAT	938K	WHEEL LOADER
590	2019	Chevy	2500	3/4 TON PICK UP
591	2019	Chevy	2500	3/4 TON PICK UP
592	2013	Best Trailer	TB82X16T	Equipment Trailer 10000 lb Tilt
593		Minnich	A-3SC	3-GANG DRILL
594	2019	Freightliner	M2-106	BOOM TRUCK WITH CRANE (PM 21525 S)
595	2015	Mack	GU813	CEMENTECH MCD10-150 TRUCK MOUNTED
596	2015	Mack	GU813	IMM8-60 VM MIXER - TRUCK MOUNTED
597	2015	Mack	GU813	IMM8-60 VM MIXER - TRUCK MOUNTED
598	2017	CASE	580 SN	LOADER BACKHOE w/ EPIROC SBU340 hammer
599	2019	CEMCO		AUXILIARY SILO CEMCO #2
600	2019	MILLER	8800	MACH 8800 MICRO-PRO
601	2019	NS	DTB8314072 50	DUMP TRAILER 14K
602	2011	Ford	F-750	GALE WATER TRUCK
603	2019	WANCO	WTSP	ARROW BOARD
604	2019	WANCO	WTSP	ARROW BOARD
605	2019	WANCO	WTSP	ARROW BOARD
606	2019	WANCO	WTSP	ARROW BOARD
~~607~~	~~2019~~	~~WANCO~~	~~WVT3~~	~~MESSAGE BOARD~~
608	2019	WANCO	WVT3	MESSAGE BOARD
609	2019	WANCO	WVT3	MESSAGE BOARD
610	2019	WANCO	WVT3	MESSAGE BOARD
611	2011	MQ POWER	DCA-150SSJU3C	GENERATOR
612	2019	Mack	GR64B	BAYLYNX VOLUMETRIC MIXER
613	2018	Kenworth	T880	BAYLYNX VOLUMETRIC MIXER
614	2013	Isuzu	NPR-HD	RED CAB STAKEBED TRUCK
615	2013	Isuzu	NPR-HD	RED CAB STAKEBED TRUCK
616	2014	WACKER NEUSON	G50	GENERATOR (Down, Proceed with Repairs?)
617	2019	CAT	M322F	EXCAVATOR
618		Bomag	BW120AD-5	Final Teir Four 48" Wide Double Drum Roller

619	2015	GMC	Sierra 2500HD	3/4 Ton Utility Truck
620	2000	Interstate	20DTA	19 ft x 8 ft T/A Equipment Trailer
622		MQ	WT5CSG	WATER TRAILER 500 GAL W/ PUMP
624	2015	Ford	F-350	3/4 TON PICK UP
625	2018	Dodge	RAM 5500	1 TON PICK UP
626	2018	Dodge	RAM 5500	1 TON PICK UP
627	2014	Ford	F-250	3/4 TON PICK UP
628	2014	Ford	F-250	3/4 TON PICK UP
629	2019	WANCO	WLT	LIGHT TOWER
631	2019	WANCO	WLT	LIGHT TOWER
633	2019	WANCO	WLT	LIGHT TOWER
634	2020	Big Tex	14LX-14	WASHOUT DUMP TRAILER (GRAY)
635	2015	Yamaha	YDREX5	Electric 4-Seat Golf Cart
636	2020	RJ	SHADE-SA	RJ-5X12 UTILITY SHADE GREEN
637	2000	LOADT		DUMP TRAILER
638	2012	FORD	F-750	Attenuator Truck
639				60' Conveyor Belt (Purple/White)
640	2016	TRANE	U96J07205	130 TONS AIR-COOLED CHILLER
641	2020	CHEVY	SILVERADO 1500	1/2 TON PICK UP
642	2020	CHEVY	SILVERADO 1500	1/2 TON PICK UP
644	2018	DODGE	RAM 5500	1 TON PICK UP
645	2018	DODGE	RAM 5500	1 TON PICK UP
646	2018	DODGE	RAM 5500	1 TON PICK UP
647	2018	DODGE	RAM 5500	1 TON PICK UP
648	2015	INTERNATIONAL	PROSTAR	Tractor Truck
649	2015	INTERNATIONAL	PROSTAR	Tractor Truck
650				Grinder
651	2005	TRAIL-EZE	TE801	Lowboy Trailer
652	1972	FRUEHAUF		Slurry Trailer
653	1977	TRAILMOBILE		Slurry Trailer
654	2010	PETERBILT	365	Tractor Truck
655	2010	PETERBILT	365	Tractor Truck
656	2019	FORD	F-650	16' FLATBED DUMP
657	2016	FORD	F-250	3/4 TON PICK UP
658	2019	FORD	F-250	3/4 TON PICK UP
659	2019	Diamond Products	PC1504	PAVEMENT GRINDER/ GROOVER
660	2018	DODGE	RAM 5500	1 TON CREW CAB
661	2018	Dodge	RAM 5500	1 TON CREW CAB
662	2012	FORD	F-750	STAKEBED TRUCK
663	2012	FORD	F-750	STAKEBED TRUCK
~~664~~	~~2019~~	~~Sure-Trac NOVAE CORP~~		~~Equipment Trailer~~
665	2019	WANCO	WLT	Towable Light Tower
666	2019	WANCO	WLT	Towable Light Tower
667	2019	WANCO	WLT	Towable Light Tower
668	2019	WANCO	WLT	Towable Light Tower
669	2019	WANCO	WLT	Towable Light Tower
670	2014	HLT Limited	UT5X8T	Water Buffalo

671	2019	POLARIS	Z19YAV17B4	LIME SQUEEZE GOLF CART
672	2012	KUBOTA	RTV400	GAS GOLF CART
673		CEMCO		AGGREGATE FEEDER 12'X12' BIN
674		CEMCO		AGGREGATE FEEDER 12'X12' BIN
675		CEMCO		AGGREGATE FEEDER 12'X12' BIN
676				10 YD HYDRAULIC TRAILER
677				10,000 GALLON WATER TOWER
678				52' Conveyor Belt (Yellow)
679				53' Conveyor Belt (Brown)
680	2018	WACKER	LTV6L	Towable Light Tower
681		HILTY PUMP		14' HYD Conveyor Belt
682		HILTY PUMP		14' HYD Conveyor Belt
683	2019	Towmaster	T-40	Hand Barrier Form Trailer
686		Con-e-co	454L	Mobile Batch Plant
~~687~~	~~2020~~	~~WANCO~~	~~WSDT-TF~~	~~TOWABLE SPEED BOARD~~
688	2020	WANCO	WSDT-TF	TOWABLE SPEED BOARD
689	2020	WANCO	WVT3	TOWABLE MESSAGE BOARD
691	2019	Ford	F-350	3/4 Ton Utility Truck
692	2013	Ford	F-750	STAKEBED TRUCK w/ Compressor #215 Mounted
693	2014	VEALEW		12000 GAL WATER TOWER
695	2019	Freightliner	M2-106	18' FLATBED
696	1996	Yamaha	G16	Golf Cart (White)
697	1999	Yamaha	G16	Golf Cart (Purple)
698	2014	JLG	G1255A	Telescopic Forklift
699	2020	Multiquip	DCA400SSI4F3	350KW Diesel Generator
700	2020	Multiquip	DCA300SSJU4F3	250KW Diesel Generator
701	2006	Ver-Mac	ST-4825	Old Arrow Board
702	2019	Dodge	Ram 5500	1 Ton Flatbed
703	2019	Dodge	Ram 5500	1 Ton Flatbed
704	2019	Dodge	RAM 5500	1 Ton Flatbed
705	2020	MERCEDES	C63AS	Cabriolet Convertible
706	2020	Chevy	Silverado 2500	3/4 Ton Single Cab Pickup
707	2020	Ford	F-550	1 Ton Flatbed
708	2018	PETERBILT	348	DUMP TRUCK
709	2018	CAT	950GC	Wheel Loader
710	2018	Ledwell	LW2000WT	Water Truck Ledwell/Freightliner
711	2021	Big Tex	14LP-14BK6-P4	Dump Trailer 14k
712	2011	Genie	S-60	Telescopic Boom Lift
713	2011	Genie	S-40	Telescopic Boom Lift
714	2020	Merit	M400-50G-P4	Walk Behind saw
715	2013	Ford	F750	22' STKBED with Liftgate
716	1988	Heil		Pneumatic Bulk Trailer (Slurry Trailer)
717	2012	Hino	Hino 268	Attenuator Truck
718	2021	PETERBILT	337	Service Truck
719	2016	Multiquip	WT5	Water Buffalo
720	2020	Chevy	Silverado 2500	3/4 Ton Pickup
721	2020	DODGE	RAM 5500	1 TON FLATBED

722	2020	DODGE	RAM 5500	1 TON FLATBED
723	2020	DODGE	RAM 5500	1 TON FLATBED
726		BOMAG	BW120AD-5	48" Wide Double Smooth Drum Roller
727	2021	WANCO	WVT3	MESSAGE BOARD
728	2020	WANCO	WVT3	MESSAGE BOARD
730	2020	WANCO	WVT3	MESSAGE BOARD
732	2020	WANCO	WVT3	MESSAGE BOARD
733	2020	WANCO	WSDT-TF	SPEED BOARD
734	2020	WANCO	WSDT-TF	SPEED BOARD
735	2020	WANCO	WSDT-TF	SPEED BOARD
736	2020	WANCO	WSDT-TF	SPEED BOARD
737	2020	WANCO	WSDT-TF	SPEED BOARD
738	2020	WANCO	WSDT-TF	SPEED BOARD
739	2020	CASE	590SN	590SN T4B Backhoe w/Toku TNB-6M
740	2021	GMC	Sierra	Pick Up Truck
741	2021	CHEVY	Tahoe	SUV
742	2020	FORD	EXPEDITION	SUV
743	2021	CHEVY	Silverado	1/2 TON PICK UP
744	2020	E-Z DRILL	210B-2 30DD	2-GANG DRILL
745	2019	FORD	F-650	18' FLATBED DUMP
746	2021	FORD	F-600	Service Truck
747				ARROW BOARD
748	2020	E-Z Drill	210B-3 SRA	3-Gang Drill
749	2020	E-Z Drill	210-4 EQM	Backhoe Boom Mounted 4-Gang Drill w/Vacuum
750	1991	RMC		BLOWER TRAILER
751	2021	LANDROVER	DEFENDER 110S	SUV
752	2017	Atlas Copco	XAS 440 JD FT4	350-450 CFM 150 PSI Compressor
753	2020	Atlas Copco	XAS 440 JD FT4	350-450 CFM 150 PSI Compressor
~~754~~	~~2015~~	~~Marksman~~	~~TBET 80X16-12WD~~	~~Equipment Trailer (Red)~~
755	2020	RAYPAK,Big Tex	H7-2004A,60PI-14BK4RG	BOILER TRAILER
756	2013	Toyota	7FGU45	Forklift
757	2016	Diamond Products	APG1100	Grinder
758	1970	FRUEHAUF		Slurry Tanker Trailer
759	1984	FRUEHAUF		Slurry Tanker Trailer
760	2014	Marksman	TBET 80X16-12WD	Equipment Trailer
761	2020	GOMACO	GP-2400	4 Track Paver
762	2021	WANCO	WVT3	MESSAGE BOARD
763	2021	WANCO	WVT3	MESSAGE BOARD
765	2021	Kenworth	T880	BOOM TRUCK (PM 26525 S)
766	2021	WANCO	WLT	LIGHT TOWER (Kohler KDW 1003 eng.)
767	2021	WANCO	WLT	LIGHT TOWER (Kohler KDW 1003 eng.)
768	2021	Mustang	2700V	WHEELED SKID STEER
769	2005	SUPERIOR		100' RADIAL STACKER
770	2018	CASE	580SN	BACKHOE (w/ hyd. Kit)w/Toku TNB-6M
771	2012	PETERBILT	386	Tractor Truck
773		Conexwest		20' Office Container (plant 686)
775	2021	WANCO	WLT	LIGHT TOWER

776	2021	WANCO	WLT	LIGHT TOWER
777	2021	VW	Tiguan	SUV
778	2021	WANCO	WLT	LIGHT TOWER
779	2021	Minnich	A-2-72	2-Gang Drill w/ Dust Collector
780	2021	GMC	Sierra 1500	Pickup
781	2012	JLG	Skytak 10054	Reach Lift
782	2021	MERCEDES	350GLE	SUV
783		CHAMP	CB400V	Hydraulic Skid Steer Breaker
784		Triton	6068HG550	190kVA Generator
785	2016	Atlas Copco	XAS 185 KD7 PE T4F	185 CFM Air Compressor
786		Merit	M400-50G-R4	Walk Behind Saw 50HP
787	2018	Dodge	RAM 5500	Service Truck Formerly E-144
788	2022	Dodge	RAM 5500	1 Ton Flatbed
789	2022	Dodge	RAM 5500	1 Ton Flatbed
790	2021	Ford	F-650	18' FLATBED DUMP
791	1997	TRAIL-EZE		Red Lowboy Trailer
792	2022	DODGE	RAM 5500	1 Ton Flatbed
793	2022	DODGE	RAM 5500	1 Ton Flatbed
794	2022	DODGE	RAM 2500	3/4 Ton Pick up
795		Mustang	2600R	Skid Steer
796	2021	Ford	F-150	Velociraptor
797	2022	Chevrolet	Silverado	1/2 Ton Pickup 4-Door
798	2022	Chevrolet	Silverado	1/2 Ton Pickup 4-Door
799	2013	JLG	Skytrak 10042	10K Reach Lift
800		CASE	590SN	Backhoe w/ Hammer #826
801	2013	JLG	Skytrak 10054	10K Reach Lift
803	2022	Dodge	RAM 5500	1 Ton Chassis
804		Whiteman	WRS-5200	Hydraulic Roller Screed
805	2005	Brock's		Equipment Trailer
806	2015	Peterbilt	579	Tractor Truck
807	2014	Peterbilt	579	Tractor Truck
808	2019	Ford	F-250XL	3/4 TON PICK UP
809	2022	CHEVY	SILVERADO 1500	1/2 TON PICK UP
810	2022	RAM	1500	1/2 TON PICK UP
811	2022	CHEVY	SILVERADO 1500	1/2 TON PICK UP
812	2022	Gomaco	RTP-500	Placer
813				80' Radial Stacker
814	2022	CASE	580SN	Backhoe w quick release
815		Multiquip	WT5CSG	Water Buffalo 500gal.
816		SPCNS		White Enclosed Car Trailer
817	2022	GMC	Sierra 1500	1/2 Ton Pickup 4-Door
818	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8
819	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8
820	2019	Peterbilt	567	10W Dump Truck
821	2022	Chevrolet	Silverado 1500	1/2 Ton Pickup 4-Door
822	2022	GMC	Sierra 2500 HD	3/4 Ton Truck 4-Door, 6.6LV8
823	2022	Ford	F-250	3/4 Ton Truck 2-Door, 6.2LV8

824	2023	LANDROVER	UT	SUV
825	2016	Odes	Dominator X800	4x4 Utility Vehicle
826		EPIROC	SBU340	Hydraulic Breaker
827	2017	Bobcat	S570	WHEELED SKID STEER
828	2023	Skidoo	CFPD	Snowmobile
829	2023	Hurricane	HD10000	Drop Hammer
830	2023	Hurricane	HD10000	Drop Hammer
831	2022	Kenworth	T800	10W Dump Truck
832	2022	Manitou Edge	50504645	72" Hopper Broom Sweeper Attachment
833	2013	Xtreme	XR4030	Forklift
834	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)
835	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)
836	2022	Ford	F-150	1/2 Ton Pickup Super Cab (Suicide Doors)
837	2022	RAM	1500	1/2 Ton Pickup Quad Cab
838				High Speed Inertial Profilagraph System
839	2018	Bobcat	T770	Compact Track Loader from Bobcat of Fremont
840	2017	Bobcat	T750	Compact Track Loader
841	2023	Chevy	Silverado	1/2 Ton Pick Up
842	2019	Atlas Copco	XAS185	Compressor
843	2023	Freightliner	M2-106	Knuckle Boom (PM 21525)
844	2023	Cemco	300-2DEXT	Batch Plant
845	2023	Gomaco	Commander III	4 Track Paver
846	2017	Marksman	WTT500	Water Buffalo
847	2023	Ford	F-250	Pick Up
848	2023	Ford	F-250	Pick Up
849	2014	Trail King	Tank	Cement Guppy Trailer
850		Fruehauf		Storage Guppy
851		CEMCO	Portable Mixer	Drum (SN: 290723-29)
852		CEMCO		Auxiliary Silo
853		CEMCO		AGGREGATE FEEDER 12'X12' BIN
854		CEMCO		AGGREGATE FEEDER 12'X12' BIN
855		CEMCO		AGGREGATE FEEDER 12'X12' BIN
856	2023	Manitou	2600R	WHEELED SKID STEER
857	2023	Merit	M400SS-50-R4	Walk Behind Saw
858	2023	CASE	580SN	Backhoe with wet kit, mechanical coupler
859		CASE	TNB6M	1000FTLB Hydraulic Breaker
860	2023	Ford	Bronco	Utility Vehicle
861	2023	Wanco	FD-304	Light Tower
862	2023	Wanco	FD-304	Light Tower
863	2023	Wanco	FD-304	Light Tower
864	2024	Big Tex	14ET-18MR	7'x18' 14K GVW Equipment Trailer Black
865	2004	United Modular		Batch Plant Office Trailer
866	2023	Wanco	WTSP	Arrow Board
867	2023	Hill and Smith	SMC4000	Mini Full Matrix Message Board
868	2023	Hill and Smith	SMC4000	Mini Full Matrix Message Board
869	2023	Wanco	FD-304	Light Tower
870	2023	Wanco	FD-304	Light Tower

871	2023	Wanco	FD-304	Light Tower
872	2023	Kenworth	T880	Knuckle Boom
873		CEMCO	Portable Mixer	Hydraulic Power Unit (SN: 290723-29PP)
874		Vermeer	VX50-500	500 Gal Vacuum Trailer
875	2022	RAM	5500	1-Ton F/B Single Cab
876	2023	GMC	Sierra 1500	1/2 Ton 4-Door
877	2023	Chevrolet	Silverado	1/2 Ton 4-Door
878	2023	Chevrolet	Silverado	1/2 Ton 4-Door
879	2022	RAM	5500	1-Ton 2-Door Saw Chassis
880	2023	RAM	5500	1-Ton 4-Door
881	2018	GOMACO	GP-3	GP-3 Paver
882	2024	RAM	5500	1-Ton 2-Door
883		E-Z DRILL		2-Gang with Vacuum
884	2024	Vermeer	CV573SGT	500 Gal Vacuum Trailer
885		Diamond Products		Grinder
886	2023	Snake River Trailer		Tilt Deck 14k (Derate to 10k) 16' Equipment Trailer
887	2024	Cemco		Batch Plant
888	1995	Strick		Office Trailer 28ft. Van 102in
889				Silo
890				Conveyor Belt #1
891				Conveyor Belt #2
892				Conveyor Belt #3
893	2023	RAM	5500	1-Ton 2-Door
894	2024	Ford	F650	18' Dump Bed
895	2024	Bobcat	S650	WHEELED SKID STEER
896		Sullivan	D185PDZSB	185CFM Compressor
897	2023	GR Trailers	UT-HS-TDM	6.4'x14' 7k Stake Trailer
898	2016	Multiquip Power	DCA25SSIU4FSG	20kw-25kw Generator (Sunbelt#925974)
899	2015	Multiquip Power	DCA25SSIU4FSG	20kw-25kw Generator (Sunbelt#765680)
900	2018	Bobcat	S650	WHEELED SKID STEER
901	2016	Marksman MFG.	TBET80x14-14SD	Equipment Trailer 14'
902	2024	GMC	Sierra 1500	1/2 Ton 4-Door
903	2024	Wanco	WLT	Light Tower
904	2024	Wanco	WLT	Light Tower
905	2024	Wanco	WLT	Light Tower
906	2024	Wanco	WLT	Light Tower
907		CAT	BU118	Sweeper Attachment
908	2023	RAM	5500	Saw Truck 2-Door
909		Merit	M500	Gas 57HP Walk Behind Saw
910	1967	Butler		Slurry Tanker Trailer
911	1965	Fruehauf		Slurry Tanker Trailer
912				Drive Over Truck Unloader w/ 36" Belt Feeder
913	2023			36x60 Modular Office Unit (Back Office)
914	2024	Southland	SL714	Dump Trailer 14k 7'x14'x2'
915		Multiquip	DCA25SSIU4F	20KW Generator (5,103 hrs)
916	2024	Epiroc	SBU340	Hydraulic Breaker
917	2017	Peterbilt	579	Tractor Truck

918	2017	Peterbilt	579	Tractor Truck
919	2024	RAM	5500	1-Ton 4-Door Flatbed
920	2024	RAM	5500	1-Ton 4-Door Flatbed
921	2024	Ford	F-250	3/4 Ton 4-Door
922	2024	RAM	5500	1-Ton 4-Door Flatbed
923	2024	Chevy	2500HD	3/4 Ton
924	2023	Ford	F-350	1 Ton Super Duty
925	2019	Isuzu	NPR Diesel	
926		CAT	305.5E2	Mini Excavator
927	2023	RAM	4500	1 Ton Chassis
928		YALE	GLP155VXNGBE123	Forklift
929		Morley	M72	72HP Flat Saw
930		Interstate	10TST	Equipment Trailer
931		Interstate	10TST	Equipment Trailer
932		Interstate	10TST	Equipment Trailer
933		CAT	303.5E2	Mini Excavator
934				Hydraulic Breaker for #933
935	2023	Ford	F-150 Tremor	1/2 Ton Pickup
936	2024	E-Z Drill	210B-3 SRA30DD	3-Gang Drill
937	2024	E-Z Drill	210B-2 SRA30DD	2-Gang Drill
938	2023	Mercedes-Benz	EQB350W4	SUV
939	2024	Mercedes-Benz		SUV
940		Interstate Trailers	50DLA	60k 3-Axle Equipment Trailer
941	2024	Manitou		WHEELED SKID STEER
942	2024	Vermeer	CV573SGT	500 Gal Vacuum Trailer
943	2024	Ford	F-150R	Raptor
944	2022	CAT	950GS	Wheel Loader
945	2017	Klein		Water Tower
946	2024	RAM	5500	1-Ton 2-Door
947	2024	Chevy	Silverado 1500	1/2 Ton 4-Door
948	2024	Chevy	Silverado 1500	1/2 Ton 4-Door
949	2024	Big Tex	14LD-14-6SIR	DUMP TRAILER 14K
950		Merit		Saw
951	2024	WANCO	WLT	Light Tower
952	2024	WANCO	WLT	Light Tower
953	2024	WANCO	WLT	Light Tower
954	2024	WANCO	WLT	Light Tower
955	2024	WANCO	WLT	Light Tower
956	2024	WANCO	WLT	Light Tower
957	2023	WACKER-NEUSON	BPU4045A	Reversible Vibratory Plate Compactor
958	2023	WACKER-NEUSON	BPU4045A	Reversible Vibratory Plate Compactor
959		Mikasa	MVH-408DZ	Reversible Vibratory Plate Compactor (#3)
960		BROCE	BW260	3 Wheel Towable Sweeper
961		WYLIE	EXP-500L-S	TRAILER WATER TANK 500 GALLON
962		Chevy	Silverado	Pickup 4-Door
963		Chevy	2500HD	3/4 Ton 4-Door
964		Chevy	2500HD	3/4 Ton 4-Door

965		RAM	5500	1 Ton 2-Door
966		RAM	5500	1 Ton 2-Door
967		RAM	5500	1 Ton 4-Door
968		RAM	5500	1 Ton 4-Door
969		CAT	950GC	Wheel Loader
970		RAM	5500	1 Ton 2-Door
971		CAT	325FLCR	Tracked Excavator
1000	2024	GOMACO	4400	Barrier Paver
MOLD1				Miller Barrier mold, LH, 60, C, D, S, 18" offset
MOLD2				Barrier mold, LH, 60, C, S, 20-24" offset
MOLD3				Gomaco Barrier mold, LH, 60, C, G, S, 30" offset
MOLD4				Gomaco Barrier mold, RH, 60, C, 24" offset
MOLD5				Barrier mold, LH/RH, 60, G, 12" offset
MOLD6				Barrier mold, LH, 60, D, G
MOLD8		Gomaco		Barrier footing mold
MOLD10		Miller		TBD
MOLD11		Gomaco		Barrier mold 60M (Yellow)
VIBES				Concrete Paver and Barrier Machine Vibrators

Neighborhood Traffic Management Program Phase 8 Project
Bid Summary

June 10, 2026, 3:00 pm, Opengov

	Construction Contractor	TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-12	Bidder's Bond	IRAN Contracting Affidavit	Non-Collusion Affidavit	Debarment & Suspension	CARB Certificate of Reported Compliance	Submittal Confirmation	Addendum 1
A	FBD Vaguard Construction, Inc.	$1,477,603.50	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
B	B&M Civil LLC	$1,481,431.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
C	Central Valley Engineering & Asphalt, Inc.	$1,496,858.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
D	Ghilotti Bros., Inc.	$1,628,065.50	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
E	Martin Brothers Construction, Inc.	$1,753,654.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
F	Martin General Engineering, Inc.	1,769,654.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Attendees: Jesse Yabes, Associate Civil Engineer
Edgar Medina, Assistant Public Works Director
Kristine Courdy, Principal Civil Engineer

Kristine Courdy

Kristine Courdy, Principal Civil Engineer

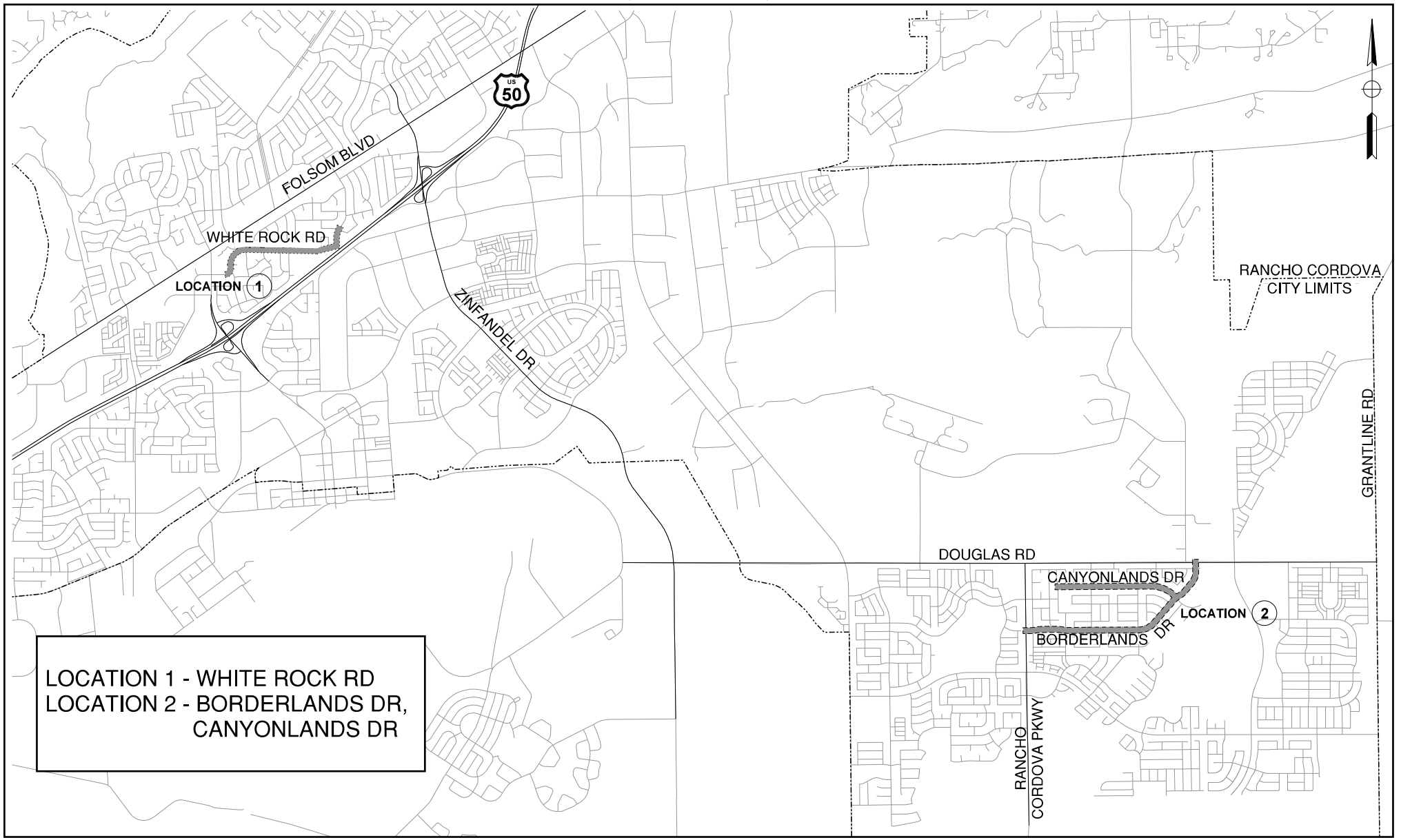
6/11/26

Date

NEIGHBORHOOD TRAFFIC MANAGMENT PROGRAM
PHASE 8 PROJECT

LOCATION MAP

(NOT TO SCALE)



MEMORANDUM

ITEM 9.3.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2026-24-01, INCREASING THE CONTRACT AMOUNT FROM $432,238.80 TO AN AMOUNT NOT TO EXCEED $509,838.80 WITH FBD VANGUARD, INC. FOR THE CONSTRUCTION OF THE 2025 ADA SIDEWALK PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve of the construction contract amendment with FBD Vanguard, Inc. and align with the objectives of the 2025 ADA Sidewalk Project (Project) to provide a safer, more accessible intersection with better visibility, improved drainage, design features that slow traffic and make crossing easier for pedestrians, providing long-term benefits for the community.

BACKGROUND

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

On March 2, 2026, the City Council approved a construction contract with FBD Vanguard, Inc. to construct the Project.

Per the City of Rancho Cordova Municipal Code, Section 3.60.110 C, the City Manager is given the authority to approve change orders up to 10% of the contract value.

Change Order No.1 is valued at an amount of $77,600.00, which exceeds the City Manager's

signing authority. This change order represents the additional work required to address unforeseen utility conflicts encountered during construction, which consists of: 1) removal and replacement of a manhole, 2) removal and replacement of 62 linear feet of existing storm drain pipe, and 3) the addition of steel casings around the existing Golden State Water Company water main at two locations.

FISCAL IMPACT AND FUNDING SOURCE

This Project is included in the Capital Improvement Plan budget for Fiscal Year 2025-26. The Project budget consists of funding from Community Development Block Grant (CDBG), Community Enhancement and Investment Fund, and Measure A Fund. There are no impacts to the city's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2026-24-01
3. Project Area Map

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. 2026-24-01 WITH FBD VANGUARD CONSTRUCTION, INC., INCREASING THE CONTRACT AMOUNT FROM $432,238.80 TO AN AMOUNT TO NOT EXCEED $509,838.80 FOR THE 2025 ADA SIDEWALK PROJECT

WHEREAS, the city solicited bids for the 2025 ADA Sidewalk Project under the requirements of the state law and publicly opened bids on February 4, 2026; and

WHEREAS, on March 2, 2026, the City Council awarded Construction Contract No. 2026-24 to FBD Vangurad, Inc. in an amount not to exceed $432,238.80 for the 2025 ADA Sidewalk Project; and

WHEREAS, the project will consist of curb ramp, gutter, drainage and streetlight updates; and

WHEREAS, the Rancho Cordova Municipal Code (RCMC), Section 3.60.110 C allows the City Manager signing authority up to 10% on construction change orders; and

WHEREAS, this change order represents the additional work required to address unforeseen utility conflicts encountered during construction, which consists of: 1) removal and replacement of a manhole, 2) removal and replacement of 62 linear feet of existing storm drain pipe, and 3) the addition of steel casings around the existing Golden State Water Company water main at two locations; and

WHEREAS, Contract Amendment No. 2026-24-01 in the amount of $77,600.00 exceeds the City Manager's signing authority; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute Contract Amendment No. 2026-24-01 with FBD Vanguard Construction, Inc., increasing the Contract Amount from $432,238.80 to an amount not to exceed $509,838.80 for the 2025 ADA Sidewalk Project in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND FBD VANGUARD CONSTRUCTION, INC.

This First Amendment to the Construction Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and FBD Vanguard Construction, Inc. ("Contractor") as of July 6, 2026. City and Contractor are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Construction Services Agreement (Agreement") dated March 02, 2026 for the purpose of constructing the 2025 ADA Sidewalk Project; and

WHEREAS, this Contract Amendment No. 2026-24-01 was executed increasing the contract by $77,600 to a contract amount of $509,838.80 for unforeseen utility conflicts which required the following additional work 1) removal and replacement of a manhole, 2) removal and replacement of 61.8 linear feet of existing storm drain pipe, and 3) the addition of steel casings around the existing Golden State Water Company water main at two locations; 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. Section 5 of the Agreement, "Payment," provides for the City to pay Contractor $432,238.80. The Parties agree to amend Section 5 of the Agreement in order to increase the compensation amount to pay Contractor for additional services. Section 5 of the Agreement is amended to read as follows:

   "**PAYMENT**. Attached hereto as Exhibit A and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed for the Project herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, in an amount not to exceed **Five-Hundred Nine Thousand Eight Hundred Thirty Eight and Eighty Cents: ($509,838.80)**. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials."

2. 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.

3. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

CONTRACTOR

_____
Dominic Sposeto, CEO

Date:_____

EXHIBIT A

Project Name: **2025 ADA Sidewalk Project CS-80092**

CITY OF RANCHO CORDOVA

Contract Change Order No. 01

To: **FBD Vanguard Construction, Inc.,** Contractor. You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

Description of work to be done, quantities and prices to be paid. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

In accordance with **Section 4-1.05, Changes and Extra Work**, of the Contract compensate the Contractor for the work listed below. This sum constitutes full and complete compensation for furnishing all labor, material, equipment, tools, and incidentals including all markups by reason of these changes.

Change requested by: Tim Grossmann

Item No. 1	PCO #001 – Drainage System Changes – During potholing activities, the Contractor encountered numerous existing utilities in conflict with the new proposed drainage systems. The Contractor submitted RFI #002 detailing the conflicts and after review and re-design, the Contractor was directed to revise several of the new drainage systems including the removal and replacement of an existing manhole, removal and replacement of 61.8 linear feet of existing storm drain pipe, and the addition of steel casings around the existing Golden State Water Company water main at two locations. The Contractor submitted a lump sum price to perform this work. After negotiations, the City and Contractor agreed to the Lump Sum price of $77,600.00 and an additional 7 working days. Increase the contract amount by $77,600.00 and Increase the contract time by 7 working days.	**INCREASE:**	$77,600.00

Authority: Resolution #XXXXX

TOTAL COST OF THIS CCO: $77,600.00

Contract Summation:

Original Contract:	**$ 432,238.80**	Total Change Orders:	**$77,600.00**	New Contract Cost Total:	**$509,838.80**

By reason of this order the time of completion will be adjusted as follows: **INCREASED BY 7 WORKING DAYS**

Submitted by: _____ Construction Manager/ Resident Engineer City of Rancho Cordova Date: _____

Recommend Approval by: _____ Project Manager City of Rancho Cordova Date: _____

Approved by: _____ Public Works Director City of Rancho Cordova Date: _____

We, the undersigned Contractor, have given careful consideration to the change proposed and all of its impacts, both direct and indirect, and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices and time extensions shown above.

Acceptance Date: _____ Contractor: _____

By: _____ Title: _____

If the Contractor does not sign acceptance of this order, his attention is directed to the requirements of the specifications as to proceeding with the ordered work and filing a written protest within the time therein specified.

Original to: *Contractor*
City Clerk

Copies to: *Resident Engineer*
City Project Manager
Project Engineer

City Manager or Designee
City of Rancho Cordova

PROJECT AREA MAP

MEMORANDUM

ITEM 9.4.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Edgar Medina, Assistant Public Works Director
Kristine Courdy, Principal Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2024-39-2 WITH TETRA TECH, INC. TO INCREASE THE CONTRACT AMOUNT FROM $1,104,041.33 TO AN AMOUNT NOT TO EXCEED $1,455,594.74 FOR THE ENVIRONMENTAL ENGINEERING SERVICES FOR THE SOIL REMEDIATION PROJECT CONSTRUCTION AT 10153-10179 FOLSOM BOULEVARD**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 2024-39-2 with Tetra Tech, Inc. which would allow the city to implement the Central Valley Regional Water Quality Control Board approved site cleanup plan for the site at 10153-10179 Folsom Boulevard.

BACKGROUND

The City of Rancho Cordova received a $3.1M Equitable Community Revitalization Grant (ECRG) from the State of California Department of Toxic Substances Control (DTSC) to perform site cleanup and soil remediation at 10153-10179 Folsom Boulevard (the Mills Crossing Site). The site cleanup plan was approved by the Central Valley Regional Water Quality Control Board (RWQCB) and utilized to prepare and successfully receive the DTSC grant funding. The Project requires oversight from an Environmental Engineering team to ensure compliance with the RWQCB approved site cleanup plan.

On April 2, 2024, City Council approved Contract No. 2024-39 with Tetra Tech Inc. to provide environmental engineering services for the Soil Remediation Construction Project at 10153-10179 Folsom Boulevard. In accordance with the approved site cleanup plan the initial grading project was completed, the soil vapor extraction equipment ran for three months and the initial round of testing was completed in 2024.

In 2025 the city met with the RWQCB to go over the testing results and the next steps towards

closing out the Project site. Based on the initial results, the soil vapor extraction equipment required another round of treatment and additional testing wells installed to capture additional data. On October 6, 2025, the City Council approved Contract Amendment No. 2024-39-1 to add $365,140.65 in funds to provide the additional environmental engineering for the soil remediation project.

Since October 2025, the soil vapor extraction equipment has been running and there has been additional data collection on the site. In spring of 2026, the city had a follow-up meeting with the RWQCB to go over the updated results. The city worked with the RWQCB to come up with a plan for additional soil vapor extraction and testing required to close out the site. In order to perform the work in accordance to that Plan, an additional contract amendment is required. Contract Amendment No. 2024-39-2 would add $351,553.41 in funds to provide these required services.

Tetra Tech was selected as part of a competitive procurement process. To maintain consistency with completing the soil remediation project, city staff recommends authorizing Contract No. 2024-39-2 with Tetra Tech, Inc.

FISCAL IMPACT AND FUNDING SOURCE

These services are funded from the awarded $3.1M ECRG grant which is included in the Mills Crossing Capital Improvement Project Budget.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2024-39-2

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. 2024-39-2 WITH TETRA TECH, INC., TO INCREASE THE CONTRACT AMOUNT FROM $1,104,041.33 TO AN AMOUNT NOT TO EXCEED $1,455,594.74 FOR THE SOIL REMEDIATION CONSTRUCTION PROJECT AT 10153-10179 FOLSOM BOULEVARD

WHEREAS, the Parties entered into Professional Services Agreement No. 2024-39, on April 2, 2024, in an amount not to exceed $738,900.68 for the environmental engineering services for the Soil Remediation Construction Project at 10153-10179 Folsom Boulevard; and

WHEREAS, on October 6, 2025 the Parties entered into Contract Amendment No. 2024-39-1 to increase the contract amount by $365,140.65 to an amount not to exceed $1,104,041.33 to perform additional services; and

WHEREAS, based on the follow-up testing and meetings with the Regional Water Quality Control Board, the soil vapor extraction equipment needs to run for another round and there needs be additional testing performed; and

WHEREAS, Amendment No. 2 includes the additional funding in an amount of $351,553.41 to perform these services for the soil remediation project; and

WHEREAS, funding for Amendment No. 2 will consist of the ECRG grant which is included in the Mills Crossing Capital Improvement Project Budget.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 2024-39-2 with Tetra Tech, Inc. to increase the contract amount from $1,104,041.33 to an amount not to exceed $1,455,594.74 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND TETRA TECH, INC.

This Second Amendment to the Professional Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and Tetra Tech, Inc. ("Professional") as of July 6, 2026. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement 2024-39 ("Agreement") dated April 2, 2024 for the Soil Remediation Project Construction at 10153-10179 Folsom Boulevard in an amount not to exceed $738,900.68; and

WHEREAS, the Parties entered into the First Amendment 2024-39-1 ("First Amendment") dated October 6, 2026 to add additional environmental engineering services required for the soil remediation project and increased the contract compensation amount from $738,900.68 to $1,104,041.33; and

WHEREAS, during the Project after meeting with the Regional Water Quality Control Board, it was identified to perform additional soil vapor extraction and testing at 10153-10179 Folsom Boulevard for the soil remediation project; and

WHEREAS, the City wishes to update the scope of work to add these additional services and compensation for the Soil Remediation Project Construction at 10153-10179 Folsom Boulevard; and

WHEREAS, this Amendment No. 2024-39-2 ("Second Amendment") includes additional tasks outlined in "Exhibit D" for the Professional to perform additional services for the Project and will increase the contract compensation amount from $1,104,041.33 to $1,455,594.74; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the Agreement and First Amendment, "Compensation," provides for the City to pay Professional a sum not to exceed one million one hundred and four thousand forty-one dollars and thirty-three cents ($1,104,041.33). The Parties agree to amend Section 2 of First Amendment in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the First Amendment is amended to read as follows:

   "City hereby agrees to pay Professional a sum not to exceed one million four hundred and fifty-five thousand ninety-four dollars and seventy-four cents: ($1,455,594.74), notwithstanding any contrary

indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The Parties agree to modify the scope of services to include the additional tasks outlined in Exhibit D. Section 1 of the Agreement "Services" is amended to read as follows:

   " Subject to the terms and conditions set forth in the Agreement, Professional shall provide the services described in the Scope of Work attached as Exhibit A, Exhibit C and Exhibit D at the time and place and in the manner specified therein. In the event of inconsistency between the terms of this Agreement and Exhibit A, Exhibit C or Exhibit D, the Agreement shall prevail."

3. The attached Exhibit "D" is hereby added to the Agreement which provides the additional services and compensation as specified therein.

4. All other terms and conditions in the Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.

5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

PROFESSIONAL

_____
Benjamin Weink, Vice President and Department Manager

Date:_____

Exhibit D

Additional Scope of Work and Compensation

TETRA TECH

June 17, 2026

Ms. Kristine Courdy, P.E.
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Proposal for Second Contract Amendment - Environmental Engineering Firm Support of the Soil Remediation & Site Cleanup Plan Implementation at 10153 – 10175 Folsom Boulevard Project

Dear Ms. Courdy:

Tetra Tech, Inc. (Tetra Tech) prepared this proposal per our discussion after the April 24, 2026 meeting between the City of Rancho Cordova (City), the Central Valley Regional Water Quality Control Board (Water Board), and Tetra Tech for the subject project. At the April 24, 2026 meeting, the interim soil vapor and groundwater data collected as per the Water Board's directions from a September 9, 2025 meeting between the City, the Water Board, and Tetra Tech were presented and discussed. The Water Board requested additional activities for the subject project at the April 24, 2026 meeting, which are covered in this proposal.

Tetra Tech's work for the subject project is conducted under the following authorizations from the City:

- City Contract Number: 2024-39, Professional Services Agreement Between the City of Rancho Cordova and Tetra Tech, Inc., executed on April 15, 2024 (Initial Agreement). The Initial Agreement authorized Tasks A through D for the subject project.
- City Contract Number: 2024-39-1, First Amendment to the Professional Services Agreement Between the City of Rancho Cordova and Tetra Tech, Inc., executed on October 14, 2025 (the First Amendment). The First Amendment authorized Tasks E through K for the subject project, where the tasks were added as per the requests from the Water Board at the September 9, 2025 meeting.

This proposal covers the following proposed scope of work / amendment:

- The Water Board requested additional activities for Tasks F, G, H, and J for the subject project during the April 24, 2026 meeting.
- Additional budget needed to complete previously authorized activities under an extended project schedule: due to the project schedule extension resulting from the additional requests from the Water Board, additional budget is needed for some activities authorized under the Initial Agreement that remain to be completed under an extended project schedule.
- Contingency monitoring well replacement, related to the City's improvements project for the Site that is expected to be conducted in summer 2026.

Details of the proposed scope of work and associated budget and schedule are presented below.

Scope of Work

Amendment for Task F –Soil Vapor Sampling Probe Installation: Installation of Three Additional Offsite Vapor Monitoring Points

Three additional soil vapor monitoring points (VMPs) will be installed in the parking lanes of La Loma Avenue west of the subject site, for the purpose of further delineating the soil vapor plume from the subject site.

Tetra Tech will use a direct push technology (DPT) rig to install the VMPs, with the soil vapor probes set at 5- and 15-feet below ground surface (bgs) (or at drilling refusal depths). Installation of the VMPs will be conducted in

TETRA TECH, INC
3101 Zinfandel Drive, Suite 200, Rancho Cordova, CA 95670
Tel 916.853.1800 Fax 916.853.1860 www.tetratech.com

accordance with the California Environmental Protection Agency (CalEPA) guidance document "Advisory, Active Soil Gas Investigation" (July 2015).

After completing all soil vapor sampling (Task G) and as per approval from the Water Board, the VMPs will be abandoned by pulling out the probes and tubing and backfilling with clean bentonite and cement. The asphalt pavement of the offsite locations will be repaired.

Assumptions:

- The current encroachment permit from the City will be amended for the installation and sampling of the three additional offsite VMPs.
- Drilling waste is non-hazardous and will be containerized and disposed of offsite.

Contingency Amendment for Task F –Soil Vapor Sampling Probe Installation: Replacing Two Existing Onsite Vapor Monitoring Points

Two existing onsite VMPs, namely DB-2 and DB-10, were identified to be potentially interfering with the City planned improvements project at the Site in summer 2026. This contingency task will be conducted in the case that the two VMPs need to be removed as part of the improvements project.

The contingency scope includes installation of two VMPs at the locations next to DB-2 and DB-10 after the City completes the improvements in the two areas. Tetra Tech will use a DPT rig to install the VMPs, with the soil vapor probes set at 5- and 15-feet bgs (or at drilling refusal depths). Installation of the VMPs will be conducted in accordance with the CalEPA guidance document "Advisory, Active Soil Gas Investigation" (July 2015).

After completing all soil vapor sampling (Task G) and as per approval from the Water Board, the VMPs will be abandoned by pulling out the probes and tubing and backfilling with clean bentonite and cement. The pavement of the replacement VMP DB-2 will be repaired (DB-10 replacement location is expected to be on a dirt surface).

Assumptions:

- The underground utilities that will be installed as part of the City's improvements project in the DB-2 area allow for replacing DB-2 in the area.
- A DPT rig will be used. Depending on the final grade of the DB-2 area, rig refusal may be encountered, and the deeper probe will be set at the rig refusal depth if refusal is countered at a depth shallower than 15 feet bgs.
- Drilling waste is non-hazardous and will be containerized and disposed of offsite.
- The work will be completed in 2026.

Amendment for Task G – Soil Vapor Sampling: Three Additional Sampling Events

Three sampling events will be conducted to sample the soil vapor from the 13 onsite VMPs and 5 offsite VMPs in addition to the First-Amendment-authorized three events in the original scope of Task G. The sampling will be conducted in accordance with the California Environmental Protection Agency (CalEPA) guidance document "Advisory, Active Soil Gas Investigation" (July 2015). The soil vapor samples will be analyzed for volatile organic compounds (VOCs) using the United States Environmental Protection Agency (EPA) method TO-15 and helium (leak check compound) using ASTM method D-1946.

The three events are expected to be conducted quarterly after Event 3, which was authorized under the First Amendment and is expected to be conducted in June 2026. The three additional sampling events proposed under this amendment are as follows:

- Event 4: to be conducted three months after the shutdown of the SVE system at the end of May 2026 (see proposed amendment for Task H below), expected to be in September 2026.
- Event 5: to be conducted six months after the shutdown of the SVE system (per the Water Board request from the April 24, 2026 meeting), expected to be in December 2026.
- Event 6: a contingency sampling event in early 2027, contingent upon the results from previous events.

Assumptions:

- The onsite and offsite VMPs will be sampled via one mobilization.
- Lab analysis will be conducted on a standard turnaround time (10 business days).
- No duplicate samples will be collected.
- A separate encroachment permit is not required for this task.

Amendment for Task H – 3-Month SVE Operation: Additional 4-Month SVE Operation

The original scope in Task H includes operating the SVE system for three months from December 2025 through February 2026. Based on the November 2025 and March 2026 soil vapor sampling results, the City directed continue the SVE operation after completing the original scope in Task H, while seeking feedback from the Water Board on the next steps towards case closure. The Water Board supported the continued SVE operation at the April 24, 2026 meeting and it was agreed that the SVE system would be operated from March 2026 through June 2026 (four additional months after February 2026). Tetra Tech has performed the scope in this amendment since March 2026 per the City's direction.

In addition to the continued SVE O&M activities from March 2026 through June 2026, this amendment also includes past and potential future equipment repairs:

- Troubleshooting and repair of the knockout tank transfer pump and plumbing (January 2026)
- Troubleshooting and repair of the blower motor fault (March 2026)
- An allowance of $10,000 for contingency future equipment repairs

Assumptions:

- Any future equipment repairs needed before the rental SVE system demobilization will not exceed the allowance of $10,000.
- Disposal of up to 2,000 gallons of condensate is included.
- No carbon change is needed.

Contingency Amendment for Task I – Groundwater Well Installation and Development: Replacing One Existing Onsite Groundwater Monitoring Well

One existing onsite groundwater monitoring well, MW-5R, was identified to be potentially interfering with the City planned improvements project at the Site in summer 2026. This contingency task will be conducted in the case that this well needs to be removed. In this situation, Tetra Tech will conduct the abandonment of MW-5R prior to the improvements project (cost is covered under the First Amendment). Tetra Tech requests advance notice of minimum one month to allow permitting with the Sacramento County Department of Environmental Management and coordinating with a driller for properly abandoning MW-5R.

If MW-5R is abandoned for the City's improvements project, a replacement well will be installed after the improvements using a sonic rig to advance one borehole next to MW-5R, likely south of the existing location and off the new road to be constructed as part of the City's improvements project. A replacement groundwater monitoring well will be installed at the borehole with similar construction as MW-5R. The replacement well will be properly developed for subsequent sampling. After completing all groundwater sampling (Task J), this replacement well will be abandoned with the other onsite groundwater monitoring wells in accordance with the Sacramento County Department of Environmental Management requirements.

Assumptions:

- The cost includes the labor and fees for permitting with the Sacramento County Department of Environmental Management for installation and abandonment of the replacement well.
- Drilling waste is non-hazardous and will be containerized and disposed offsite.
- The work will be completed in 2026.

Amendment for Task J – Groundwater Sampling: Three Additional Sampling Events

The original scope of Task J includes three groundwater sampling events, which were conducted in December 2025,

March 2026, with the third event expected in June 2026. Since the groundwater concentration trends after shutdown of the groundwater extraction system in 2017 still appear to be unclear, three additional quarterly sampling events were proposed under this amendment.

The proposed amendment includes conducting groundwater sampling and analysis quarterly from the three onsite groundwater monitoring wells installed under Task I. The sampling will be conducted using methodologies consistent with previous groundwater sampling practices at the site. The groundwater samples will be analyzed for VOCs using EPA methods 8260B. One duplicate sample and one trip blank sample will be collected for quality assurance and quality control (QA/QC) purpose. The trip blank sample will be analyzed for VOCs.

The schedule of the three additional events is expected to be as follows:

- Event 4: September 2026
- Event 5: December 2026
- Event 6: a contingency sampling event in early 2027, contingent upon the results from previous events.

Assumptions;

- Lab analysis will be conducted on a standard turnaround time (10 business days).

Amendment for Task B – Soil Vapor Extraction

Due to the extended project schedule, budget escalation is needed for the following remaining activities under Task B:

- Disposal of spent carbon from the SVE system
- Abandonment of the SVE wells after receiving approval from the Water Board

Tetra Tech has received updated quotes from subcontractors for the activities above. A budget escalation of $7,857 is required for completing the listed activities in the schedule described below.

Assumptions:

- Disposal of the spent carbon will occur in Summer 2026.
- Abandonment of the SVE wells will occur in early 2027.

Amendment for Task D – Project Close-Out Reporting

Budget escalation is needed for Task D due to the following items that are not included in the original scope of Task D:

- Preparation of a Groundwater Summary Report, per a Water Board's request (completed)
- Interim data reporting to the Water Board for the September 2025 and April 2026 meetings (completed)
- Additional reporting for the 6 additional soil vapor and groundwater sampling events requested by the Water Board in September 2025 and April 2026 in the Project Close-Out Report
- One additional interim data reporting meeting with the Water Board after completing the December 2026 sampling event
- Preparation of a draft land use covenant (LUC) for the site for case closure consideration

Assumptions:

- No additional reporting will be required beyond the items listed above.

Cost

A summary of the proposed budget amendment for the individual tasks described above is provided below, totaling $351,553. A cost breakdown is attached at the end of the proposal.

- Task F – Soil Vapor Sampling Probe Installation Amendment: $36,369
- Contingency Task F Amendment for Replacing Two VMPs: $18,701
- Task G – Soil Vapor Sampling Amendment: $84,989

- Task H – 3-Month SVE Operation Amendment
  - Additional 4-Month Operation: $70,030
  - Equipment Repairs: $27,201
- Contingency Task I – Replacing One Groundwater Well: $53,350
- Task J – Groundwater Sampling Amendment: $23,256
- Task B – Soil Vapor Extraction Amendment: $7,857
- Task D – Project Close-Out Reporting Amendment: $29,800

Schedule

The tentative schedule of the individual task amendment is described below.

- Task F Amendment: depending on the encroachment permit amendment process and subcontractor's availability, this task is expected to be completed within two months after approval. The contingency activity of replacing two VMPs will be conducted after the City confirms completion of the improvements project in relevant areas and expected to be completed in 2026.
- Task G Amendment: pending the schedule of Task F, the first two sampling events under this task amendment are expected to be in September 2026 and December 2026, with the third contingency event in early 2027, contingent upon the results from previous sampling events.
- Task H Amendment: ongoing, with the SVE operation expected to be completed by end of June 2026.
- Contingency Task I Amendment: the contingency activity of replacing one groundwater monitoring well will be conducted after the City confirms completion of the improvements project in the relevant area, pending permitting with Sacramento County Department of Environmental Management. The work is expected to be completed in 2026.
- Task J Amendment: the first two sampling events under this task amendment are expected to be in September 2026 and December 2026, with the third contingency event in early 2027, contingent upon the results from previous sampling events.
- Task B Amendment:
  - Disposal of the spent carbon will occur in summer 2026.
  - Abandonment of the SVE wells will occur in early 2027.
- Task D Amendment: to be completed in February 2027, in accordance with the Water Board's request.

Closing

Tetra Tech appreciates the opportunity to submit our proposal citation and we look forward to working with the City on this important project. If you have any questions on the proposal, please contact Betty Li at (916) 853-4525.

Sincerely,

Tetra Tech

Benjamin Weink, PG
Vice President and Department Manager
Government Assessment and Remediation
909.382.5120 | ben.weink@tetratech.com

Betty Li, PhD
Senior Environmental Engineer
916.853.4525 | betty.li@tetratech.com

Project Cost Summary

17-Jun-26

Second Amendment Proposal - Support of Soil Remediation & Site Cleanup Plan Implementation at 10153-10179 Folsom Blvd
City of Rancho Cordova

Attention: Ms. Kristine Courdy

Phases / Tasks	Project Total		Amendment for Task F - Soil Vapor Probe Installation: 3 Additional Offsite VMPs		Contingency Amendment for Task F - Soil Vapor Probe Installation: Re-installing Two Onsite VMPs		Amendment for Task G - Soil Vapor Sampling: 3 Additional Events		Amendment for Task H - 3-Month SVE Operation: Additional 4-Month Operation		Amendment for Task H - 3-Month SVE Operation: Equipment Repairs		Contingency Amendment for Task I - Groundwater Well Installation and Development: Replacing One Well		Task J - Groundwater Sampling (3 Events)		Amendment to Tasks B - Soil Vapor Extraction: Budget Escalation for Spent Carbon Disposal and SVE Well Abandonment		Amendment to Tasks D - Project Close-Out Reporting: Additional Reporting	
	907 hrs	$ 351,553.41																		
Tetra Tech Labor	Hrly Rate	Tot Est. Hrs	Total Est. Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Project Manager / B. Li	$230.00	126.0	$ 28,980.00	18.0	$ 4,140.00	4.0	$ 920.00	24.0	$ 5,520.00	12.0	$ 2,760.00	14.0	$ 3,220.00	2.0	$ 460.00	12.0	$ 2,760.00	-	$ -	40.0	$ 9,200.00
Construction Manager /K. Hoofard	$190.00	190.0	$ 36,100.00	32.0	$ 6,080.00	10.0	$ 1,900.00	36.0	$ 6,840.00	44.0	$ 8,360.00	30.0	$ 5,700.00	4.0	$ 760.00	14.0	$ 2,660.00	-	$ -	20.0	$ 3,800.00
Professional Geologist / G. Kuhl	$180.00	109.0	$ 19,620.00	12.0	$ 2,160.00	4.0	$ 720.00	-	$ -	-	$ -	23.0	$ 4,140.00	18.0	$ 3,240.00	12.0	$ 2,160.00	-	$ -	40.0	$ 7,200.00
Field Geologist	$120.00	478.0	$ 57,360.00	46.0	$ 5,520.00	22.0	$ 2,640.00	102.0	$ 12,240.00	90.0	$ 10,800.00	-	$ -	74.0	$ 8,880.00	64.0	$ 7,680.00	-	$ -	80.0	$ 9,600.00
CADD/GIS	$135.00	0.0	$ -	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -
Admin	$100.00	4.0	$ 400.00	1.0	$ 100.00	1.0	$ 100.00	1.0	$ 100.00	1.0	$ 100.00	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -
Subtotal Tetra Tech Labor		**907.0 hrs**	**$ 142,460.00**	**109.0**	**$ 18,000.00**	**41.0**	**$ 6,280.00**	**163.0**	**$ 24,700.00**	**147.0**	**$ 22,020.00**	**67.0**	**$ 13,060.00**	**98.0**	**$ 13,340.00**	**102.0**	**$ 15,260.00**	**-**	**$ -**	**180.0**	**$ 29,800.00**
--Total Tetra Tech Labor			**$ 142,460.00**		**$ 18,000.00**		**$ 6,280.00**		**$ 24,700.00**		**$ 22,020.00**		**$ 13,060.00**		**$ 13,340.00**		**$ 15,260.00**		**$ -**		**$ 29,800.00**
Subcontractors		**Total Est. Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**	
GPRS		$ 3,000.00		$ 1,000.00		$ 1,000.00		$ -		$ -		$ -		$ 1,000.00		$ -		$ -		$ -	
Cascade Drilling		$ 17,962.00		$ 9,972.00		$ 5,215.00		$ -		$ -		$ -		$ -		$ -		$ 2,775.00		$ -	
Shoreline Environmental		$ 15,558.60		$ 2,016.00		$ 2,016.00		$ -		$ 4,000.00		$ -		$ 4,886.60		$ 2,640.00		$ -		$ -	
Confluence		$ 24,889.40		$ 2,500.00		$ 2,500.00		$ 19,889.40		$ -		$ -		$ -		$ -		$ -		$ -	
Eurofins		$ 35,223.00		$ -		$ -		$ 34,179.00		$ 1,044.00		$ -		$ -		$ -		$ -		$ -	
Fliteway		$ 47,393.51		$ -		$ -		$ -		$ 31,600.00		$ 12,793.51		$ -		$ -		$ 3,000.00		$ -	
California Laboratory Services		$ 2,496.50		$ -		$ -		$ -		$ 850.00		$ -		$ 1,646.50		$ -		$ -		$ -	
Cascade		$ 22,780.00		$ -		$ -		$ -		$ -		$ -		$ 22,780.00		$ -		$ -		$ -	
Calvada (Survey)		$ 3,550.00		$ -		$ -		$ -		$ -		$ -		$ 3,550.00		$ -		$ -		$ -	
Pace Analytical		$ 2,604.00		$ -		$ -		$ -		$ -		$ -		$ -		$ 2,604.00		$ -		$ -	
MAKO		$ 1,500.00		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ 1,500.00		$ -	
Subtotal Subcontractors		**$ 176,957.01**		**$ 15,488.00**		**$ 10,731.00**		**$ 54,068.40**		**$ 37,494.00**		**$ 12,793.51**		**$ 33,863.10**		**$ 5,244.00**		**$ 7,275.00**		**$ -**	
Markup		$ 14,156.56	8.00%	$ 1,239.04		$ 858.48		$ 4,325.47		$ 2,999.52		$ 1,023.48		$ 2,709.05		$ 419.52		$ 582.00			
--Total Subcontractors		**$ 191,113.57**		**$ 16,727.04**		**$ 11,589.48**		**$ 58,393.87**		**$ 40,493.52**		**$ 13,816.99**		**$ 36,572.15**		**$ 5,663.52**		**$ 7,857.00**		**$ -**	
Other Direct Costs		**Total Est. Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**		**Cost**	
Field Supplies		$ 2,805.00		$ 165.00		$ 165.00		$ -		$ 1,110.00		$ 300.00		$ 45.00		$ 1,020.00		$ -		$ -	
Field Truck		$ 2,975.00		$ 425.00		$ 340.00		$ 255.00		$ 1,530.00		$ -		$ 425.00		$ -		$ -		$ -	
Field Equipment Rental		$ 6,585.00		$ 430.00		$ 265.00		$ -		$ 4,320.00		$ -		$ 430.00		$ 1,140.00		$ -		$ -	
Capitol Carricade Rental		$ 2,000.00		$ 500.00		$ -		$ 1,500.00		$ -		$ -		$ -		$ -		$ -		$ -	
Permit Fee		$ 2,283.00		$ -		$ -		$ -		$ -		$ -		$ 2,283.00		$ -		$ -		$ -	
Subtotal Other Direct Costs		**$ 16,648.00**		**$ 1,520.00**		**$ 770.00**		**$ 1,755.00**		**$ 6,960.00**		**$ 300.00**		**$ 3,183.00**		**$ 2,160.00**		**$ -**		**$ -**	
Markup		$1,331.84	8.00%	$121.60		$61.60		$140.40		$556.80		$24.00		$254.64		$172.80					
--Total Other Direct Costs		**$ 17,979.84**		**$ 1,641.60**		**$ 831.60**		**$ 1,895.40**		**$ 7,516.80**		**$ 324.00**		**$ 3,437.64**		**$ 2,332.80**		**$ -**		**$ -**	
Project/Task --Total		**$ 351,553.41**		**$ 36,368.64**		**$ 18,701.08**		**$ 84,989.27**		**$ 70,030.32**		**$ 27,200.99**		**$ 53,349.79**		**$ 23,256.32**		**$ 7,857.00**		**$ 29,800.00**	
PROJECT Total		**$ 351,553.41**																			

MEMORANDUM

ITEM 9.5.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Principal Civil Engineer
Edgar Medina, Assistant Public Works Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT NO. 2026-145 WITH TIM PAXIN'S PACIFIC EXCAVATION, INC., DBA PACIFIC EXCAVATION IN AN AMOUNT NOT TO EXCEED $211,643 TO SUPPLY THE STREETLIGHTS FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2026-145 to supply the streetlights for the Mills Crossing Right of Way Infrastructure Project and maximize the grant funding provided to the city.

BACKGROUND

The Mills Crossing Project is a proposed mixed-use development located at 10153-10179 Folsom Boulevard. In July 2025, the Project was entitled with the major features including community facilities focused on arts, wellness, events, open space, housing, and parking. The City of Rancho Cordova received the following grants to install infrastructure and site work that expire on December 31, 2026:

- $4.866M in Green Means Go Grant from Sacramento Area Council of Governments (SACOG)
- $4.0M in Regional Early Action Planning 2.0 High Impact Transformative projects from the State of California

In September 2025, the City Council approved proceeding with constructing the infrastructure associated with the $8.866M SACOG grant funding. On January 27, 2026, the City Council provided direction to continue moving forward with the Mills Crossing Affordable Housing project with Related California, which would create up to 60 units of multifamily housing on the eastern portion of the site along El Caprice Drive. This project subsequently submitted an Affordable Housing Sustainable Communities grant application in May, 2026 and is expecting a

funding decision in December 2026.

The grant funded Mills Crossing Right of Way Infrastructure Project is currently out to bid. In order to meet the grant deadlines, it is recommended to procure long lead time items in advance of the construction contract for the infrastructure, such as streetlights that have a four to five-month lead time.

In accordance with the Uniform Public Cost Accounting Act Informal Bidding procedures allowed per the Rancho Cordova Municipal Code Chapter 3.70, the city posted a two-week procurement of the streetlights to the C-10 electrical contractors on the informal bidding list. Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation was identified as the lowest responsive bidder.

The Mills Crossing Right of Way Infrastructure Project will be under construction in late summer 2026 with the streetlights being delivered and installed in late 2026.

FISCAL IMPACT AND FUNDING SOURCE

The streetlights for the Mills Crossing Right of Way Infrastructure Project would be funded by the $8.866 million in grant funding available for the Project.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-145

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-145 WITH TIM PAXIN'S PACIFIC EXCAVATION INC., DBA PACIFIC EXCAVATION IN AN AMOUNT NOT TO EXCEED $211,643 TO SUPPLY THE STREETLIGHTS FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT

WHEREAS, the City of Rancho Cordova received $8.866 million in grant funding from the State of California and Sacramento Area Council of Governments to install infrastructure and site work in support of potential Mills Crossing in-fill projects that expire on December 31, 2026; and

WHEREAS, in order to meet the grant deadlines, it is recommended to procure long lead time items in advance of the larger construction Project contract award such as streetlights that have a four to five month lead time; and

WHEREAS, in accordance with the Uniform Public Cost Accounting Act Informal Bidding procedures allowed per the Rancho Cordova Municipal Code Chapter 3.70, the city posted a two-week procurement of the streetlights to the C-10 electrical contractors on the informal bidding list; and

WHEREAS, the lowest responsible bidder was Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation; and

WHEREAS, adoption of this Resolution will award Contract No. 2026-145 to Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation in an amount not to exceed $211,643 for the streetlights for the Mills Crossing Right of Way Infrastructure Project; and

WHEREAS, funding for the streetlights is from the Project grant funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-145 in an amount not to exceed $211,643 with Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**GENERAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND TIM PAXIN'S PACIFIC EXCAVATION, INC.
DBA PACIFIC EXCAVATION**

THIS AGREEMENT (hereinafter referred to as "Agreement") is made by and between the City of Rancho Cordova, a California municipal corporation, (herein "City") and Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation (herein "Contractor"), as of July 6, 2026.

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

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2027, unless the term of this Agreement is otherwise terminated as provided for in Section 10. The time provided to Contractor to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 10.

SECTION 3. CONTRACT ADMINISTRATOR. This Agreement shall be administered by Kristine Courdy ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

SECTION 4. COMPENSATION OF CONTRACTOR. The Contractor shall be paid two hundred and eleven thousand six hundred and forty-three dollars and zero cents ($211,643.00) for performance of the Services pursuant to this Agreement. The Contractor shall submit invoices to the City Finance Director on a monthly basis detailing the Services performed. In the event of a conflict between this Agreement and Exhibit A regarding the amount of compensation, the Agreement shall prevail. Upon receipt and approval of the Contractor's invoices, the City shall remit payment to the Contractor for Services provided within thirty (30) days. Payment to Contractor shall be considered as full compensation for performing the Services.

City's failure to discover or object to any unsatisfactory work or billing prior to payment will not constitute a waiver of City's right to request Contractor to correct such work or billings or seek any other legal remedy.

SECTION 5. PERFORMANCE STANDARDS. Contractor shall comply with all applicable laws now in force or which may hereafter be in force with regard to the provision of Services and this Agreement. Contractor represents that it has the skills, expertise, licenses and permits necessary to perform the Services. Contractor shall perform all such Services in the manner and according to the standards observed by a competent practitioner of the same profession in which Contractor is engaged and in accordance with applicable industry standards. Permits and/or licenses shall be obtained and maintained by Contractor without additional compensation throughout the term of this Agreement.

SECTION 6. STATUS OF CONTRACTOR.

6.1 Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and

assignment of personnel; however, otherwise City shall not have the right to control the means and methods by which Contractor accomplishes services rendered pursuant to this Agreement. Contractor shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Contractor are employees and agents of Contractor and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Contractor by any such employees or agents, or any other person resulting from performance of this Agreement.

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

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

SECTION 7. INSURANCE REQUIREMENTS. Prior to beginning any Services under this Agreement, Contractor, at its own cost and expense, shall procure insurance coverage at such levels of coverage, scope, limits, and/or forms as set forth in Exhibit B ("Insurance Requirements") hereto. Contractor shall provide proof satisfactory to City of such insurance and maintain the insurance throughout the term of this Agreement.

SECTION 8. INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES.

8.1 General Requirement. Contractor shall indemnify, defend with counsel selected by the City, and hold harmless City, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from Services performed pursuant to this Agreement caused in whole or in part by any negligent or willful act or omission of Contractor, its officers, agents, employees, or anyone directly or indirectly acting on behalf of Contractor. The foregoing obligation of Contractor shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Contractor or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Contractor

acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

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

8.3 Prevailing Wages. To the extent required by law, Contractor and all of the Contractor's subcontractors shall comply with California Health and Safety Code Section 33422.1 and shall comply with California Labor Code Section 1770 et seq. and all regulations adopted pursuant thereto (referred to herein as, "Prevailing Wage Laws"), and be responsible for carrying out the requirements of such provisions. The Contractor shall, and hereby agrees to, unconditionally indemnify, reimburse, defend, protect and hold harmless the City its officers, agents, employees and representatives, from and against any and all claims, demands, suits and actions at law or in equity, and losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, and costs and damages of every kind, nature and description (including but not limited to attorneys' fees and court costs; with counsel selected by the City), and administrative, enforcement or judicial proceedings, whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction or performance of the Services, the failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Section 1770 et seq. and the Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

SECTION 9. NONDISCRIMINATION AND EQUAL OPPORTUNITY. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and

local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

SECTION 10. TERMINATION AND MODIFICATION. No modification or amendment of this Agreement is effective unless made in writing and signed by both the City and Contractor.

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

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

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

10.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Section 2. Any such extension shall require a written amendment to this Agreement, as provided for herein. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Contractor for any otherwise reimbursable expenses incurred during the extension period.

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

10.4 Assignment and Subcontracting. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

10.5 Options upon Breach by Contractor. If Contractor materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

10.5.1 Immediately terminate the Agreement;

10.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Contractor pursuant to this Agreement;

10.5.3 Retain a different Contractor to complete the services described in Exhibit A not finished by Contractor; and

10.5.4 Charge Contractor the difference between the cost to complete the services described in Exhibit A that is unfinished at the time of breach and the amount that

City would have paid Contractor pursuant to Section 2 if Contractor had completed the work.

SECTION 11. ASSIGNMENT AND SUBCONTRACTING. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

SECTION 12. NOTICES. All notices that are regarding this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

Any written notice to City shall be sent to:

ATTN: Kristine Courdy
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Any written notice to Contractor shall be sent to:

ATTN: Prescilla Gastelum, Corporate Secretary
9796 Kent Street
Elk Grove, CA 95624
mpereira@pacificexcavation.com

SECTION 13. CONFLICT OF INTEREST. Contractor may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 et seq.

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

Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 et seq., the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

SECTION 14. GOVERNING LAW AND VENUE. The laws of the State of California shall govern this Agreement. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Sacramento or in the United States District Court for the Eastern District of California.

SECTION 15. ATTORNEYS' FEES. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

SECTION 16. SEVERABILITY. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

SECTION 17. NO IMPLIED WAIVER OR BREACH. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any breach of that term or any other term of this Agreement.

SECTION 18. SURVIVAL. The obligation of this Agreement, which by their nature would continue beyond the term or expiration of the Agreement, including without limitation obligations regarding indemnification shall survive the term or expiration of this Agreement.

SECTION 19. IRS FORM W-9. Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. This City's Finance Director shall have authority to waive this requirement.

SECTION 20. SUCCESSORS AND ASSIGNS. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

SECTION 21. ENTIRE AGREEMENT. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the insurance requirements attached hereto and incorporated herein as Exhibit B, represents the entire and integrated Agreement between City and Contractor and supersedes all prior negotiations, representations, and Agreements regarding the subject matter of this Agreement, either written or oral.

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

CONTRACTOR

_____
Prescilla Gastelum, Corporate Secretary

Date:_____

EXHIBIT A
SCOPE OF SERVICES

The Contractor with a C-10 contractor's license shall furnish and deliver streetlights for the City of Rancho Cordova Right of Way Project ("Project") C-10 contractor's license. The delivery will be within the City of Rancho Cordova with the final address being finalized closer to the delivery date.

Codes and Contract Requirements

The Contractor shall follow Sacramento County Standard Construction Specifications dated November 2024 General Provisions for the Project delivery and oversight. The materials shall comply with the Technical Provisions and Drawings within the November 2024 Sacramento County Standard Construction Specifications.

Street Light Submittal

In accordance with the November 2024 Sacramento County Standards, Section 5 "Control of Work and Materials" the Contractor shall be required to prepare a submittal of the streetlights for City review prior to ordering the streetlights. Upon approval of the submittal the Contractor can order the streetlights.

County of Sacramento Type A-286-10 Street Light

Contractor shall furnish and deliver County of Sacramento one (1) Type A-286-10 Street Lights with Leotek 65 W LED luminaire (Model No. GCM1-60J-MV-40K-3F-GY-105-PCR7-FOC-WL-SC) or approved equal. Refer to Sacramento County detail 5-1 and 5-3 for product details. Contractor shall supply the anchor bolts.

Measure and Payment:

City will pay up to 25% of the total cost upon approval of the light submittal and providing an execute purchase order or invoice from the supplier. The balance shall be paid upon delivery, City inspection and acceptance of the fixtures.

County of Sacramento Type A-250-8 Street Light

Contractor shall furnish and deliver furnish and deliver one (1) County of Sacramento Type A-250-8 Street Lights with Leotek 65 W LED luminaire (Model No. GCM1-60J-MV-40K-3F-GY-100-PCR7-FOC-WL-SC) or approved equal. Refer to Sacramento County detail 5-8 for product details. Contractor shall supply the anchor bolts.

Measure and Payment:

City will pay up to 25% of the total cost upon approval of the light submittal and providing an execute purchase order or invoice from the supplier. The balance shall be paid upon delivery, City inspection and acceptance of the fixtures.

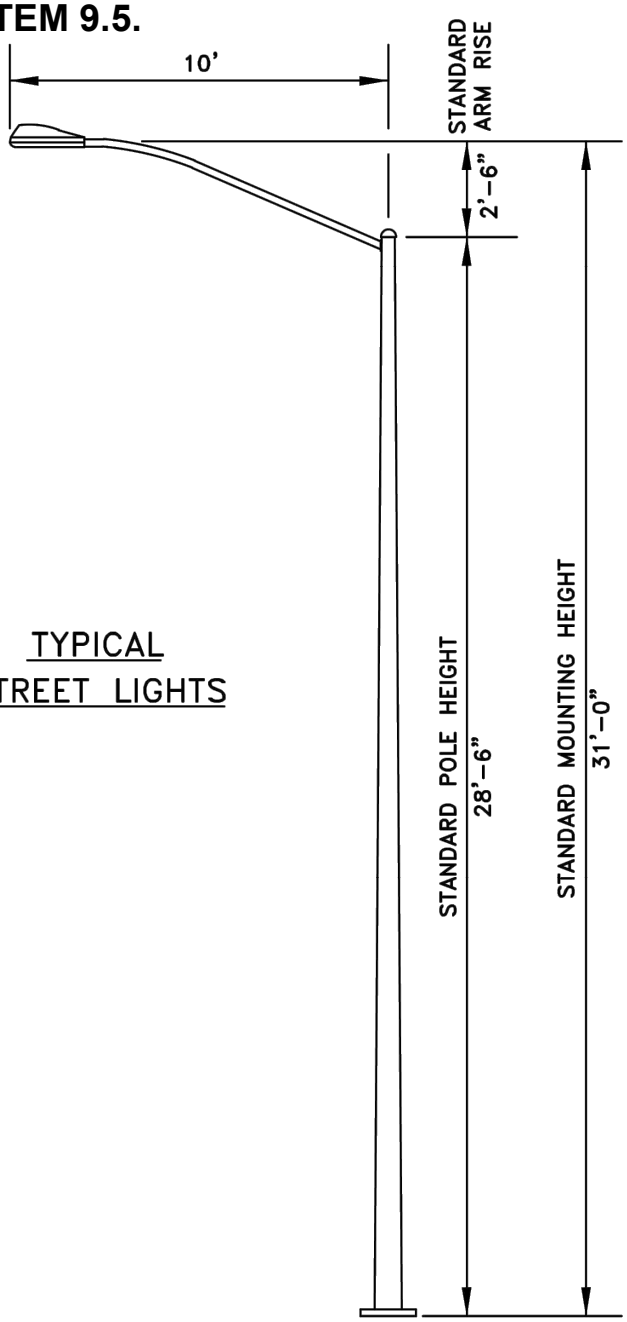
Decorative Street Lights

Contractor shall furnish and deliver furnish and deliver sixteen (16) decorative street lights with Philips Hadco 68 W luminaire (Model No. C6103E-A3HN740643NNNNA), 2' Arm Bracket (Model No. CA11920B-P5AR7PM), and 25' HAPCO Lighting Pole (Model No. B103847-025) or approved equal. One of these lights shall have a house side shield in the back of the fixture. Contractor shall supply the anchor bolts.

Measure and Payment:
City will pay up to 25% of the total cost upon approval of the light submittal and providing an execute purchase order or invoice from the supplier. The balance shall be paid upon delivery, City inspection and acceptance of the fixtures.

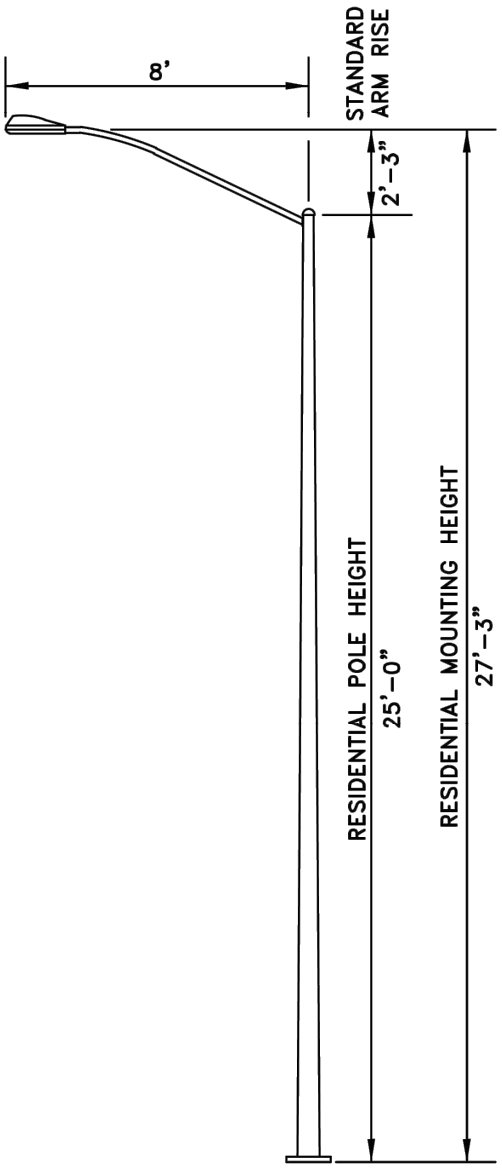
Bid Table

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Order and Deliver County of Sacramento Type A-286-10	1	EA	$3,940.00	$3,940.00
2	Order and Deliver County of Sacramento Type A-250-8	1	EA	$3,767.00	$3,767.00
3	Order and Deliver Decorative Light	16	EA	$12,746.00	$203,936.00
TOTAL					**$211,643.00**



TYPICAL
STREET LIGHTS

STANDARD TYPE "A"



RESIDENTIAL TYPE "A"

SYMBOLS

PROPOSED	EXISTING	
		TYPE "A" STREET LIGHT
		PULL BOX
SP	SP	SERVICE POINT PULL BOX
		CONDUIT
		SERVICE ENCLOSURE (CAN)
		U.G. UTILITY SERVICE
		TRANSFORMER
		WOOD POLE

NOTE:
INSTALL IN EACH STREET LIGHT FIXTURE A 15 AMP 500 VAC TIME-DELAY MIDGET FERRULE TYPE FUSE WITH IN-LINE FUSE HOLDER.

CHIEF, DEPT. OF TRANSPORTATION

COUNTY OF SACRAMENTO

STREET LIGHTING POLES AND SYMBOLS

SCALE: NONE
DATE: 09/2024
DRAWN BY: TRS

5-1

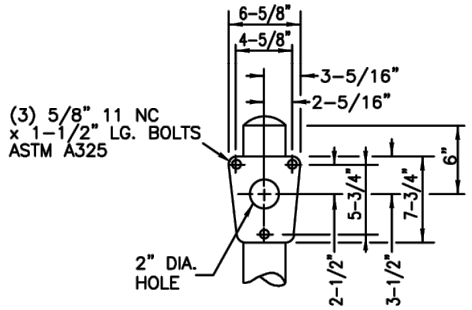
NOTES:

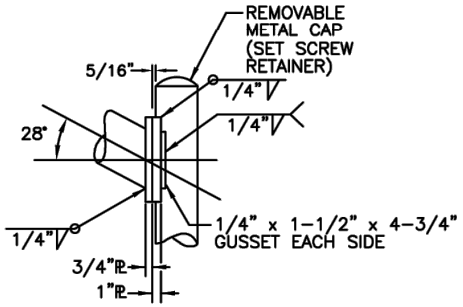
1. 'A' SERIES NUMBERING PROCEDURE

   POLE SIZE 'A' — A–286–8 — SERIES — LUMINAIRE ARM SIZE 'F'

   (STANDARD UNLESS OTHERWISE SPECIFIED)

2. POLES SHALL HAVE HANDHOLES

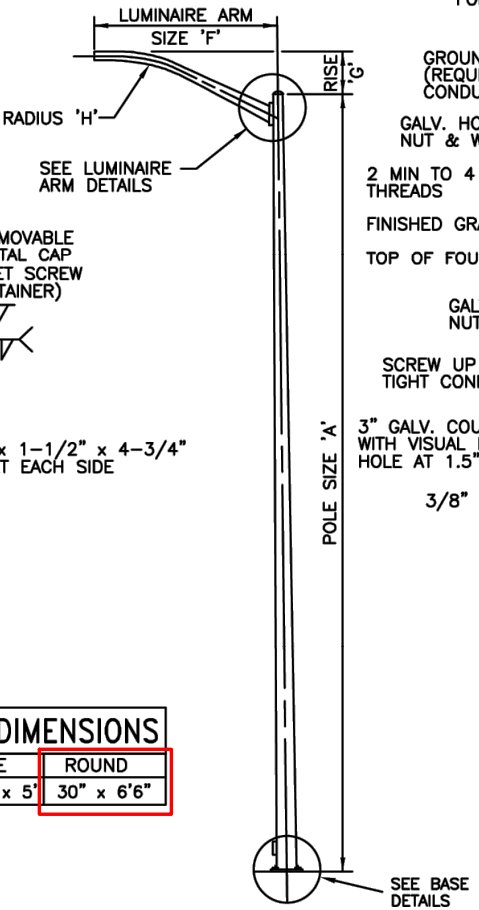




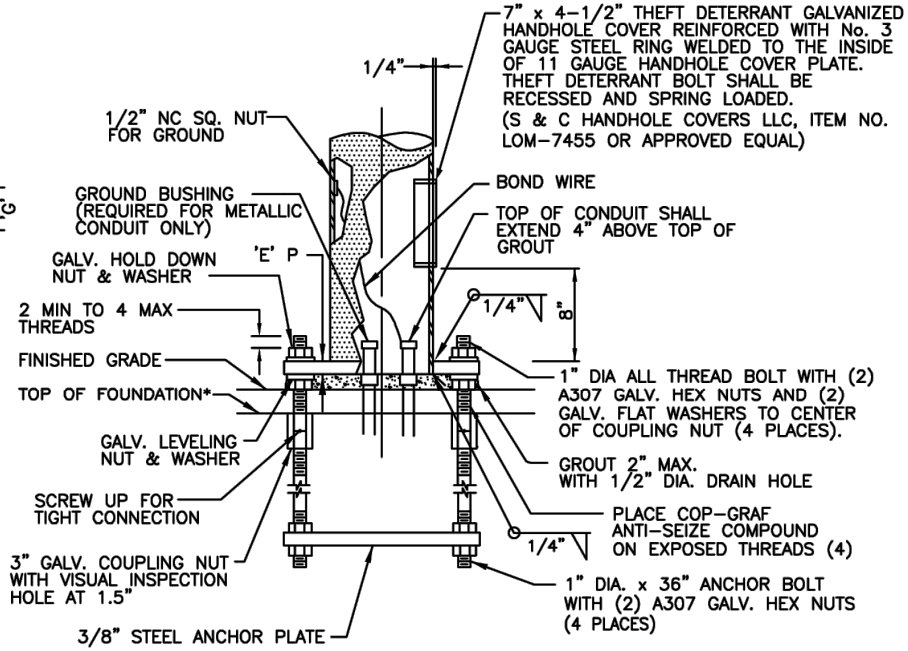
LUMINAIRE ARM DETAILS

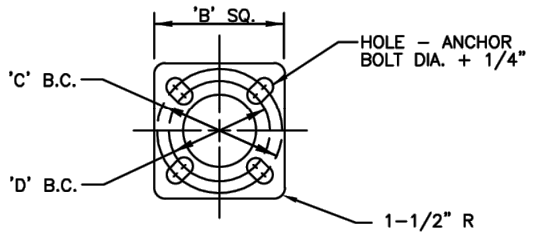
LUMINAIRE ARM DATA					
'F'	END OD	BASE OD	GA	'G'	'H'
6'-0"	2-3/8"	3-3/8"	11	1'-6"	7'-5"
8'-0"	2-3/8"	3-11/16"	11	2'-3"	7'-5"
10'-0"	2-3/8"	3-7/8"	11	2'-6"	13'-3"
12'-0"	2-3/8"	4-5/16"	11	3'-9"	13'-3"
15'-0"	2-3/8"	4-3/4"	11	4'-3"	13'-3"
18'-0"	2-3/8"	4-3/4"	11	5'-3"	13'-3"

FOUNDATION DIMENSIONS		
	SQUARE	ROUND
'A' SERIES	2'6" x 2'6" x 5'	30" x 6'6"



'A' SERIES





BASE DETAILS

*IN SIDEWALK LOCATIONS, TOP OF FOUNDATION SHALL BE 4" BELOW THE TOP OF SIDEWALK. FOR DECORATIVE PEDESTALS, COUPLING NUT SHALL BE FLUSH WITH THE TOP OF THE DECORATIVE PEDESTAL.

'A' SERIES									
IDENTIFICATION NUMBER [1]	POLE DATA				BASE PLATE DATA				ANCHOR BOLTS
	'A'	TOP OD	BASE OD	GA	'B'	'C'	'D'	'E'	
A-250-'F'	25'-0"	3-7/8"	7-5/16"	11	12"	11-1/2"	11"	1"	1" x 36"
A-266-'F'	26'-6"	3-7/8"	7-1/2"	11	12"	11-1/2"	11"	1"	1" x 36"
A-286-'F'	28'-6"	3-7/8"	7-3/4"	11	12"	11-1/2"	11"	1"	1" x 36"
A-300-'F'	30'-0"	3-7/8"	8"	11	12"	11-1/2"	11"	1"	1" x 36"

CHIEF, DEPT. OF TRANSPORTATION

COUNTY OF SACRAMENTO

SIGNAL, LIGHTING AND ELECTRICAL SYSTEMS TYPE 'A' STREET LIGHT STANDARD

SCALE: NONE
DATE: 09/2024
DRAWN BY: TRS

5-3

EXHIBIT B
INSURANCE REQUIREMENTS

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

Initial _____

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

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

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

2. Commercial General and Automobile Liability Insurance.

General requirements. Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form

or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

2.1 Minimum scope of coverage. Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

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

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Contractor, including the insured's general supervision of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; and automobiles owned, leased, or used by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Contractor to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

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

3. All Policies Requirements.

3.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

3.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Contractor shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.3 **Subcontractors.** Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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

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

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

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

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

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

MEMORANDUM

ITEM 9.6.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE LARGE LOT FINAL MAP OF DOUGLAS 103, SUBDIVISION NO. FM-25-0056, AND EXECUTE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2026-146 WITH LENNAR HOMES OF CALIFORNIA**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Large Lot Final Map of Douglas 103 Subdivision No. FM-25-0056 and authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2026-146, with Lennar Homes of California.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved a Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map for the Douglas 103 Project in 2006. On April 6, 2015, the Large Lot and Small Lot Tentative Subdivision Maps modified the original 2006 plan and were adopted by City Council. The First Amendment to the Development Agreement was entered into on April 23, 2020. The Second Amendment to the Development Agreement was entered on January 27, 2026. A copy of the Final Map, Attachment 3, and a copy of the vicinity map, Attachment 4, are included with this report.

The project has a gross area of 110.696 acres containing 12 lots. Lennar Homes of California LLC has provided a performance and labor and material bond guaranteeing the construction of public improvements. TSD Engineering has waived the requirement for a bond to guarantee payment for the setting of survey monuments within the subdivision. The soils report requirement has been satisfied by the Universal Engineering Sciences Geotechnical Engineering Report (WKA No. 6097.01, dated July 30, 2004) and the addendum dated November 20, 2024. There are no delinquent taxes against the property and the Tax Collector has so certified. The 2026/2027 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the city.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-146
3. Final Map
4. 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, APPROVING THE LARGE LOT FINAL MAP OF DOUGLAS 103, SUBDIVISION NO. FM-25-0056, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUBDIVISION IMPROVEMENT AGREEMENT NO. 2026-146 WITH LENNAR HOMES OF CALIFORNIA

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the city desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does approve the Large Lot Final Map of Douglas 103 Subdivision No. FM-25-0056 and does authorize the City Manager to execute Subdivision Improvement Agreement No. 2026-146 with Lennar Homes of California, in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

Douglas 103 Large Lot Final Map (FM-25-0056)

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____ day of _____, 2026, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and LENNAR HOMES OF CALIFORNIA, a California Limited Liability Company (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City upon mutually agreeable terms to thereafter complete the improvements at the owner's expense in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said work is to be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments, or by a cash deposit, or by other means; and

WHEREAS, City and Principal desire to enter into an improvement agreement as permitted by the Subdivision Map Act under the terms and conditions hereinafter set forth, with respect to that certain Large Lot Final Map ("LL Final Map") in connection with that project known as Douglas 103 Large Lot Final Map ("Project").

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.

2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of its LL Final Map is subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

3. **City Approval of Subdivision Map.** City agrees to accept on behalf of the public all lands, rights of way and easements therein offered in dedication in the LL Final Map, in accordance with the conditions hereinafter set forth.

4. **Completion of Improvements.** When required for development of the Project, Principal, or assignee, agrees to complete the work of improvement included within the LL Final

Map in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. Principal, or assignee, further agrees to complete any improvements included within and identified on the LL Final Map consistent with the terms and also identified in subsequent subdivision improvement agreements ("SIAs") to be executed by the City and Principal, or assignee, following the approval and recordation of small lot final maps ("SLFMs") for the Project, as applicable, and any other improvements as may be reasonably required by the City. The improvements shall be constructed under infrastructure improvement plans to be approved by the City.

5. **Restriction on Further Development**. A SLFM shall not be recorded, and a building permit shall not be issued, until: (i) all onsite and offsite public utilities and roadway and frontage improvements are installed to serve the parcels subject to or depicted on such SLFM in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements; or (ii) an appropriate surety bond, instrument of credit, or cash deposit satisfactory to the City is submitted and accepted by the City for said onsite and offsite public utilities and improvements. Principal agrees to the requirements contained in the following note:

> A small lot final map ("SLFM") shall not be recorded, or development of a large lot identified herein shall not proceed other than pursuant to approved infrastructure improvement plans, or a building permit shall not be issued, unless: (i) all offsite and onsite public utilities and roadway and frontage improvements are installed to serve the parcels subject to or depicted on such SLFM in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements; or (ii) an appropriate surety bond, instrument of credit, or cash deposit satisfactory to the City is submitted and accepted by the City for said offsite and onsite public utilities and improvements.

Principal shall ensure that any subsequent purchasers, buyers, or developers of any parcels, of any part of the LL Final Map, shall acknowledge and agree to be bound to, in writing, the above-referenced note in this paragraph and this Agreement.

6. **Payment For Services.** Principal agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code.

7. **Correction of Defects.** Principal, or its assignee, agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve (12) months after acceptance thereof by City.

8. **Indemnity.** Principal shall indemnify and hold harmless City from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees, excluding, however, any such loss, damage or liability arising from the gross negligence or willful misconduct of the City, its officers or employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder, excluding, however, any such actions, suits or legal proceedings arising from the gross negligence or willful misconduct of the City, its officers or employees.

9. **Improvement Security.** (a) At the time provided in a subsequent SIA for a SLFM, Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 4 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to

complete the same within the time required after commencement thereof, as detailed in the subsequent SIA for a SLFM described in Exhibit A, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be determined in the subsequent SIA for said SLFM. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

(d) Prior to issuance of improvements plans not already bonded or secured through a subsequent SIA, Principal shall obtain and furnish to City an improvement security in favor of City under Chapter 12.03 of the Rancho Cordova Municipal Code.

10. Improvement Security As Condition Precedent. The furnishing of the improvement security by Principal as required by Paragraph 9 hereof shall be a condition precedent to acceptance by City of the above-described real property and the performance by the City of the covenants herein on its part to be performed.

11. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding agreement, this Agreement must be executed by the real party or parties in interest.

12. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on any bond filed pursuant to this Agreement or pursuant to a subsequent SIA for a SLFM. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

13. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

14. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 9 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

15. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

16. Entire Agreement. This Agreement and any attachments hereto constitute the

sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

17. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

18. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto. Principal may assign its rights and obligations under this Agreement only with the prior written consent of City.

19. Time. Time is of the essence in the performance of each and every term of this Agreement.

SIGNATURE PAGE FOLLOWING

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

CITY OF RANCHO CORDOVA,
California Municipal Corporation

_____
Micah Runner, City Manager

Date: _____

LENNAR HOMES OF CALIFORNIA, LLC, a
California Limited Liability Company

_____
Larry Gualco, Sr. Vice President

Date: June 18, 2026

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren, City Attorney

Date: _____

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

State of California)

County of Placer)

On June 18, 2026 before me, Melissa Cooley, Notary Public,
(here insert name and title of the officer)

personally appeared Larry Gualco Sr.

,

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

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

MELISSA COOLEY
Notary Public - California
Placer County
Commission # 2466273
My Comm. Expires Nov 8, 2027

WITNESS my hand and official seal.

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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FINAL MAP OF
DOUGLAS 103
LARGE LOT MAP
SUBDIVISION NO. FM-25-0056

BEING A PORTION OF THE SOUTHWEST 1/4 OF
FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
JUNE 2026

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF DOUGLAS 103 LARGE LOT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF RANCHO CORDOVA AS AN EASEMENT FOR PUBLIC PURPOSES;

THE UNDERSIGNED, PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE, IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF RANCHO CORDOVA FOR ANY PUBLIC PURPOSE THE RIGHT OF WAY ON, OVER, ACROSS AND UNDER THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION"; AND ALSO OFFER(S) FOR DEDICATION AND DO(ES) HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

A. EASEMENTS FOR ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

B. EASEMENTS FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO LYING ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (L.E.) SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND FENCES.

C. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

D. A DRAINAGE EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON A DRAINAGE CANAL, DITCH OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN RE.AL PROPERTY SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (D.E.).

TPG AG EHC III (LEN) CA 2, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____ DATE: 06/18/2026
STEVEN S. BENSON, ITS MANAGER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF ~~CALIFORNIA~~ Arizona)
COUNTY OF Maricopa)

ON June 18 2026 BEFORE ME, Jaime Marie Adams
A NOTARY PUBLIC, PERSONALLY APPEARED Steven S. Benson
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____ Jaime Marie Adams (PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Maricopa COUNTY
MY COMMISSION NO. 686280 EXPIRES: 07-01-2029

OFFICIAL SEAL
JAIME MARIE ADAMS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 686280
My Comm. Expires July 1, 2029

NOTE

THE LOTS DEPICTED ON THIS MAP ARE NOT APPROVED BUILDING SITES. THESE LOTS MAY ONLY BE DEVELOPED UPON APPROVAL OF FURTHER SUBDIVISION MAPS OR OTHER DISCRETIONARY ENTITLEMENTS BY THE CITY OF RANCHO CORDOVA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TPG AG EHC III (LEN) CA 2, L.P. IN FEBRUARY 2026. I HEREBY STATE THAT THIS LARGE LOT FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, INCLUDING THE SIZE, SHAPE, LAYOUT AND NUMBER OF LOTS; THAT ALL MONUMENTS SHOWN HEREON ARE OR WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE FILING OF THIS MAP AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 6/8/2026

JOHN E. KLAMM, L.S. 7375

LICENSED LAND SURVEYOR JOHN E. KLAMM 7375 EXPIRES 12/31/2027 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF DOUGLAS 103 LARGE LOT MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____

CITY ENGINEER, ALBERT STRICKER
R.C.E. 64057

REGISTERED PROFESSIONAL ENGINEER ALBERT STRICKER No. 64057 CIVIL STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATE: _____

ANDREW P. TAPLEY, P.L.S. 9554

PROFESSIONAL LAND SURVEYOR ANDREW P. TAPLEY 9554 STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP OF DOUGLAS 103 LARGE LOT MAP AND CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION OFFERED HEREON AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS SHOWN HEREON, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO SUBJECT TO THE IMPROVEMENT THEREOF; AND DO HEREBY CERTIFY THE ABANDONMENTS LISTED HEREON.

_____
DATED

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ M., IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF TSD ENGINEERING, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

_____ BY: _____
FLORENCE EVANS, COUNTY RECORDER DEPUTY COUNTY RECORDER

FILE NO. _____

SHEET 1 OF 6

LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF
FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
JULY 2026

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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

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TPG AG EHC III (LEN) CA 2, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____ DATE: _____
STEVEN S. BENSON, ITS MANAGER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____,_____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____ _____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION NO._____ EXPIRES: _____

NOTE

THE LOTS DEPICTED ON THIS MAP ARE NOT APPROVED BUILDING SITES. THESE LOTS MAY ONLY BE DEVELOPED UPON APPROVAL OF FURTHER SUBDIVISION MAPS OR OTHER DISCRETIONARY ENTITLEMENTS BY THE CITY OF RANCHO CORDOVA.

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DATE: _____

_____
JOHN E. KLAMM, L.S. 7375

LICENSED LAND SURVEYOR
JOHN E. KLAMM
7375
EXPIRES
12/31/2027
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS LARGE LOT FINAL MAP OF DOUGLAS 103 LARGE LOT MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____

_____
CITY ENGINEER, ALBERT STRICKER
R.C.E. 64057

REGISTERED PROFESSIONAL ENGINEER
ALBERT STRICKER
No. 64057
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATE: _____

_____
ANDREW P. TAPLEY, P.L.S. 9554

PROFESSIONAL LAND SURVEYOR
ANDREW P. TAPLEY
9554
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS LARGE LOT FINAL MAP OF DOUGLAS 103 LARGE LOT MAP AND CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION OFFERED HEREON AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS SHOWN HEREON, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO SUBJECT TO THE IMPROVEMENT THEREOF; AND DO HEREBY CERTIFY THE ABANDONMENT'S LISTED HEREON.

_____
DATED

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

RECORDER'S STATEMENT

FILED THIS_____DAY OF_____, 2026, AT _____.M., IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF TSD ENGINEERING, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO._____ ON FILE IN THIS OFFICE.

_____ BY: _____
FLORENCE EVANS, COUNTY RECORDER DEPUTY COUNTY RECORDER

FILE NO. _____

SHEET 1 OF 6

LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
JULY 2026

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE WEST LINE OF FRACTIONAL SECTION 10, T.10 N., R.7 E., M.D.M., AS SHOWN ON THE LARGE LOT MAP OF "SUNRIDGE PARK PHASE II", FILED IN BOOK 348 OF MAPS, AT PAGE 1, THE BEARING OF WHICH IS GIVEN AS N00°53'22"E BETWEEN FOUND MONUMENTS SHOWN HEREON.

NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 110.696 ACRES; CONTAINING 12 LOTS.

2. ALL CURVES ARE DIMENSIONED WITH RADIUS, CENTRAL ANGLE AND ARC LENGTH.

3. THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SUBJECT TO THE MEMORANDUM OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 20160520, PAGE 328, O.R.

4. LOTS F AND G SHOWN HEREON ARE PRIVATE WETLAND PRESERVE PARCELS AND ARE SUBJECT TO THE FOLLOWING:
   A. THE CONSERVATION EASEMENT DEED PER (14).
   B. THE GRANT OF SERVITUDES FOR ACCESS, MONITORING AND PASTURAGE AND AGREEMENT CONCERNING RIGHTS PER (15).
   C. THE DECLARATION OF RESTRICTIONS PER (17).

5. LOT D SHOWN HEREON IS SUBJECT TO THE AGREEMENT TO GRANT RIGHT OF WAY RECORDED IN BOOK 20081208, PAGE 362, O.R. THE PROPOSED RIGHT OF WAY DESCRIBED IN THE AGREEMENT IS LOCATED WITHIN THE 25' P.U.E. CONTIGUOUS WITH THE EASTERLY LINE OF AMERICANOS BOULEVARD IN LOT D.

6. LOTS A IS FOR PARK PURPOSES TO BE DEDICATED TO CORDOVA RECREATION & PARK DISTRICT. LOT H IS FOR OPEN SPACE PURPOSES TO BE DEDICATED TO THE CITY OF RANCHO CORDOVA VIA SEPARATE INSTRUMENT. LOT 3 IS FOR PUBLIC ROAD AND PARKWAY PURPOSES TO BE DEDICATED TO THE CITY OF RANCHO CORDOVA VIA SEPARATE INSTRUMENT.

7. PURSUANT TO SECTION 66499.20.2 OF THE CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), THE FILING OF THIS MAP SHALL CONSTITUTE A LEGAL MERGER OF THE LAND AFFECTED HEREBY, AND SHALL ALSO CONSTITUTE ABANDONMENT OF ALL PUBLIC RIGHTS OF WAY AND PUBLIC EASEMENTS NOT SHOWN HEREON. SAID ABANDONMENT SHALL ENCOMPASS THE FOLLOWING:

   A. THE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF RANCHO CORDOVA, RECORDED IN BOOK 20050513, PAGE 186, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

   B. THE EASEMENT FOR PUBLIC UTILITY TO THE CITY OF RANCHO CORDOVA, RECORDED IN BOOK 20060725, PAGE 1376, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

   C. THE EASEMENT FOR RIGHT OF WAY TO THE CITY OF RANCHO CORDOVA, RECORDED IN BOOK 20060725, PAGE 1381, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

REFERENCES

(1) BOOK 12 OF SURVEYS, AT PAGE 27
(2) BOOK 29 OF PARCEL MAPS, AT PAGE 28
(3) BOOK 55 OF PARCEL MAPS, AT PAGES 29 & 30
(4) BOOK 37 OF SURVEYS, AT PAGE 27
(5) BOOK 347 OF MAPS, AT PAGE 9
(6) BOOK 348 OF MAPS, AT PAGE 1
(7) BOOK 351 OF MAPS, AT PAGE 10
(8) BOOK 377 OF MAPS, AT PAGE 10
(9) BOOK 403 OF MAPS, AT PAGE 6
(10) BOOK 404 OF MAPS, AT PAGE 4
(11) BOOK 407 OF MAPS, AT PAGE 3
(12) BOOK 408 OF MAPS, AT PAGE 2
(13) BOOK 443 OF MAPS, AT PAGE 2
(14) DOCUMENT #201805011679, O.R.
(15) DOCUMENT #201805011680, O.R.
(16) DOCUMENT #201805011681, O.R.
(17) DOCUMENT #201805020779, O.R.
(18) DOCUMENT #202001210729, O.R.
(19) DOCUMENT #202001210730, O.R.

NOTE

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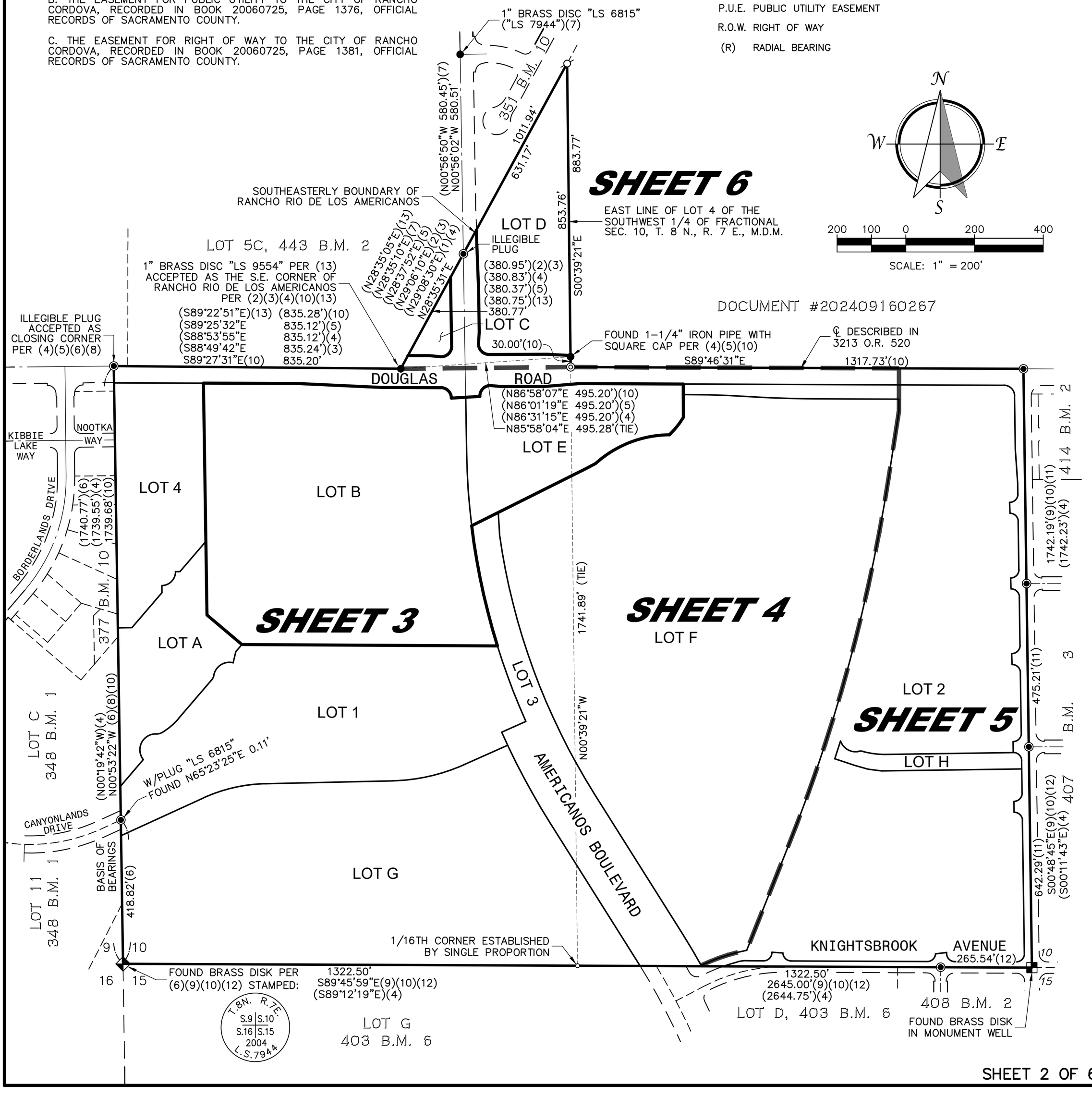
LEGEND

○	DIMENSION POINT (NOTHING FOUND OR SET)
●	FOUND MONUMENT AS NOTED
◉	FOUND 3/4" IRON PIPE WITH PLUG "LS 7375 (EXCEPT AS NOTED)
◎	SET 3/4" IRON PIPE WITH PLUG STAMPED "LS 7375"
⌀	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7375"
◈	FOUND SECTION QUARTER MONUMENT AS NOTED
▣	FOUND SECTION QUARTER CORNER MONUMENT AS NOTED
℄	CENTERLINE
D.E.	DRAINAGE EASEMENT
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
L.E.	LANDSCAPING EASEMENT
O.R.	OFFICIAL RECORDS OF SACRAMENTO COUNTY
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
(R)	RADIAL BEARING



LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
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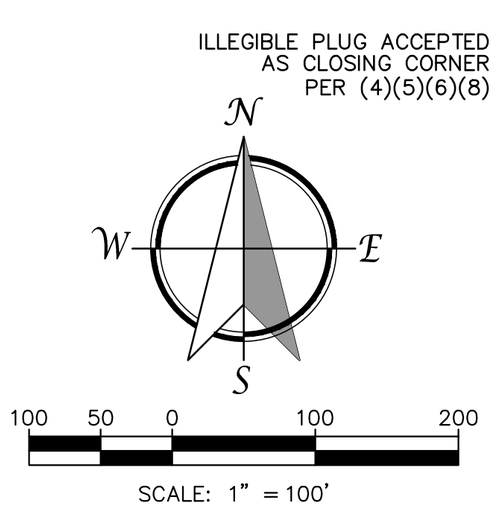
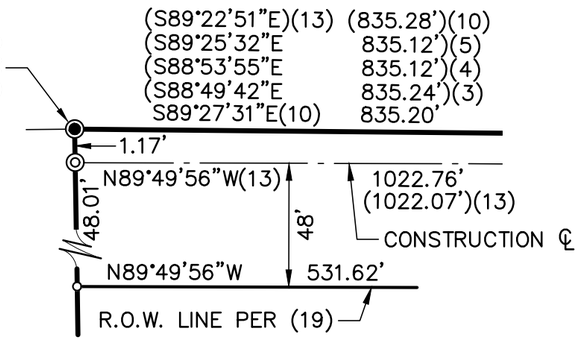
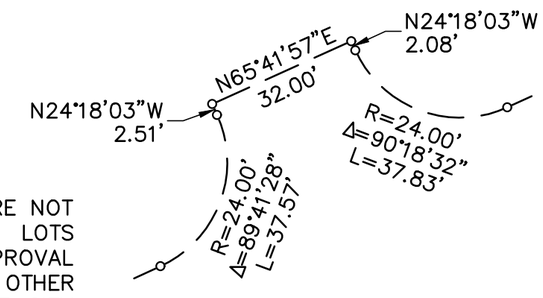




DETAIL "A"
SCALE: 1"=5'



DETAIL "B"
SCALE: 1"=30'

NOTE
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SEE SHEET 6 OF 6

LOT 5C, 443 B.M. 2
(S89°22'51"E)(13) (835.28')(10)
(S89°25'32"E 835.12')(5)
(S88°53'55"E 835.12')(4)
(S88°49'42"E 835.24')(3)
S89°27'31"E(10) 835.20'
ILLEGIBLE PLUG ACCEPTED AS CLOSING CORNER PER (4)(5)(6)(8) (SEE DETAIL "A"
1" BRASS DISC "LS 9554" PER (13) ACCEPTED AS THE S.E.CORNER OF RANCHO RIO DE LOS AMERICANOS PER (2)(3)(4)(10)(13)
LOT C
LOT D
49.18'
R.O.W. PER (19) N89°49'56"W
N89°49'56"W(13) 531.62'
DOUGLAS ROAD
1022.76' (1022.07')(13)
59'
R.O.W. PER (19)
RIGHT OF WAY PER (19) 5.401± ACRES
260.04'
271.58'
238.06'
124.57'
N87°18'46"W 250.24'
125.67'
N89°49'56"W 169.01'
N86°31'49"E 83.08'
25' L.E., P.E. AND P.U.E. PER (18)
Δ=88°53'06" L=48.09' R=31.00'
42.04' 41.04'
78
NOOTKA WAY
20' D.E.
25' L.E., P.E. AND P.U.E. PER (18)
596.81'
APPROXIMATE ℄ OF PIPELINE EASEMENT PER BOOK 20051107, PAGE 1862, O.R. (APPROXIMATELY 10' WIDE)
200' S.M.U.D. EASEMENT PER 2973 O.R. 235
25' L.E., P.E. AND P.U.E. PER (18)
N00°56'50"W 161.60'
N00°56'50"W 163.45'
LOT E
32.5'
20' D.E.
460.39'
674.39'
42' I.O.D.
41' I.O.D.
40' P.U.E., L.E. & P.E.
LOT 4
3.609± ACRES
N00°53'22"W
712.49'
N04°57'27"W 142.81'
R=2000.00' Δ=6°02'43" L=211.02'
LOT B
13.447± ACRES
N40°36'00"E
75' P.G.& E. EASEMENT PER 3459 O.R. 227
37' I.O.D.
25' P.U.E., L.E. & P.E.
L=425.39' R=2037.00'
77'
37' I.O.D.
B.M. 10 76 77
377 74
(1740.77')(6) (1739.55')(4) 1739.68'
N00°53'22"W (R) 20.38'
Δ=90°00'00" R=40.00'
N89°06'38"E (R) 13.40'
N40°36'00"E 115.63'
214.00'
Δ=11°57'55" L=622.94'
L=803.86'
L=358.12'
40' P.U.E., L.E. & P.E.
20' D.E.
10' P.U.E., L.E. & P.E.
N89°06'38"E 41.29'
N40°36'00"E 133.91'
75'
N49°42'32"W 133.23'
Δ=10°15'34"
N72°44'53"E(R)
38.77'
704.97'
N89°41'28"W 743.74'
LOT A
(PARK)
2.673± ACRES
Δ=84°02'51" L=73.35' R=50.00'
N40°36'00"E 26.92'
N13°53'56"E(R) 33.72'
LOT F
Δ=89°42'07" L=37.57' R=24.00'
N23°39'38"W 3.14'
N74°55'55"E 32.46'
Δ=85°13'11" L=35.70' R=24.00'
N66°02'29"E 68.72'
Δ=88°31'15" L=47.89' R=31.00'
Δ=17°51'18" L=19.75'
Δ=23°01'44" L=23.94'
Δ=6°43'27" L=234.72'
N66°01'26"E(R)
N66°02'29"E 77.00'
Δ=92°31'03" L=74.28' R=46.00'
Δ=29°13'07" L=17.34' R=34.00'
200' S.M.U.D. EASEMENT PER 2973 O.R. 235
N40°36'00"E 146.95'
10' P.U.E., L.E. & P.E.
461.79'
(N00°19'42"W)(4) N00°53'22"W (6)(8)
Δ=129°28'57" L=103.96' R=46.00'
LOT 1
9.078± ACRES
N66°02'29"E 0.64'
Δ=18°07'46" L=61.38' R=194.00'
Δ=32°27'08" L=19.26' R=34.00'
N51°41'57"E(R)
102.95'
N40°36'00"E
53' I.O.D.
R=477.00' Δ=22°38'16" L=188.46'
N66°02'29"E 149.27'
N64°51'57"E(R)
Δ=8°13'25" L=298.11'
Δ=1°09'31" L=42.00'
R=2077.00'
N65°23'25"E 48.61'
R=523.00' Δ=23°17'19" L=212.58'
N88°40'44"E 370.18'
CANYONLANDS DRIVE
R=530.00' Δ=22°38'16" L=209.40'
N66°02'29"E 140.11'
SEE DETAIL "B"
R=470.00' Δ=23°17'19" L=191.04'
N88°40'44"E 370.18'
Δ=22°38'16" L=214.15'
R=542.00'
AMERICANOS BOULEVARD
LOT C, 348 B.M. 1
N65°23'25"E 105.93'
Δ=23°17'19" L=186.16' R=458.00'
N88°40'44"E 370.18'
72.19'
N65°23'25"E 257.83'
143.19'
N65°23'25"E 263.10'
12' L.E., P.E. AND P.U.E.
40' P.U.E., L.E. & P.E.
154'
40' P.U.E., L.E. & P.E.
74' I.O.D.
N32°11'56"W 479.62'
Δ=00°24'43" L=13.83' R=1923.00'
LOT 3
57.89'
13.11'
(16)
LOT 11 348 B.M. 1
373.04'
25' ACCESS EASEMENT PER (16)
LOT G
(PRIVATE WETLAND PRESERVE)
16.112± ACRES
T.8N. R.7E. S.9 S.10 S.16 S.15 2004 L.S.7944
FOUND BRASS DISK PER (6)(9)(10)(12) STAMPED:
9 10 16 15
1504.99'
S89°45'59"E(9)(10)(12) (S89°12'19"E)(4)
LOT G, 403 B.M. 6
2645.00'(9)(10)(12) (2644.75')(4)

SEE SHEET 4 OF 6

NOTE
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LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
JULY 2026

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

N W E S

100 50 0 100 200
SCALE: 1" = 100'

SEE SHEET 6 OF 6

DOCUMENT #202409160267

LOT C
LOT D
CONSTRUCTION ℄ N89°47'42"E 306.79'
℄ DESCRIBED IN 3213 O.R. 520
RIGHT OF WAY PER (19) 5.401± ACRES
30' R.O.W. PER 3211 O.R. 148
S89°46'31"E 1317.73'(10)
R.O.W. PER (19)
N84°56'37"W 31.29'
N89°47'42"E 125.00'
N85°19'48"E 100.30'
N89°46'31"W 302.09'
48'
25' ACCESS EASEMENT PER (16)
DOUGLAS ROAD 1235.47'
48'
R.O.W. PER (19)
N86°31'49"E 83.08'
42.04' 41.04'
Δ=96°00'12" L=51.94' R=31.00'
N89°49'56"W 552.20'
L.E., P.E. AND P.U.E. PER (18) (WIDTH VARIES)
66.33'
R=2923.46' Δ=3°31'20" L=179.71'
N89°49'56"W 12.39'
N00°14'57"W 97.00'
R=3077.49' Δ=3°28'11" L=186.36'
N89°46'48"W 933.38' 249.51'
L.E., P.E. AND P.U.E. PER (18) (WIDTH VARIES)
N00°11'15"E 35.32'
N33°29'28"E 21.33'
N38°38'16"E 21.34'
N43°46'56"E 22.81'
N00°56'50"W 163.45'
N00°56'50"W 157.90'
40' P.U.E., L.E. & P.E.
LOT E
3.692± ACRES
42' I.O.D.
41' I.O.D.
R=325.00' Δ=41°31'21" L=235.53'
N62°09'11"E 31.49'
S00°30'57"E(R)
S42°02'17"E(R)
371.81'
285.41'
N63°27'25"E
25' P.U.E., L.E. & P.E.
R=2000.00' Δ=6°02'43" L=211.02'
N03°29'02"W 250.51'
199.63'
LOT B
N83°00'27"E(R)
86.40'
50.88'
66.30'
N03°29'02"W
358.12'
L=803.86'
Δ=10°15'34"
R=1963.00'
R=1923.00'
25' P.U.E., L.E. & P.E.
37' I.O.D.
77'
40'
37' I.O.D.
Δ=23°01'44" L=234.72'
Δ=6°43'27" L=827.18'
L=808.73'
Δ=24°05'46"
Δ=24°08'37"
N08°47'48"E 196.66'
R=4940.00'
L=1120.08'
Δ=12°59'28"
LOT 2
LOT H
LOT F
(PRIVATE WETLAND PRESERVE)
27.778± ACRES
LOT 1
N66°02'29"E 77.00'
N23°57'31"W(R) 12.00'
N66°02'29"E 149.27'
Δ=88°37'32" L=47.95' R=31.00'
AMERICANOS BOULEVARD
Δ=8°13'25" L=298.11'
Δ=6°51'57" R=2037.00' L=244.09'
R=2077.00'
LOT 3
3.985± ACRES
40' P.U.E., L.E. & P.E.
74' I.O.D.
154'
40' P.U.E., L.E. & P.E.
N32°11'56"W
N32°11'56"W Δ=3°01'56" L=109.92' R=2077.00'
N32°11'56"W Δ=2°23'46" L=85.19' R=2037.00'
Δ=1°08'21" L=39.03' R=1963.00'
479.62'
Δ=0°24'43" L=13.83' R=1923.00'
479.62'
479.62'
46.99'
46.06'
86.02'
179.07'
Δ=2°57'09" L=107.03'
Δ=14°20'03" L=139.60' R=558.00'
Δ=0°04'47" L=2.89'
S11°12'01"E(R)
N21°47'16"E 318.50'
KNIGHTSBROOK AVENUE
S89°45'59"E(9)(10)(12) (S89°12'19"E)(4)
2645.00'(9)(10)(12) (2644.75')(4)
74' I.O.D. PER (9)
LOT J, 403 B.M. 6
LOT I, 403 B.M. 6
LOT G, 403 B.M. 6
LOT D, 403 B.M. 6
LOT G

SEE SHEET 3 OF 6
SEE SHEET 5 OF 6
SEE SHEET 5 OF 6

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LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
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JULY 2026

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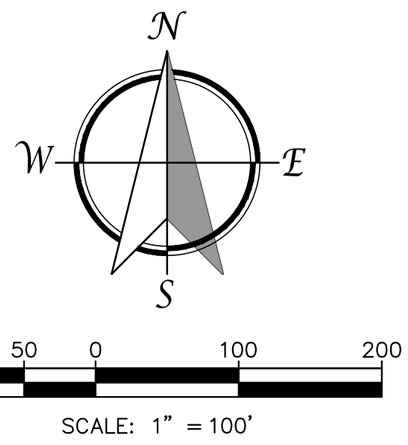

SEE SHEET 4 OF 6

DOCUMENT #202409160267
℄ DESCRIBED IN 3213 O.R. 520
30' R.O.W. PER 3211 O.R. 148
RIGHT OF WAY PER (19) 5.401± ACRES
DOUGLAS ROAD
48'
R.O.W. PER (19) 1235.47'
S89°43'41"E 1317.73'
N89°46'31"W 933.38'
L.E., P.E. AND P.U.E. PER (18) (WIDTH VARIES)
N00°11'15"E 35.32'
82.94' N79°48'01"E
Δ=88°57'46" L=48.13' R=31.00'
N89°46'48"W 232.59'
N44°46'48"W 8.12'
16.5' P.U.E.
N00°48'45"W 153.48'
155.06' N00°48'45"W
27' R.O.W. PER (19)
N00°48'45"W 100.90'
N04°30'13"W 100.96'
N03°56'13"W
L.E., P.E. AND P.U.E. PER (18) (WIDTH VARIES)
N08°47'48"E 196.66'
R=4940.00'
N00°48'45"W 30.07'
15.5' P.U.E.
N00°48'45"W 52.52'
Δ=91°00'00" L=38.12' R=24.00'
N02°18'40"W 32.03'
Δ=89°00'00" L=37.28' R=24.00'
21.5' R.O.W. PER (19)
140.02' N00°48'45"W
23' P.U.E.
Δ=91°00'00" L=38.12' R=24.00'
N02°18'40"W 32.03'
Δ=89°00'00" L=37.28' R=24.00'
21.5' R.O.W. PER (19)
140.02' N00°48'45"W
23' P.U.E.
Δ=91°00'00" L=38.12' R=24.00'
N02°18'40"W 32.03'
Δ=89°00'00" L=37.28' R=24.00'
21.5' R.O.W. PER (19)
1664.22' N00°48'45"W
175.97'
21.5' R.O.W. PER (19)
23' P.U.E.
N00°48'45"W 94.00'
386.95' N00°48'45"W
23' P.U.E.
21.5' R.O.W. PER (19)
N00°48'45"W
624.68'(11)
1742.19'(10)(11) (1742.23')(4)
642.29'(11) S00°48'45"E(10)(11) (S00°11'43"E)(4)
475.21'(11)
21.5' R.O.W. PER (11)
21.5' R.O.W. PER (11)
277 | 231 | 212 | 213 | 214 | 215 | 216 | 3 B.M. 414
217 | 218 | 219 | 220 | 407 B.M.
222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 407 B.M.
LOT F
DRIVE
GROVE
CYPRESS
LOT B
GLASS BEACH DRIVE
LA GRANADA WAY
LOT F
LOT 2
20.292± ACRES
LOT H
0.580± ACRES
RIGHT OF WAY PER (19) 5.401± ACRES
Δ=0°37'21" L=54.10' R=4980.00'
N70°59'38"E(R)
Δ=81°38'59" L=65.55' R=46.00'
Δ=25°26'20" L=15.10' R=34.00'
Δ=15°35'44" L=65.60' R=241.00'
N89°11'15"E 370.70'
62.66'
10' P.U.E.
N89°11'15"E 408.00'
Δ=90°00'00" L=37.70' R=24.00'
24.00'
13' L.E. & P.E.
23' P.U.E.
70.00'
Δ=90°00'00" L=37.70' R=24.00'
N00°48'45"W(R) 32.00'
Δ=90°00'00" L=37.70' R=24.00'
Δ=92°15'18" L=38.64' R=24.00'
N86°23'57"W 32.15'
Δ=87°44'42" L=36.75' R=24.00'
N89°45'59"W 960.93'
16.5' R.O.W. PER (19)
22' P.U.E.
396.16'
Δ=85°48'48" L=35.95' R=24.00'
N82°41'25"E 32.80'
Δ=96°06'25" L=40.26' R=24.00'
22' P.U.E.
Δ=91°02'46" L=38.14' R=24.00'
N89°45'59"W 178.30'
633.01'
265.54'(12)
Δ=12°59'28"
L=1120.08' R=4980.00'
N71°35'56"W(R) 102.66'
N73°58'13"W 38.96'
N82°48'57"W 39.47'
N89°45'59"W 48.62'
Δ=15°01'39" L=28.06' R=107.00'
Δ=4°38'50" L=43.07' R=531.00'
2645.00'(9)(10)(12) (2644.75')(4)
318.50'
N21°47'16"E
S11°12'01"E(R)
Δ=14°20'03" L=139.60' R=558.00'
Δ=0°04'47" L=2.89'
62.38'
S89°45'59"E(9)(10)(12) (S89°12'19"E)(4)
AMERICANOS BOULEVARD
40' P.U.E.; L.E. & P.E.
154'
74' I.O.D.
Δ=3°01'56" L=109.92' R=2077.00'
Δ=2°57'09" L=107.03'
S60°45'13"W(R)
LOT 3
LOT G 403 B.M. 6
LOT J, 403 B.M. 6
LOT I, 403 B.M. 6
KNIGHTSBROOK AVENUE
LOT D, 403 B.M. 6
16.5' R.O.W. PER (12)
QUANTUM WAY
1
15
10
3
17 | 18 | 65 408 B.M. 2
FOUND BRASS DISK IN MONUMENT WELL

NOTE
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LARGE LOT FINAL MAP OF
DOUGLAS 103
SUBDIVISION NO. FM-25-0056
BEING A PORTION OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 10, T. 8 N., R. 7 E., M.D.M.
CITY OF RANCHO CORDOVA,
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
JULY 2026

785 Orchard Drive, Suite #110
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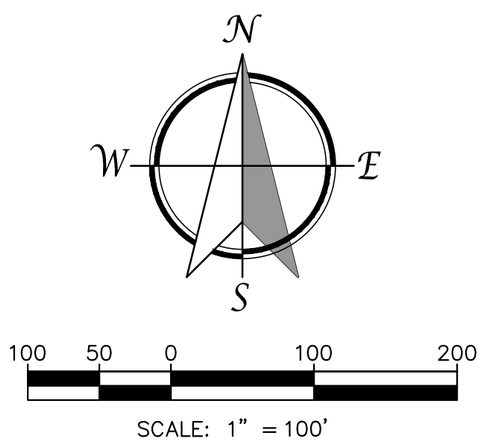


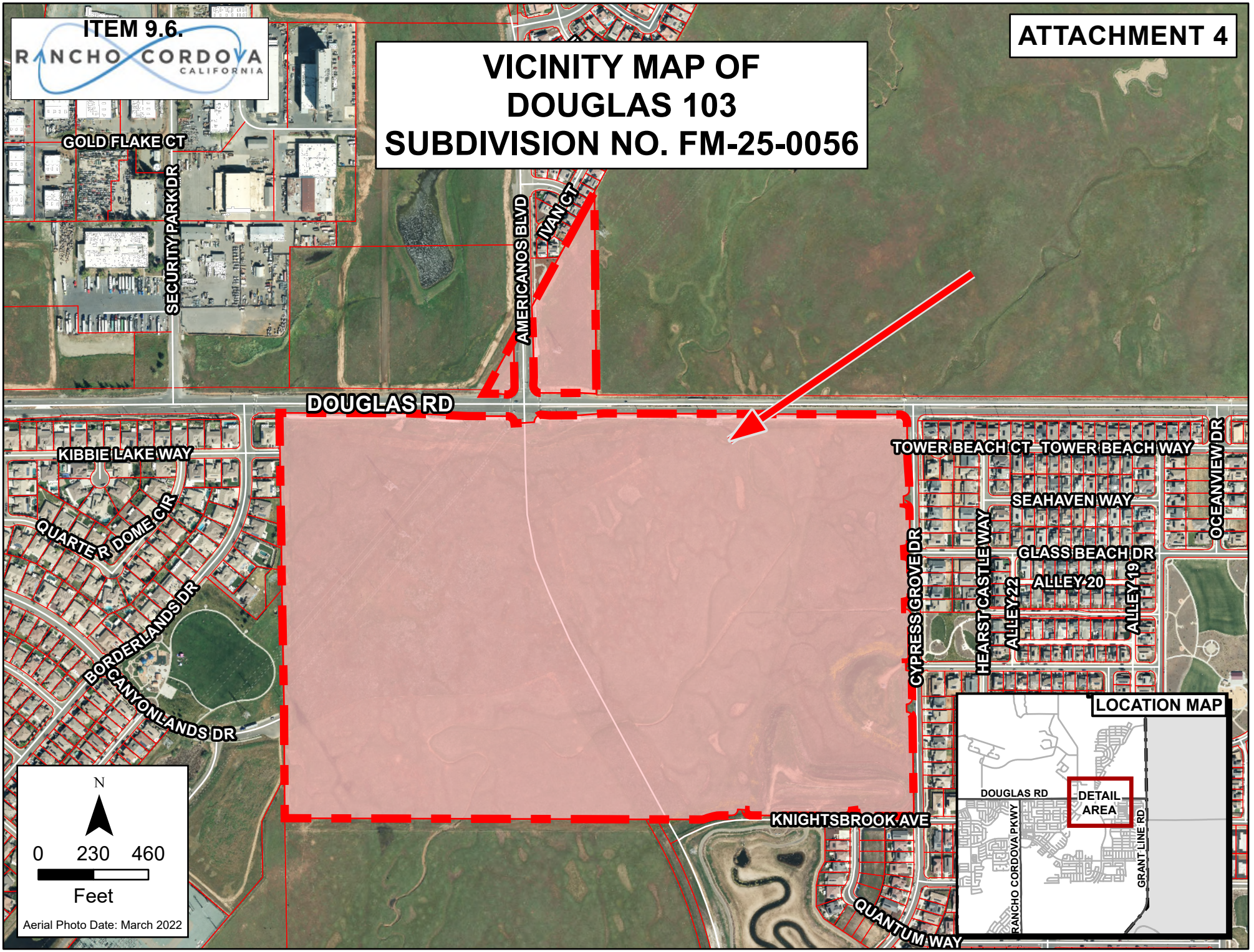
1" BRASS DISC "LS 6815" ("LS 7944")(7)
BOULEVARD
580.51' (580.45')(7)
B.M. 10
351 41 42 43 44
39 40
1011.94'
512.44'
552.91'
379.43'
161.96'
883.77'
38
C
AMERICANOS
N00°56'02"W (N00°56'50"W)(7)
N40°36'00"E 75' P.G.& E. EASEMENT PER 3459 O.R. 227
EAST LINE OF LOT 4 OF FRACTIONAL SEC. 10 T. 8 N., R. 7 E., M.D.M.
850.26'
DOCUMENT #202409160267
SOUTHEASTERLY LINE OF RANCHO RIO DE LOS AMERICANOS
ILLEGIBLE PLUG
78.26'
N40°47' W 171.57'
200' S.M.U.D. EASEMENT PER 2973 O.R. 235
LOT D
3.715± ACRES
(N28°35'05"E)(13)
(N28°35'10"E)(7)
(N28°37'52"E)(5)
(N29°06'10"E)(2)(3)
(N29°08'30"E)(1)(4)
N28°35'31"E
78.09'
N02°14'02"W
25' P.U.E. L.E. & P.E.
S00°39'21"E
LOT C
0.332± ACRE
LOT 5C, 443 B.M. 2
259.15'
N00°56'50"W 174.25'
N00°48'22"W 25.10'
330.64'
N00°56'50"W
125.02'
25' P.U.E. L.E. & P.E.
1" BRASS DISC "LS 9554" PER (13) ACCEPTED AS THE S.E. CORNER OF RANCHO RIO DE LOS AMERICANOS PER (2)(3)(4)(10)(13)
30' R.O.W. PER 3211 O.R. 148
43.52'
SEE DETAIL "C"
33.51'
S89°43'41"E
1317.73'
S89°27'31"E(10)
(S89°22'51"E)(13)
(S89°25'32"E
(S88°53'55"E
(S88°49'42"E
835.20'
(835.28')(10)
835.12')(5)
835.12')(4)
835.24')(3)
N89°49'56"W 185.29'
N89°47'42"E 306.79'
DOUGLAS ROAD
RIGHT OF WAY PER (19) 5.401± ACRES
℄ DESCRIBED IN 3213 O.R. 520
LOT 2
LOT E
LOT F
SEE SHEET 3 OF 6
SEE SHEET 4 OF 6
SHEET 4 OF 6
RIGHT OF WAY PER (19) 5.401± ACRES

25' P.U.E., L.E. & P.E.
174.25'
38.5'
42.5'
330.21'
AMERICANOS BOULEVARD
N04°00'55"E
34.68'
N89°03'10"E(R)
R=31.00'
Δ=89°15'28"
L=48.29'
N89°47'42"E
169.42'
N86°46'28"W 67.60'
FOUND 1-1/4" IRON PIPE WITH SQUARE CAP PER (4)(5)(10)
30.00'
33.51'
S00°39'21"E
850.26'
883.77'
1011.94'
259.15'
(VARIES)(2)(5)(7)
(N29°06'10"E)(3)
(N28°35'31"E)(1)(4)
N00°10'04"E(R)
62.78'
33.54'
N89°49'56"W
N84°42'01"W
R=31.00'
Δ=91°06'54"
L=49.30'
54' I.O.D. PER (13)
CONSTRUCTION ℄ N89°49'56"W(13) 837.47'
38.66'
34'
(1022.07')(13)
1022.76'
185.29'
37.55'
306.79'
1" BRASS DISC "LS 9554" PER (13) ACCEPTED AS THE S.E. CORNER OF RANCHO RIO DE LOS AMERICANOS PER (2)(3)(4)(10)(13)
4.86'
59'
56'
DETAIL "C"
SCALE: 1"=40'

RANCHO CORDOVA CALIFORNIA

ATTACHMENT 4

VICINITY MAP OF DOUGLAS 103 SUBDIVISION NO. FM-25-0056



MEMORANDUM

ITEM 9.7.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Principal Civil Engineer
Edgar Medina, Assistant Public Works Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-150 WITH JENSEN ENTERPRISE INC. DBA JENSEN INFRASTRUCTURE IN AN AMOUNT NOT TO EXCEED $306,978.20 FOR THE STORMWATER VAULT FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2026-150 with Jensen Enterprise Inc. dba Jensen Infrastructure to supply the stormwater vault for the Mills Crossing Right of Way Infrastructure Project and maximize the grant funding provided to the city.

BACKGROUND

The Mills Crossing Project is a proposed mixed-use development located at 10153-10179 Folsom Boulevard. In July 2025, the Project was entitled with the major features including community facilities focused on arts, wellness, events, open space, housing, and parking. The City of Rancho Cordova received the following grants to install infrastructure and site work that expire on December 31, 2026:

- $4.866 million in Green Means Go Grant from Sacramento Area Council of Governments (SACOG)
- $4.0 million in Regional Early Action Planning 2.0 High Impact Transformative projects from the State of California

In September 2025, the City Council approved proceeding with constructing the infrastructure associated with the $8.866 million SACOG grant funding. On January 27, 2026, the City Council provided direction to continue moving forward with the Mills Crossing Affordable Housing project with Related California, which would create up to 60 units of multifamily housing on the eastern portion of the site along El Caprice Drive. This project subsequently submitted an Affordable Housing Sustainable Communities grant application in May 2026 and

is expecting a funding decision in December 2026.

The grant funded Mills Crossing Right of Way Infrastructure Project is currently out to bid. In order to meet the grant deadlines, it is recommended to procure long lead time items in advance of the construction contract for the infrastructure, such as stormwater vault that have a two to three-month lead time.

The design team proposed three solutions for the stormwater management system to comply with drainage code requirements. The city evaluated the proposed solutions and made a Public Interest Finding that the Jensen Infrastructure stormwater vault would be the preferred solution due to the lower ongoing operations and maintenance costs, structural integrity and longevity of the system due to the material durability. Based on this public interest finding it is recommended to authorize a single source to Jensen Enterprise Inc. dba Jensen Infrastructure to provide this stormwater vault system.

The Mills Crossing Right of Way Infrastructure Project will be under construction in late Summer 2026 with the stormwater vault being delivered and installed in Fall 2026.

FISCAL IMPACT AND FUNDING SOURCE

The stormwater vault for the Mills Crossing Right of Way Infrastructure Project would be funded by the $8.866 million in grant funding available for the Project.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-150

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-150 WITH JENSEN ENTERPRISE INC. DBA JENSEN INFRASTRUCTURE IN AN AMOUNT NOT TO EXCEED $306,978.20 TO SUPPLY THE STORMWATER VAULT FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT

WHEREAS, the City of Rancho Cordova received $8.866 million in grant funding from the State of California and Sacramento Area Council of Governments to install infrastructure and site work in support of potential Mills Crossing in-fill projects that expire on December 31, 2026; and

WHEREAS, in order to meet the grant deadlines, it is recommended to procure long lead time items in advance of the larger construction Project contract award such as stormwater vault that has a two to three month lead time; and

WHEREAS, the design team proposed three solutions for the stormwater management system to comply with drainage code requirements; and

WHEREAS, the city made a Public Interest Finding that the Jensen Infrastructure stormwater vault would be the preferred solution due to the lower ongoing operations and maintenance costs, structural integrity and longevity of the system due to the material durability; and

WHEREAS, based on this public interest finding it is recommended to authorize a procurement to Jensen Systems to provide this stormwater vault system; and

WHEREAS, funding for the stormwater vault is from the Project grant funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-150 in an amount not to exceed $306,978.20 with Jensen Enterprise Inc. dba Jensen Infrastructure and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**GENERAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND JENSEN ENTERPRISE INC. dba JENSEN INFRASTRUCTURE**

THIS AGREEMENT (hereinafter referred to as "Agreement") is made by and between the City of Rancho Cordova, a California municipal corporation, (herein "City") and Jensen Enterprise Inc. dba Jensen Infrastructure (herein "Contractor"), as of July 6, 2026.

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

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2026, unless the term of this Agreement is otherwise terminated as provided for in Section 10. The time provided to Contractor to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 10.

SECTION 3. CONTRACT ADMINISTRATOR. This Agreement shall be administered by Kristine Courdy ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

SECTION 4. COMPENSATION OF CONTRACTOR. The Contractor shall be paid three hundred and six thousand nine hundred and seventy-eight dollars and twenty cents ($306,978.20) for performance of the Services pursuant to this Agreement. The Contractor shall submit invoices to the City Finance Director on a monthly basis detailing the Services performed. In the event of a conflict between this Agreement and Exhibit A regarding the amount of compensation, the Agreement shall prevail. Upon receipt and approval of the Contractor's invoices, the City shall remit payment to the Contractor for Services provided within thirty (30) days. Payment to Contractor shall be considered as full compensation for performing the Services.

City's failure to discover or object to any unsatisfactory work or billing prior to payment will not constitute a waiver of City's right to request Contractor to correct such work or billings or seek any other legal remedy.

SECTION 5. PERFORMANCE STANDARDS. Contractor shall comply with all applicable laws now in force or which may hereafter be in force with regard to the provision of Services and this Agreement. Contractor represents that it has the skills, expertise, licenses and permits necessary to perform the Services. Contractor shall perform all such Services in the manner and according to the standards observed by a competent practitioner of the same profession in which Contractor is engaged and in accordance with applicable industry standards. Permits and/or licenses shall be obtained and maintained by Contractor without additional compensation throughout the term of this Agreement.

SECTION 6. STATUS OF CONTRACTOR.

6.1 Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and

assignment of personnel; however, otherwise City shall not have the right to control the means and methods by which Contractor accomplishes services rendered pursuant to this Agreement. Contractor shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Contractor are employees and agents of Contractor and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Contractor by any such employees or agents, or any other person resulting from performance of this Agreement.

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

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

SECTION 7. INSURANCE REQUIREMENTS. Prior to beginning any Services under this Agreement, Contractor, at its own cost and expense, shall procure insurance coverage at such levels of coverage, scope, limits, and/or forms as set forth in Exhibit B ("Insurance Requirements") hereto. Contractor shall provide proof satisfactory to City of such insurance and maintain the insurance throughout the term of this Agreement.

SECTION 8. INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES.

8.1 General Requirement. Contractor shall indemnify, defend with counsel selected by the City, and hold harmless City, its officers, agents, employees and representatives from and against any and all claims, losses, liabilities or damages, demands and actions, including payment of reasonable attorney's fees, arising out of or resulting from Services performed pursuant to this Agreement caused in whole or in part by any negligent or willful act or omission of Contractor, its officers, agents, employees, or anyone directly or indirectly acting on behalf of Contractor. The foregoing obligation of Contractor shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Contractor or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Contractor

acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

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

8.3 **Prevailing Wages.** To the extent required by law, Contractor and all of the Contractor's subcontractors shall comply with California Health and Safety Code Section 33422.1 and shall comply with California Labor Code Section 1770 et seq. and all regulations adopted pursuant thereto (referred to herein as, "Prevailing Wage Laws"), and be responsible for carrying out the requirements of such provisions. The Contractor shall, and hereby agrees to, unconditionally indemnify, reimburse, defend, protect and hold harmless the City its officers, agents, employees and representatives, from and against any and all claims, demands, suits and actions at law or in equity, and losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, and costs and damages of every kind, nature and description (including but not limited to attorneys' fees and court costs; with counsel selected by the City), and administrative, enforcement or judicial proceedings, whether known or unknown, and which directly or indirectly, in whole or in part, are caused by, arise from, or relate to, or are alleged to be caused by, arise from, or relate to, the payment or requirement of payment of prevailing wages or the requirement of competitive bidding in the construction or performance of the Services, the failure to comply with any state or federal labor laws, regulations or standards in connection with this Agreement, including but not limited to California Labor Code Section 1770 et seq. and the Prevailing Wage Laws, or any act or omission of the City or the Contractor related to this Agreement with respect to the payment or requirement of payment of prevailing wages or the requirement of competitive bidding, whether or not any insurance policies shall have been determined to be applicable to any such claims, demands, suits, actions, losses, liabilities, expenses, penalties, fines, orders, judgments, injunctive or other relief, costs, damages, or administrative, enforcement or judicial proceedings. It is further agreed that the City does not, and shall not, waive any rights against the Contractor which they may have by reason of this indemnity and hold harmless agreement because of the acceptance by the City, or the deposit with the City by the Contractor, of any of the insurance policies described in this Agreement.

SECTION 9. NONDISCRIMINATION AND EQUAL OPPORTUNITY. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and

local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby. Contractor shall include the provisions of this section in any subcontract approved by the City.

SECTION 10. TERMINATION AND MODIFICATION. No modification or amendment of this Agreement is effective unless made in writing and signed by both the City and Contractor.

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

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

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

10.2 Extension. City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Section 2. Any such extension shall require a written amendment to this Agreement, as provided for herein. Contractor understands and agrees that, if City grants such an extension, City shall have no obligation to provide Contractor with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Contractor for any otherwise reimbursable expenses incurred during the extension period.

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

10.4 Assignment and Subcontracting. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

10.5 Options upon Breach by Contractor. If Contractor materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

10.5.1 Immediately terminate the Agreement;

10.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Contractor pursuant to this Agreement;

10.5.3 Retain a different Contractor to complete the services described in Exhibit A not finished by Contractor; and

10.5.4 Charge Contractor the difference between the cost to complete the services described in Exhibit A that is unfinished at the time of breach and the amount that

City would have paid Contractor pursuant to Section 2 if Contractor had completed the work.

SECTION 11. ASSIGNMENT AND SUBCONTRACTING. Contractor shall not assign or transfer any interest in this Agreement without the prior written consent of the City.

SECTION 12. NOTICES. All notices that are regarding this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

Any written notice to City shall be sent to:

ATTN: Kristine Courdy
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Any written notice to Contractor shall be sent to:

ATTN:Luis Santana or Edgar Benitez
9895 Double R Blvd
Reno, NV 89521
Bbach@jensenprecast.com

SECTION 13. CONFLICT OF INTEREST. Contractor may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 et seq.

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

Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 et seq., the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

SECTION 14. GOVERNING LAW AND VENUE. The laws of the State of California shall govern this Agreement. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Sacramento or in the United States District Court for the Eastern District of California.

SECTION 15. ATTORNEYS' FEES. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

SECTION 16. SEVERABILITY. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

SECTION 17. NO IMPLIED WAIVER OR BREACH. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any breach of that term or any other term of this Agreement.

SECTION 18. SURVIVAL. The obligation of this Agreement, which by their nature would continue beyond the term or expiration of the Agreement, including without limitation obligations regarding indemnification shall survive the term or expiration of this Agreement.

SECTION 19. IRS FORM W-9. Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. This City's Finance Director shall have authority to waive this requirement.

SECTION 20. SUCCESSORS AND ASSIGNS. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

SECTION 21. ENTIRE AGREEMENT. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the insurance requirements attached hereto and incorporated herein as Exhibit B, represents the entire and integrated Agreement between City and Contractor and supersedes all prior negotiations, representations, and Agreements regarding the subject matter of this Agreement, either written or oral.

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

CONTRACTOR

_____
Bryan Back, Vice President of Sales

Date:_____

EXHIBIT A SCOPE OF SERVICES

Contractor shall engineer, manufacture, supply and deliver the underground vault system for the City of Rancho Cordova Mills Crossing Infrastructure Project in accordance with the Quote Number CP06182026-00020200 (see attached) and Plan Sheet C7.04 designed by BENEN (see attached).

Below is an overview of the Project Milestones:

#1 Final Engineering: The Contractor shall prepare all final engineering and submit the final plans for City review and approval. Upon City approval of the final engineering plans, the City shall pay 30% of the total contract price to initiate manufacturing.

#2 Manufacturing: The Contractor shall manufacture the underground vault system in accordance with the approved final engineering plans. Upon confirmation of the final manufacturing, inspection, and providing a delivery date to the City, the City shall pay 30% of the total contract price to initiate delivery.

#3 Final Delivery: The Contractor shall deliver the underground vault system to the following location:

10153 Folsom Boulevard
Rancho Cordova, CA 95670

Upon City receipt of all materials related to the underground vault system and inspection that the underground vault system materials comply with the approved final engineering design, the City shall pay the final 40% of the total contract price.

Below is the Payment Schedule:

Payment #	Payment Milestone	Payment Amount
#1 (30%)	Upon approval of the final engineering and to initiate manufacturing	$92,093.46
#2 (30%)	Upon completion of manufacturing and delivery confirmation	$92,093.46
#3 (40%)	Upon delivery to the Site and City inspection of the materials	$122,791.28
Total		**$306,978.20**

See attached Quote Number CP06182026-00020200 and Plan Sheet C7.04 designed by BENEN.

Infrastructure
JENSEN

12101 Brandt Road
Lockeford, CA 95237

Quoted By: Chris Purdie
Email: cpurdie@jensenprecast.com
Phone: (775) 352-6361

Quote Name: Mills Crossing
Quote Number: CP06182026-00020200
Quotation Date: 2026-06-18
Customer Number:
Payment Terms:
Ship Via: LN
Total Weight: 0

Document Address
City of Rancho Cordova
/

Shipping Address
Rancho Cordova, CA 95670

Group 1 - $282,278.80

Sales Part	Description	Shipping Code	Qty	Unit	Weight
QSTORM	Jensen StormVault Modular Box Culvert Detention System **Notes:** Volume At A Minimum Of 20640±10 ft³ With A Rough Foot Print Of 193'-8" x 20'-6" Structure ID Height Of 6'-0" Total Piece Count: 49 Includes: • Structural Analysis And Full Engineering Design Of Precast Concrete Sections • Joint Sealant & Joint Wrap As Needed • (1) precast baffle with orific control plate • (10) Interior baffles • (2) Skimmer walls • (1) Removeable outlet screen • (4) 36" Dia cast iron ring and covers • (8) 36" Dia grade rings Excludes: • Geotextile Liner, Impermeable Plastic Liner, Or Any Other Items Not Specifically Mentioned In This Quote • Job Site Installation And Assembly Of Structures Is The Responsibility Of The Installing Contractor Design Notes: • Design To Be In Accordance With AASHTO LFRD For AASHTO HL-93 Wheel Loading • All Dimensions And Thickness Are Preliminary And To Be Verified After Completion Of Final Structural Design • Pipe Opening And Access Cover Locations To Be Verified Upon Final Design	Non Inventory	1	EA	0

	• Structures Are Not Suitable For Additional Loading Conditions, Such As But Not Limited To, Footing Loads, Foundation Loads, Seismic Loads, Etc • Structure Suitable For Dry Soil Conditions. Groundwater Assumed To Be Below The Bottom Of Structure • Structure Suitable For Backfill Soil With Unit Weight Of 110 PCF Dry Density • ~~Cover Depth Is Assumed To Be Between 2-Ft To 5-Ft Over Top Of Structure~~ • Foundation, Subgrade, And Backfill To Be Designed By Others. Ground Water Assumed To Below Invert Of Structure • Contractor To Ensure Adequate Bearing Surface Provided In Accordance With Project Specifications Material Notes: • All Precast Concrete Materials And Manufacturing Methods Shall Conform To Current And Applicable ASTM Standards And Specifications. • Concrete Shall Have A Minimum Compressive Strength Of 5,000-PSI At 28-Days • All Precast Concrete Components To Be Manufactured In An NPCA Certified Plant	Intentionally Omitted, Vendor confirmed the quote includes the shallow bury load conditions			
DELIVERY	Delivery and Handling **Notes:** Delivery: • Delivery To Job Site Customer To Off Load And Set • Estimated Heaviest Pick Weight At 18,000lbs • Items Quoted Include Delivery To Job Site, Delivery Quantities Are Estimated And Will Be Determined At Time Of Production • If Multiple Or Separate Deliveries Are Required At The Customer's Request, Additional Charges Will Apply • Others Responsible For Offloading, Setting And Installation Of All Components • Delivery Includes One Hour On Site Per Delivery Truck • Additional Hours To Be Billed At $185.00 Per Hour • Suitable And Safe Access Must Be Provided For Delivery Pricing is based on current transportation and fuel costs. Due to market fluctuations, Jensen Infrastructure reserves the right to apply a fuel surcharge at the time of shipment if fuel prices increase significantly prior to delivery.	Non Inventory	1	PCS	0

Total (less tax)	$282,278.80
Estimated Sales Tax (8.75%)	$24,699.40
Grand Total	$306,978.20

Notes

For technical questions please contact Chris Purdie at (775) 352-6361.

Items included in this quote are per Jensen's interpretation and are listed as close to “as equal” and “an alternative” which are subject to final approval. Any changes might require a requote from Jensen.

Any agency inspection requirement fees not included.

All products above are suitable for H-20 loading in dry soil conditions. Any additional loading requirements may result in revised pricing.

Sales tax has been estimated with this quotation. Customer is responsible to determine and pay all associated sales tax.

Additional fuel surcharges may apply at time of delivery.

Jensen precast terms and conditions apply.

Lead times will be presented after Jensen receives approved submittals. Delivery schedule is subject to change based on capacity, material availability, and preceding customer orders. Current supply chain issues are affecting many industries and may impact lead times.

Prior to providing submittals, Jensen Precast requests a signed copy of this quotation, customer purchase order, or letter of intent to purchase.

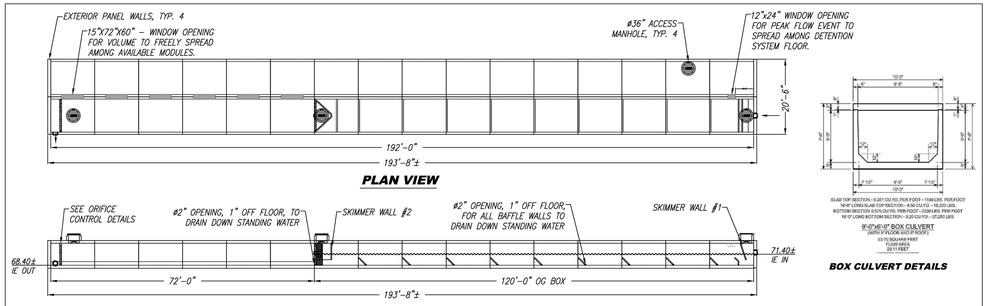
Credit sales will be made only after receipt of a signed Jensen Precast credit application and written credit approval by Jensen Precast’s credit manager.

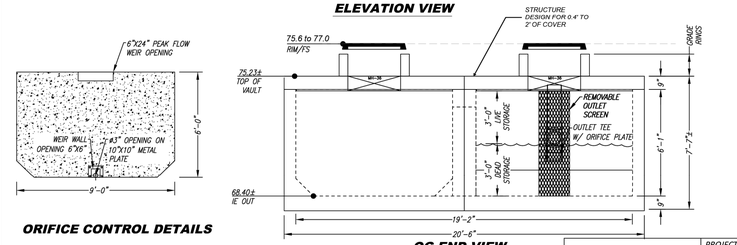
Items included in this quotation are custom products. Jensen precast may require partial or full payment prior to procurement, manufacturing, or shipment of any items.

This offer to sell is based on customer buying this complete bill of materials. Prices may be subject to change if individual line items are purchased separately.

For further information concerning Jensen engineered systems, please visit our website @ https://www.jensenprecast.com/water-resources.

Thank you for allowing us to provide you with this quotation. We look forward to working with you on this project.





SITE SPECIFIC DATA			
VOLUME REQUIRED (CF)		VOLUME PROVIDED (CF)	
20,000		20,640	
PEAK BYPASS REQUIRED (CFS)		FLOOD CONTROL	
RETURN PERIOD OF PEAK FLOWS (YEARS)		N/A	
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	71.40	PVC	#12"
OUTLET PIPE	68.40	PVC	#12"
RIM ELEVATION	75.6 to 77.0		
SURFACE LOAD	HS–20		
ACCESS	INLET SECTION	MODULE SECTION	OUTLET SECTION
FRAME & COVER	SEE PLAN VIEW	SEE PLAN VIEW	SEE PLAN VIEW
PROVIDED BY	JENSEN	JENSEN	JENSEN
INSTALLED BY	CONTRACTOR	CONTRACTOR	CONTRACTOR
HEAVIEST PICK WEIGHT (LBS)			TBD
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. VAULT DESIGN IS BASED ON SINCHES OF COVER.			

BOX CULVERT + OG BOX CULVERT INTEGRATED OG SYSTEM	PROJECT: MILL CROSSING. BOX CULVERT + OG VAULT	Infrastructure JENSEN WWW.JENSENPRECAST.COM
BOX CULVERT + OG VAULT	LOCATION: RANCHO CORDOVA, CA	SHEET SIZE: 11"X 17" DATE: 6/9/26 SCALE: NTS

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BEDDING:

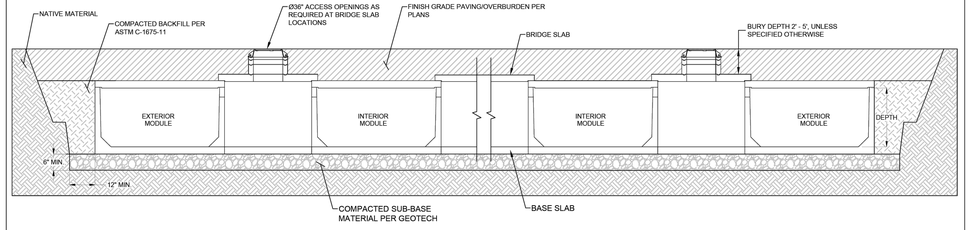
1. JENSEN STORMVAULT MUST BE INSTALLED ON A LEVEL BASE FINELY GRADED TO WITHIN 1/4" OF REQUIRED GRADE PRIOR TO THE PLACEMENT OF THE MODULES. THE SUBGRADE MUST BE MINIMUM 6" THICK AND EXTENDING 12" MINIMUM BEYOND THE EDGE OF THE SYSTEM COMPACTED TO 90% ASTM D1557 DENSITY OR AS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. BEDDING MATERIAL MAY BE GRANULAR MATERIAL, ALL OF WHICH PASSES A 0.375" SIEVE AND NOT MORE THAN 15% PASSES A NO. 200 SIEVE UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER. BEDDING MATERIAL SHALL BE SELECT MATERIAL FREE OF ORGANIC MATERIAL AND ROCK FRAGMENTS.
3. THE STORMVAULT MUST BE UNIFORMLY SUPPORTED ON MATERIAL THAT IS PROPERLY DESIGNED TO WITHSTAND THE SUSTAINED BEARING PRESSURE OF THE SYSTEM AS SPECIFIED ON THE STORMVAULT DRAWINGS OR AS REQUIRED BY THE PROJECT SPECIFICATIONS AND GEOTECHNICAL ENGINEER.

BACKFILL:

1. FILL MAY BE NATIVE OR ENGINEERED BUT MUST NOT EXCEED THE DESIGN CRITERIA OF THE SYSTEM. EXPANSIVE SOILS ARE NOT TO BE USED AS BACKFILL MATERIAL. THE SPECIFICATION OF BACKFILL REQUIREMENTS MUST BE CONSISTENT WITH THE DESIGN ASSUMPTIONS USED FOR THE STORMVAULT AS SPECIFIED ON THE PLAN DRAWING.
2. BACKFILL AROUND THE STORMVAULT MUST BE PLACED EVENLY AND SIMULTANEOUSLY ON ALL SIDES TO MAINTAIN UNIFORM ELEVATION. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S SPECIFIED DENSITY. AT NO POINT SHOULD ONE SIDE EXCEED THE OPPOSITE BY MORE THAN 1'-0" TO PREVENT SECTION DISPLACEMENT. BACKFILL MUST BE COMPACTED OR VIBRATED TO ENSURE PROPER SEATING AND INTERLOCK. CARE MUST BE TAKEN TO AVOID DISTURBING THE JOINT WRAP. NATIVE MATERIAL MAY BE USED UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT; IF MIGRATION IS A CONCERN, CONSULT THE GEOTECHNICAL ENGINEER FOR APPROPRIATE MITIGATION.

INSTALLATION:

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. CONTRACTOR SHALL SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES, ENSURING THEY ARE FLUSH WITH THE INTERIOR CONCRETE SURFACE AND DO NOT PROTRUDE. THE OUTFLOW PIPE INVERT MUST ALIGN WITH THE DISCHARGE CHAMBER FLOOR IF NOTED OTHERWISE. ALL PIPE GAPS MUST BE SEALED SOILTIGHT USING HIGH-STRENGTH, NON-SHRINK GROUT PER MANUFACTURER'S DETAILS & REGIONAL STANDARDS.
3. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLE FRAMES AND COVERS. CONTRACTOR TO GROUT ALL FRAMES AND COVERS TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
4. THE SYSTEM IS TO BE INSTALLED IN ACCORDANCE THE STORMVAULT INSTALLATION INSTRUCTIONS IN CONJUNCTION WITH SECTION 27 OF THE AASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATION FOR PRECAST REINFORCED CONCRETE BOX SECTIONS WHERE APPLICABLE. PROJECT PLANS AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY LOCAL REGULATIONS.
5. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH MANUFACTURER'S LIFTING PROCEDURES. USE RIGGING THAT EQUALIZES THE LOAD BETWEEN ALL LIFTERS.
6. STORMVAULT IS DESIGNED TO BE A SOILTIGHT SYSTEM. MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 1/2". BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C990 AND 1" THICK MUST BE PLACED BETWEEN SECTIONS AND COMPRESSED TO A MINIMUM OF 50%.
7. ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MINIMUM 7" WIDTH EXTERNAL JOINT WRAP CONFORMING TO ASTM C877 (ALL SIDE AND TOP SEAMS).
8. INSTALL END WALLS AT DESIGNATED LOCATIONS ON THE PLAN VIEW DRAWING. SECURE PANEL WALLS AT TOPS AND SIDES WITH THE STORMVAULT SUPPLIED HARDWARE KIT AS NOTED IN THE STORMVAULT INSTALLATION INSTRUCTIONS.
9. NO MACHINERY OR VEHICLES EXCEEDING HL-93 DESIGN LOADS MAY TRAVEL OVER THE SYSTEM WITHOUT THE REQUIRED MINIMUM COVER. IF EARLY ACCESS IS NECESSARY, EQUIPMENT LOADS MUST BE REDUCED TO STAY WITHIN SYSTEM CAPACITY. IN SOME CASES, HAND COMPACTION MAY BE REQUIRED TO MEET COMPACTION NEEDS WITHOUT EXCEEDING DESIGN LIMITS.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO PLACEMENT OF STORMVAULT.



DESIGN CRITERIA:			
1. JENSEN WILL PROVIDE A CUSTOM STRUCTURAL DESIGN FOR JENSEN STORMVAULT SYSTEMS THAT EXCEED THE STATED DESIGN CRITERIA (I.E. DEEPER OR SHALLOWER BURY, SEISMIC CRITERIA, ADDITIONAL LOADS, ETC.)			
2. DESIGN SPEC: AASHTO LRFD BRIDGE DESIGN SPECIFICATION			
3. LOAD CRITERIA: AASHTO HL-93 WHEEL LOADS PARALLEL & PERPENDICULAR			
4. BURY DEPTH TO TOP OF SYSTEM: 2' MIN - 5' MAX			
5. GROUNDWATER LEVEL BELOW THE BOTTOM OF THE SYSTEM			
6. SOIL UNIT WEIGHT - 110 lbs/cu.ft. & EQUIVALENT LATERAL EARTH PRESSURE (ACTIVE) - 40 lbs/cu.ft.			

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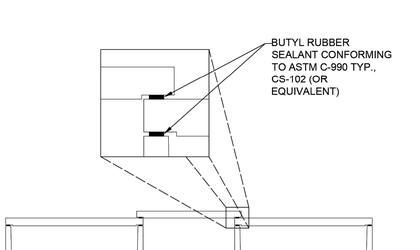
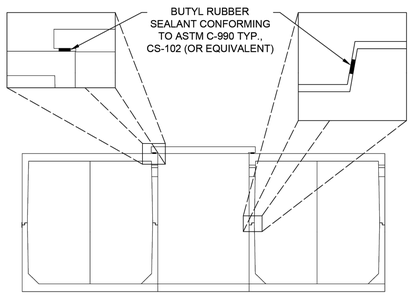
Infrastructure JENSEN WWW.JENSENPRECAST.COM	DESCRIPTION: STORMVAULT DETENTION - SINGLE VAULT		REV:
	DETAIL: JENSO_SBC1_01	DRAWN BY: G. SINGH	SHEET: 1 OF 1
	CREATED: 4/4/2025	MODIFIED: 5/2/2025	

INSTALLATION:

- SEAL THE HORIZONTAL JOINT BETWEEN THE MODULES, TOP SLAB, AND BRIDGE SLAB CONNECTIONS OF ALL PERIMETER STORMVAULT MODULES WITH PREFORMED BUTYL RUBBER SEALANT COMPLIANT WITH ASTM C-990, CS-102 OR EQUIVALENT. THIS MATERIAL DOES NOT CREATE A WATERTIGHT SEAL.
- NO SEALANT SHALL BE USED ON THE END WALLS OR BETWEEN ADJACENT MODULES AND SHALL RECEIVE JOINT WRAP ONLY. JOINTS WITH A SPACING GREATER THAN 1 INCH SHALL BE FILLED WITH NON-SHRINK GROUT.
- ALL EXTERIOR ROOF JOINTS AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMVAULT MODULES MUST BE SEALED CONFORMING TO ASTM C-877, CS-212 OR EQUIVALENT. THE JOINT WRAP DOES NOT CREATE A WATERTIGHT SEAL, AND ITS SOLE FUNCTION IS TO PROVIDE A BARRIER THAT PREVENTS SILT AND SOIL INTRUSION.
- CLEAN THE SURFACE WITH A BRUSH AND REMOVE ANY DIRT, DEBRIS, FLASHING, OR CONCRETE HIGH POINTS BEFORE INSTALLING THE JOINT WRAP.
- TO APPLY JOINT WRAP TO A HORIZONTAL JOINT, BEGIN BY REMOVING THE RELEASE PAPER FROM THE ADHESIVE SIDE AND APPLY THE JOINT WRAP TO THE CONCRETE. CONTINUE AROUND THE JOINT BY REMOVING THE RELEASE PAPER AS THE ROLL IS UNROLLED. PRESS THE WRAP FIRMLY BY HAND AGAINST THE ENTIRE SURFACE AS IT IS APPLIED TO ASSURE FULL CONTACT.
- THE ADHESIVE SIDE OF THE JOINT WRAP IS PROTECTED BY RELEASE PAPER. POSITION THE TAPE WITH THE ADHESIVE SIDE FACING DOWN AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU APPLY IT. PRESS THE JOINT WRAP FIRMLY ONTO THE STORMVAULT MODULE SURFACE DURING INSTALLATION.



ISO VIEW



DOUBLE VAULT

SINGLE VAULT

DESIGN CRITERIA:			
1. JENSEN WILL PROVIDE A CUSTOM STRUCTURAL DESIGN FOR JENSEN STORMVAULT SYSTEMS THAT EXCEED THE STATED DESIGN CRITERIA (I.E. DEEPER OR SHALLOWER BURY, SEISMIC CRITERIA, ADDITIONAL LOADS, ETC.)			
2. DESIGN SPEC: AASHTO LRFD BRIDGE DESIGN SPECIFICATION			
3. LOAD CRITERIA: AASHTO HL-93 WHEEL LOADS PARALLEL & PERPENDICULAR			
4. BURY DEPTH TO TOP OF SYSTEM: 2' MIN - 5' MAX			
5. GROUNDWATER LEVEL BELOW THE BOTTOM OF THE SYSTEM			
6. SOIL UNIT WEIGHT - 110 lbs/cu.ft. & EQUIVALENT LATERAL EARTH PRESSURE (ACTIVE) - 40 lbs/cu.ft.			

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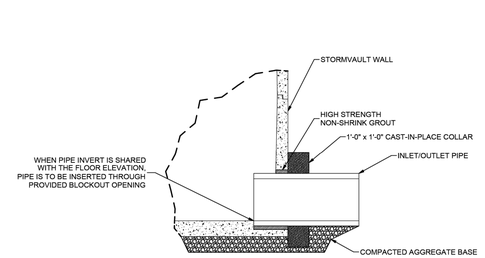
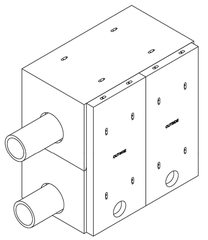
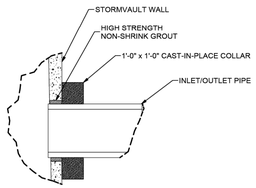
Infrastructure JENSEN WWW.JENSENPRECAST.COM	DESCRIPTION: STORMVAULT - SEALANT AND JOINT WRAP DETAILS		REV:
	DETAIL:	DRAWN BY: G. SINGH	SHEET: 1 OF 1
	CREATED: 4/4/2025	MODIFIED: 5/2/2025	



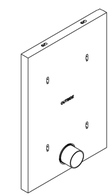


CULVERT PIPE CONNECTION



INSTALLATION:

- SOIL-TIGHT CONNECTIONS: PIPE INSTALLATION SHALL CONFORM STRICTLY TO THE PROJECT PLANS AND SPECIFICATIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND PRECAST OPENING SHALL BE SEALED USING NON-SHRINK GROUT MEETING THE MATERIAL AND PERFORMANCE CRITERIA SPECIFIED IN THE PROJECT SPECIFICATIONS TO ENSURE A SOIL-TIGHT SEAL.
- WATER-TIGHT CONNECTIONS: CONNECTIONS SHALL BE ESTABLISHED BY CORE DRILLING INFIELD AND INSTALLING A FLEXIBLE RUBBER BOOT OR LINK-SEAL® TO ENSURE WATERTIGHT SYSTEM INTEGRITY. PIPE INSTALLATION SHALL CONFORM IN STRICT ACCORDANCE WITH THE APPROVED PROJECT PLANS AND SPECIFICATIONS.



END WALL PIPE CONNECTION

DESIGN CRITERIA:			
1. JENSEN WILL PROVIDE A CUSTOM STRUCTURAL DESIGN FOR JENSEN STORMVAULT SYSTEMS THAT EXCEED THE STATED DESIGN CRITERIA (I.E. DEEPER OR SHALLOWER BURY, SEISMIC CRITERIA, ADDITIONAL LOADS, ETC.)			
2. DESIGN SPEC: AASHTO LRFD BRIDGE DESIGN SPECIFICATION			
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Infrastructure JENSEN WWW.JENSENPRECAST.COM	DESCRIPTION: STORMVAULT - PIPE CONNECTION DETAIL		REV:
	DETAIL:	DRAWN BY: G. SINGH	SHEET: 1 OF 1
	CREATED: 4/4/2025	MODIFIED: 5/2/2025	

CITY SUPPLIED AND CONTRACTOR INSTALLED

NO.	REVISIONS	BY	DATE
A			
A			
A			
A			
A			

BENEN

1082 Sunrise Avenue, Suite 100
Roseville, California 95661
T 916.783.4100

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DESIGN BY :	CAO
DRAWN BY :	DOC/ATV
CHECKED BY :	CAO
SCALE :	1"=XX'
DATE :	6/10/26
PROJ NO. :	264001

MILLS CROSSING IMPROVEMENT PLANS

CIVIL DETAILS

CITY OF RANCHO CORDOVA — CALIFORNIA

100% CIVIL
FOR CONSTRUCTION
06/10/2026
PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — CIVIL

C7.04

20 OF 27

Login Name: dcruz
Plot Date: June 12, 2026 – 4:04 pm
File Name: P:\Proj\264001-Rancho Cordova-Mills Crossing\11-PLANS\MASTERS\SHEETS ROW\C-7.04_DT.dwg
XREFS: Parking Striping_Parallel | Detectable Warning at AC | CURB TRANSITION | BDR-XXXXX_J_24x36 LAND DEV | Speed Table Detail

EXHIBIT B
INSURANCE REQUIREMENTS

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

Initial _____

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

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

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

2. Commercial General and Automobile Liability Insurance.

General requirements. Contractor, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS ($2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at

least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

2.1 Minimum scope of coverage. Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

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

a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Contractor, including the insured's general supervision of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; and automobiles owned, leased, or used by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.

b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

d. Any failure of Contractor to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

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

3. All Policies Requirements.

3.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

3.2 Verification of coverage. Prior to beginning any work under this Agreement, Contractor shall furnish City with certificates of insurance and with original endorsements

effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.3 Subcontractors. Contractor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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

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

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

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

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

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

MEMORANDUM

ITEM 10.1.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Assistant Director of Administrative Services - Finance

SUBJECT: **A RESOLUTION AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES TO BE COLLECTED ON THE 2026-2027 PROPERTY TAX ROLL**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize delinquent residential solid waste service charges to be collected on the 2026-27 property tax roll.

BACKGROUND

The Collection Services Contract ("Contract"), between the City of Rancho Cordova and Atlas Disposal, ("Atlas"), for residential garbage collection and recycling, allows Atlas to take any action legally available to collect past due amounts. Pursuant to Government Code Sections 38790.1 and 25831, one such action is for the city to assist Atlas by placing the delinquent accounts on the property tax roll.

The city's Municipal Code allows for the property tax rolls to be utilized for collecting delinquent charges, but in order for the city to assist Atlas, the City Council must approve two separate resolutions prior to recording a tax levy for delinquent residential solid waste accounts. The first resolution, which was adopted by the Council on June 1, 2026, established the intent of the City Council to transfer delinquent residential solid waste accounts to the tax rolls, as well as setting a Public Hearing for July 6, 2026, at 5:30 p.m. to take comments and objections from the public regarding the transfer of delinquent residential solid waste accounts to the tax roll. At the conclusion of the Public Hearing today, the Council will be asked to adopt the second resolution titled "A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be collected on the Property Tax Roll."

As of June 22, 2026 the total number of accounts with delinquent charges that have been identified to be transferred to the tax roll is 831, and a total amount of $406,338.13. The amount to be submitted to the County Auditor's Office for inclusion on the tax roll will be reduced by the number of current delinquent accounts that submit payment in the interim. Atlas will provide the city with a final delinquency list immediately after the county levy submission on August 21, 2026, which will capture any last minute payments made to Atlas.

The amount collected on the tax rolls may not reflect all of the total-to-date delinquent charges, since the delinquent solid waste levy may only legally include accounts that were delinquent at March 1, 2026.

Public Notification Process

As required by the Sacramento County Assessor's Office for the property tax lien process, Atlas sent two letters to the property owners of delinquent solid waste accounts, one in May and the second in June. The letters requested payment of the account and advised that unpaid delinquent accounts would be included on a list and presented to the City Council at a Public Hearing on July 6, 2026, to be confirmed by Council resolution. The letter also informed the property owners that the confirmed delinquent accounts, together with a ten percent penalty and five percent administrative charge, would be placed on the County of Sacramento tax rolls to be collected with the property tax.

Property Tax (Levy) Collection Process

The Sacramento County Assessor's office places delinquent utility charges on the property tax rolls. Under the Property Tax Collection Process, the delinquent utility charges are placed on the property tax roll annually in August, collected by the county the following December and April, and remitted to the city in January and May. The city then processes a payment to Atlas for the amount received from the County minus a city administrative cost.

FISCAL IMPACT AND FUNDING SOURCE

The city will receive a 10% administrative fee, based on the final balance transferred to the property tax roll, to cover the cost of administering the program.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES BE COLLECTED ON THE 2026-2027 PROPERTY TAX ROLL

WHEREAS, in 2024 the City of Rancho Cordova executed the Collection Services Contract with Atlas Disposal ("Atlas") for the provision of residential solid waste collection and recycling services; and

WHEREAS, the Collection Services Contract requires Atlas to bill residential solid waste accounts for garbage collection and recycling services; and

WHEREAS, pursuant to Government Code sections 38790.1 and 25831, the city may assist Atlas in collection of past due accounts; and

WHEREAS, the property tax collection process has been used, by both the City of Rancho Cordova and County of Sacramento, for many years to collect delinquent utility charges; and

WHEREAS, Atlas did, on the 20th day of May, 2026, file with the City of Rancho Cordova a written report containing a description of each parcel of real property and the amount of the delinquent solid waste service charges proposed to be collected on the tax roll; and

WHEREAS, the City Council subsequently did, on the 1st day of June, 2026, adopt a Resolution of Intention No. 72-2026 to order delinquent solid waste service charges and late penalties to be collected on the tax roll at the same time and in the same manner as the general tax levy for County purposes and to set a public hearing for such purpose; and

WHEREAS, the Clerk of said City Council has duly caused notice by publication in the time, form and manner provided by law, of the time when and the place where any and all persons having objections to the proposed collection should not be carried out; and

WHEREAS, this is the time and place set for hearing on said matter; and

WHEREAS, said City Council has received no objections or protests of any kind or nature against the proposed action or against the amount of such charges.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the delinquent solid waste service charges report provided by Atlas, attached hereto as Exhibit A, is hereby adopted, confirmed, ratified and approved to be transferred to the County property tax rolls for collection.

BE IT FURTHER RESOLVED that Atlas is hereby authorized and directed to delete from the report any and all delinquent accounts which are paid in full on or before the 1st day of August, 2026, the date when the Direct Levy data file must be received by the County.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova
Residential Refuse Delinquencies
as of June 22, 2026

PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
077-0163-011-0000	JOSEPH LOUIS & MARQUEL FOSTER	10162 CRAWFORD WAY	SACRAMENTO	CA	958272461	1,778.08
076-0153-012-0000	JESSE DRESBABH	2678 GARRET WAY	RANCHO CORDOVA	CA	95670	1,456.90
057-0134-002-0000	JULIO BETANCOURT	10704 BECLAN DR	RANCHO CORDOVA	CA	956704922	1,210.24
077-0191-024-0000	RUTH A WRIGHT	6909 MAITA CIR	SACRAMENTO	CA	958202111	1,203.36
076-0071-001-0000	MIRANDA WADLE	2236 RHODA WAY	RANCHO CORDOVA	CA	95670	1,092.24
058-0162-012-0000	SHARON CEBRIAN	2320 CANO CT	RANCHO CORDOVA	CA	956703916	1,158.63
075-0410-002-0000	CHRISTINA RODRIQUEZ	2252 EL CEJO CIR	RANCHO CORDOVA	CA	956703161	1,158.63
075-0291-003-0000	ALLEN SCARBROUGH	2418 EL BURLON CIR	RANCHO CORDOVA	CA	956703116	1,148.02
072-2540-022-0000	SECRETARY OF VETERANS AFFAIRS	11030 CARMENET WAY	RANCHO CORDOVA	CA	956706991	1,119.80
058-0114-005-0000	SCOTT WILLLIAMS	10816 BERWICK WAY	RANCHO CORDOVA	CA	956704936	1,046.33
077-0163-011-0000	JOSEPH LOUIS & MARQUEL FOSTER	10160 CRAWFORD WAY	SACRAMENTO	CA	958272461	1,072.51
058-0122-007-0000	RAY TOLENTINO	2271 ZINFANDEL DR	RANCHO CORDOVA	CA	956705138	1,072.38
076-0103-017-0000	LINDA KAEHLER	2527 EL SEGUNDO DR	RANCHO CORDOVA	CA	956703403	996.08
068-0085-009-0000	WARREN J MADIGAN	9985 REDSTONE DR	SACRAMENTO	CA	958273501	962.52
068-0348-006-0000	DEREK POINTER	3366 ROUTIER RD	SACRAMENTO	CA	95827	960.08
056-0072-012-0000	ALFONSO & JUANITA F DOMINGUEZ	10490 AMBASSADOR DR	RANCHO CORDOVA	CA	956702272	961.12
056-0203-022-0000	STANLEY R WILLIAMS	10632 COLISEUM WAY	RANCHO CORDOVA	CA	956702407	961.12
067-2580-056-0000	ABDUL HASIB QAZIZADA	4473 DUCKHAWK CIR	RANCHO CORDOVA	CA	95742	961.12
067-2580-091-0000	ANGLE BARRON	12542 ROSEFINCH CT	RANCHO CORDOVA	CA	95742	961.12
067-2600-063-0000	SUNDRIDGE VILLAS PROPERTY LLC	11652 FIORENZA LN	RANCHO CORDOVA	CA	95742	961.12
075-0191-011-0000	DIANE C RAFAEL	2229 W LA LOMA DR	RANCHO CORDOVA	CA	956703153	961.12
057-0234-003-0000	BENYAMIN MAOR	2709 BARBERA WAY	RANCHO CORDOVA	CA	956704804	944.47
072-0192-011-0000	KAREN LOSER LUXTON	10522 SILVERWOOD WAY	RANCHO CORDOVA	CA	956705519	944.47
072-2470-048-0000	HARRISON LE	3573 ENVERO WAY	RANCHO CORDOVA	CA	956706961	972.19
072-2020-006-0000	ANTHONY PHAM & MYHANG CAO	10935 VIANO CT	RANCHO CORDOVA	CA	956706908	999.05
067-1160-060-0000	DEAN & DENAE M L LIMON	12720 KNIGHTSBROOK AVE	RANCHO CORDOVA	CA	957426723	884.30
057-0193-005-0000	BETTY J SMITH	2638 CHASSELLA WAY	RANCHO CORDOVA	CA	956704833	882.22
067-2470-003-0000	ALTAF SARKER/MAHBOBA SULTANA	12138 ALAMOSA DR	RANCHO CORDOVA	CA	957426784	870.99
077-0310-023-0000	DOLORES CHENEY	10194 ROCKINGHAM DR	SACRAMENTO	CA	958272451	838.32
077-0104-008-0000	PATTY BARBA	3017 PORTSMOUTH DR	RANCHO CORDOVA	CA	956705320	865.24
058-0018-005-0000	LORI WOOD	10636 COLOMA RD	RANCHO CORDOVA	CA	956703937	865.24
067-0590-040-0000	JAMES SWIFT	4309 HARTLAND WAY	RANCHO CORDOVA	CA	95742	865.24
067-0730-060-0000	AMY LEUGERS	5317 DUSTY ROSE WAY	RANCHO CORDOVA	CA	957428124	865.24
067-0670-058-0000	PETER PARRENAS	5412 JADE SPRINGS WAY	RANCHO CORDOVA	CA	957428133	865.24
067-0590-008-0000	ELIZABETH FORD	12017 MANDOLIN WAY	RANCHO CORDOVA	CA	957428084	865.24
056-0392-003-0000	CARLOS & LEA HERNANDEZ	2620 SARDA WAY	RANCHO CORDOVA	CA	956703722	865.24
067-0680-013-0000	THELMA CASH	5569 COPPER SUNSET WAY	RANCHO CORDOVA	CA	95742	865.24
077-0380-001-0000	ALISON BAKER	3633 MADDIEWOOD CIR	SACRAMENTO	CA	958273066	865.24
077-0324-004-0000	CHRIS FRY	10218 ROCKINGHAM DR	SACRAMENTO	CA	958272454	865.24
067-0730-041-0000	JEREMY P JOHNSON	5106 OTTER POND WAY	RANCHO CORDOVA	CA	957428122	865.24
067-0460-010-0000	DEMING XIAO & QUYUE CHU	13408 MIDDLE FORK LN	LOS ALTOS HILLS	CA	940222420	865.24
067-0760-036-0000	LETICIA MADAN	4831 AZALEA PARK WAY	RANCHO CORDOVA	CA	957428181	865.24
072-0162-002-0000	BRIDGET T GOMEZ	2904 WESTON WAY	RANCHO CORDOVA	CA	956705525	865.24
067-0700-013-0000	PEDRO & LUPE TROCHE	PO BOX 20332	RIO PIEDRAS	PR	00928	865.24
067-0680-036-0000	RANDALL OGANS	5521 MOSSY STONE WAY	RANCHO CORDOVA	CA	957428184	865.24
072-2940-044-0000	KEELY & RYAN PERCY	3615 ROCKDALE DR	RANCHO CORDOVA	CA	957427781	865.24
068-0344-001-0000	JUDITH SEPULVEDA	3336 HOGARTH DR	SACRAMENTO	CA	958272341	865.24
068-0091-031-0000	JAMI N GORDON	9921 REDSTONE DR	SACRAMENTO	CA	958273501	865.24
067-0730-092-0000	BRIAN HENDERSON & DINA VIVIANI	5215 ROSE CANYON CT	RANCHO CORDOVA	CA	957428147	865.24
068-0142-028-0000	JENNIFER CARTER	10009 CRISTO DR	SACRAMENTO	CA	958298132	865.24
072-3290-001-0000	KRISHNAPPA BANGALORE	11058 INTERNATIONAL DR	RANCHO CORDOVA	CA	956708005	865.24
077-0380-007-0000	JAMES DAVIS II	3609 MADDIEWOOD CIR	SACRAMENTO	CA	958273066	865.24
072-2570-027-0000	OLGA NEDEOGLO	3437 GRAPPA WAY	RANCHO CORDOVA	CA	956706411	865.24
077-0324-016-0000	TELISA S LEAVY	3369 HARTSELLE WAY	SACRAMENTO	CA	958272449	865.24
058-0216-008-0000	TONY & CINDY ZEPEDA	10718 SEGOVIA WAY	RANCHO CORDOVA	CA	956704006	865.24
056-0195-013-0000	PEDRO CASTILLO	2013 MCGREGOR DR	RANCHO CORDOVA	CA	956702416	865.24
057-0083-001-0000	ENRIQUE & KIMBERLY A OCHOA	2551 MOSCANO WAY	RANCHO CORDOVA	CA	956703820	865.24
075-0400-008-0000	CHRIS REDMON/MARIA REDMON	2292 EL CEJO CIR	RANCHO CORDOVA	CA	956703160	865.24
072-2900-047-0000	LISA & RON SEWARD	12719 EVANSTON WAY	RANCHO CORDOVA	CA	957427803	865.24
056-0424-017-0000	MITTIE L BURNETT	3565 PLEASANT VIEW LN	SHINGLE SPRINGS	CA	95682	865.24
067-0590-081-0000	JASMINE & MARCUS FLETCHER	4340 HARTLAND WAY	RANCHO CORDOVA	CA	957428082	865.24
067-0770-076-0000	OLUWASEUN FASUGBE	19713 LAKE PARK DR	LYNWOOD	IL	604111556	865.24
067-1220-051-0000	CLIFF ESCOQUE	11909 MONTRON WAY	RANCHO CORDOVA	CA	957428241	865.24
067-1250-093-0000	KRYSTAL & ERIK MURPHY	12842 GLASS BEACH DR	RANCHO CORDOVA	CA	957426757	865.24
067-1310-025-0000	DOMINIC AVITABILE-PEREZ	12839 CARRIZO PLAIN WAY	RANCHO CORDOVA	CA	957426770	865.24

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
075-0292-008-0000	STEWART GREGORY/STEWART SOPHIA	2469 EL BURLON CIR	RANCHO CORDOVA	CA	956703115	865.24
067-1140-027-0000	HYUNCHUL LEE	4043 CYPRESS GROVE DR	RANCHO CORDOVA	CA	957426711	865.24
068-0152-003-0000	EMILIO AVEYTUA	5455 S 5475 W	SALT LAKE CITY	UT	84118	865.24
058-0071-009-0000	SAMUEL BELL	2320 PINTURO WAY	RANCHO CORDOVA	CA	956705230	865.24
076-0133-012-0000	DANIYAL ADAMS	2609 ELLENBROOK DR	RANCHO CORDOVA	CA	956703509	865.24
067-0620-040-0000	PHILLIP & MARCELLENE DERBIGNY	11852 PYXIS CIR	RANCHO CORDOVA	CA	957428056	865.24
056-0064-012-0000	ERNEST RAUBACK	2132 FARNSWORTH WAY	RANCHO CORDOVA	CA	956702268	865.24
067-1310-006-0000	SINGH JAY	4113 SALT POINT WAY	RANCHO CORDOVA	CA	957426626	865.24
076-0165-002-0000	HANNAH AND DANIEL ALGER	10204 MALAGA WAY	RANCHO CORDOVA	CA	956703313	865.24
067-1270-069-0000	DEREK MARTIN	12812 OPALINE CT	RANCHO CORDOVA	CA	957426629	865.24
056-0383-014-0000	JUANA M SANCHEZ	1452 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702844	865.24
077-0113-022-0000	ERIC LEYNES	10445 ABBOTTFORD WAY	RANCHO CORDOVA	CA	956705801	865.24
068-0433-010-0000	ELMAR O G CONTRERAS	9825 WOODHOLLOW WAY	SACRAMENTO	CA	958272828	865.24
067-1340-014-0000	WILLIAM R CHENG & TONY Q LEE	12849 SCHOLARLY WAY	RANCHO CORDOVA	CA	957426927	865.24
077-0324-033-0000	BRIAN REESE & NAYZETH NAVA	10212 GOINYOUR WAY	SACRAMENTO	CA	958272445	865.24
056-0250-012-0000	RICHARD AL GIVENS	10641 COLOMA RD	RANCHO CORDOVA	CA	956703938	865.24
067-2590-034-0000	SUNRIDGE VILLAS PROPERTY LLC	11678 VENITIA LN	RANCHO CORDOVA	CA	95742	865.24
067-2550-053-0000	TIA AMADOR	12644 PATAGONIAN WAY	RANCHO CORDOVA	CA	95742	865.24
067-2590-047-0000	SUNRIDGE VILLAS PROPERTY LLC	11620 FIORENZA LN	RANCHO CORDOVA	CA	95742	865.24
067-2590-044-0000	SUNRIDGE VILLAS PROPERT LLC	11632 FIORENZA LN	RANCHO CORDOVA	CA	95742	865.24
058-0074-001-0000	BARBARA MARKHAM	2321 SONATA DR	RANCHO CORDOVA	CA	956705246	865.24
068-0350-013-0000	WILLIE A MARTIN	10010 BEXLEY DR	SACRAMENTO	CA	958272302	865.24
076-0162-007-0000	ROBERT HENRY	2621 SOBRANTE WAY	RANCHO CORDOVA	CA	956703315	865.24
077-0064-008-0000	VAN E HARRISON	3004 BLACKPOOL WAY	RANCHO CORDOVA	CA	956705308	865.24
072-0364-003-0000	DIANE DELLAMAGGIORE	10873 PAIUTE WAY	RANCHO CORDOVA	CA	95670	865.24
056-0112-008-0000	TERRY FORTNER	2117 DANBURY WAY	RANCHO CORDOVA	CA	956702206	865.24
075-0243-002-0000	BETTY KRAUS	2274 LA GRAMA DR	RANCHO CORDOVA	CA	956703155	865.24
068-0520-020-0000	EBONY ALLEN	3059 EXPLORER DR	SACRAMENTO	CA	958272718	865.24
072-2020-028-0000	JAMES CANNON	10981 PELARA WAY	RANCHO CORDOVA	CA	956706911	865.24
068-0346-023-0000	DEMETRIUS BELLAMY	5050 LAGUNA BLVD UNIT 112 5	ELK GROVE	CA	957584193	865.24
067-0840-042-0000	EBERECHI LYNCH	4094 TENAJA WAY	RANCHO CORDOVA	CA	957427745	832.17
068-0137-001-0000	NORMA ORTIZ & MARIA GARCIA	1529 36TH ST	SACRAMENTO	CA	958166608	832.17
058-0390-057-0009	KELLY KRAGEN	2016 ZINFANDEL DR	RANCHO CORDOVA	CA	95670	832.17
067-2600-007-0000	TRICON SUNRIDGE	PO BOX 34432	CHARLOTTE	NC	282344432	1,042.81
057-0172-019-0000	DOUGLAS PARKER	2610 BARBERA WAY	RANCHO CORDOVA	CA	956703706	858.36
058-0390-053-0015	BRIE M BENNETT	11012 COBBLESTONE DR	RANCHO CORDOVA	CA	956704231	858.36
058-0116-001-0000	CALIFORNIA FAM HM BUYERS LLC	8593 KERMES AVE	FAIR OAKS	CA	956283832	858.36
056-0064-019-0000	DAVID D DE LA CRUZ	10454 AMBASSADOR DR	RANCHO CORDOVA	CA	956702273	858.36
056-0270-005-0000	CHAD M MCKEOWN	2212 RIVER TRAILS CIR	RANCHO CORDOVA	CA	956702223	858.36
068-0060-007-0000	GABRIEL TORRES	9900 REDSTONE DR	SACRAMENTO	CA	958273502	858.36
077-0300-024-0000	ROBERT O PACHELBEL	1650 CLAYCORD AVE	CONCORD	CA	945212217	823.58
067-0850-064-0000	PRINCESS DIXSON	12413 CANYONLANDS DR	RANCHO CORDOVA	CA	957427712	841.00
058-0024-013-0000	ROBERT & AMBER YOUNG	2505 ANGIE WAY	RANCHO CORDOVA	CA	956704929	870.64
067-0530-030-0000	NICHOLAS DUNN/MYKHANH NGUYEN	4370 CREGAN CT	RANCHO CORDOVA	CA	957428090	818.93
068-0471-029-0000	KRYSTAL WILLIAMS	3245 PEGASUS WAY	SACRAMENTO	CA	958272317	857.82
058-0061-007-0000	AVILA JOSE R	2252 BENITA DR	RANCHO CORDOVA	CA	956704009	822.20
057-0042-004-0000	GARCIA CHRISTIAN L	10606 CHARDONAY DR	RANCHO CORDOVA	CA	956703812	811.66
067-0830-046-0000	KIRAN DESAI	3001 FORT HAMILTON PKWY STE 3A	BROOKLYN	NY	112181618	744.17
076-0147-008-0000	JOHN V PALMER	2636 DAWES ST	RANCHO CORDOVA	CA	956703504	787.12
067-0930-010-0000	ESLEY & BOLIVIA SIMMONS	4036 BRANIGAN LAKE WAY	RANCHO CORDOVA	CA	957427775	778.99
077-0270-005-0000	DAWNIKA T Y SCHENCK	3300 NUT PLAINS DR	SACRAMENTO	CA	958272441	813.63
075-0700-019-0000	JUDITH M REYNEN	10630 MATHER BLVD	MATHER	CA	956554125	746.97
056-0270-078-0000	GABRIEL AMBRIZ	2216 TRAILS CT	RANCHO CORDOVA	CA	956702236	746.97
077-0113-023-0000	STEVEN R & LAURA A BERRY	10439 ABBOTTFORD WAY	RANCHO CORDOVA	CA	956705801	746.97
068-0346-019-0000	BONNIE ATKINSON	10024 VANGUARD DR	SACRAMENTO	CA	958272329	746.97
076-0041-015-0000	MONICA PEREZ	11065 FOLSOM BLVD	RANCHO CORDOVA	CA	956706101	746.97
058-0122-010-0000	JOHN & MARY E MCCANTS	2118 STARRLYN WAY	RANCHO CORDOVA	CA	956702234	726.39
058-0061-006-0000	ABGAR SARKISIAN	2248 BENITA DR	RANCHO CORDOVA	CA	956704009	733.65
077-0370-096-0000	SAMUEL VAYNSHTEYN/ ANATOLY &	3419 MISTY MORNING CIR	SACRAMENTO	CA	958273048	750.24
056-0125-002-0000	TREVER EVANSON	2119 KELLOGG WAY	RANCHO CORDOVA	CA	956702452	750.24
067-1250-072-0000	REBECA HAYES	12838 DAYLILY COAST LN	RANCHO CORDOVA	CA	957426762	750.24
072-2480-024-0000	REBECCA OSWALD	3517 ENVERO WAY	RANCHO CORDOVA	CA	956706960	717.17
067-1210-028-0000	MICHALE GRANT	11981 MIRCADO WAY	RANCHO CORDOVA	CA	957428252	745.06
058-0092-008-0000	JENNIFER C SHARP	10918 PLUMA CT	RANCHO CORDOVA	CA	956704112	744.49
072-2390-005-0000	REBECCA KRAMER	3351 TUALATIN WAY	RANCHO CORDOVA	CA	956706957	742.76

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
072-0361-085-0000	GLENN AND LEANN RAE OSBORNE	2911 PLATINUM CT	RANCHO CORDOVA	CA	956705625	739.06
072-0151-005-0000	TAMMY D YOUNG	2936 MILLS PARK DR	RANCHO CORDOVA	CA	956705502	738.74
057-0010-057-0000	BARBARA G ALDEN	2360 RUDAT CIR	RANCHO CORDOVA	CA	956703946	691.33
067-2580-047-0000	BRITTANY SPRINGS	4431 DUCKHAWK CIR	RANCHO CORDOVA	CA	95742	683.40
068-0513-022-0000	LYSHA J LEWIS	9717 WOODHOLLOW WAY	SACRAMENTO	CA	958272722	682.23
068-0472-017-0000	SENGPHET PHIMMASENE	3200 SATURN DR	SACRAMENTO	CA	958272324	697.53
067-2390-005-0000	JASON PITTS	11986 ROQUEFORT WAY	RANCHO CORDOVA	CA	95742	748.05
077-0102-002-0000	BADIE BAHRAM	PO BOX 661471	SACRAMENTO	CA	958661471	666.55
072-3240-048-0000	CHARAN SODHI	11032 INTERNATIONAL DR	RANCHO CORDOVA	CA	956708004	692.74
067-1260-052-0000	RICARDO & HELENA MANCEBO	12719 THORNTONHALL DR	RANCHO CORDOVA	CA	957426752	692.74
057-0253-006-0000	CHRISTINE MCVICKER	2713 CABERNET WAY	RANCHO CORDOVA	CA	956704811	660.62
077-0324-038-0000	JOSHUA LARSEN	10232 GOINYOUR WAY	SACRAMENTO	CA	958272445	660.62
056-0133-001-0000	TAISIR SHURAFA	425 1ST ST UNIT 1304	SAN FRANCISCO	CA	941054624	660.62
076-0235-004-0000	DYLAN HICKMAN/LAURA DAYTON	2573 LA CUMBRA CIR	RANCHO CORDOVA	CA	956703455	659.46
068-0480-062-0000	LYDIA V MAURITS	9933 BEXLEY DR	SACRAMENTO	CA	958272333	659.46
067-0490-012-0000	JOSEPH DEMITRO	11800 SLATE FALLS WAY	RANCHO CORDOVA	CA	957428017	684.97
056-0310-045-0000	ANGELA & JOSEPH RIGDON	10079 KERN RIVER CT	RANCHO CORDOVA	CA	956702711	683.80
057-0232-014-0000	GUADALUPE GARCIA/ JULIETA DE	5344 MARCONI AVE APT 205	CARMICHAEL	CA	956084385	677.21
067-0500-008-0000	KEVIN & RICHELLE HOVER	11858 FIRE AGATE WAY	RANCHO CORDOVA	CA	957428068	661.09
067-0540-071-0000	NILAMA PATEL	11721 VILLAGE POND WAY	RANCHO CORDOVA	CA	95742	651.08
067-0800-102-0000	BENJAMIN AVILA	12212 CONSERVANCY WAY	RANCHO CORDOVA	CA	957427763	651.08
056-0440-016-0000	MARIA SO	2234 GREEN BLOSSOM CT	RANCHO CORDOVA	CA	956702345	651.08
068-0134-002-0000	REBECCA & ROGER HORNER	3417 COMET CT	SACRAMENTO	CA	958272924	651.08
067-0840-099-0000	PAUL & LINDA ROHRER	12309 MONTAUK WAY	RANCHO CORDOVA	CA	957427724	651.08
077-0132-019-0000	MARIA TERESA VIRGEN	2963 JOERGER ST	RANCHO CORDOVA	CA	956705314	651.08
077-0290-045-0000	GARRET CHERI RANDALL	10080 BISCANEWOODS WAY	SACRAMENTO	CA	958272331	651.08
067-0440-058-0000	MIAE JEON	11856 WHITE RAIN WAY	RANCHO CORDOVA	CA	957428003	651.08
057-0095-017-0000	JEANNINE M OTTEN	9208 PORTO BELLA WAY	ELK GROVE	CA	956242118	651.08
072-2970-201-0000	TIM LEARD	3149 MINTURN WAY	RANCHO CORDOVA	CA	956706271	651.08
067-0620-035-0000	DARLENE M GRAY	2021 E 22ND ST	OAKLAND	CA	946064118	651.08
067-0460-003-0000	MARSHA DEMAS	11895 AUTUMN SUNSET WAY	RANCHO CORDOVA	CA	957428009	651.08
068-0370-030-0000	MARCELL ALADO	9947 PALM GROVE DR	SACRAMENTO	CA	958273532	651.08
068-0364-044-0000	ERIC RAMOS	9914 PALM GROVE DR	SACRAMENTO	CA	958273533	651.08
067-0510-101-0000	HOWARD S LOUIE	11839 APPOLON DR	RANCHO CORDOVA	CA	957428074	651.08
072-2520-005-0000	WAHIDA TANIA	3285 OSELOT WAY	RANCHO CORDOVA	CA	956706982	651.08
067-0490-005-0000	FEEROZ SAKHI	11828 SLATE FALLS WAY	RANCHO CORDOVA	CA	957428017	651.08
072-2350-011-0000	ALEXANDER ILYUSHIN	11041 FIORE DR	RANCHO CORDOVA	CA	956706945	651.08
072-2600-004-0000	ARTUR MANUKYAN	3533 RAINSONG CIR	RANCHO CORDOVA	CA	956706983	651.08
068-0492-014-0000	ALEX P THOMASON	3529 SUNRISE PINES DR	SACRAMENTO	CA	958272950	651.08
067-0710-030-0000	JOMELEYN FRANCISCO	5345 OTTER POND WAY	RANCHO CORDOVA	CA	957428157	651.08
077-0064-003-0000	KYLE & AMANDA ROBINSON	10408 WHITE ROCK RD	RANCHO CORDOVA	CA	956705427	651.08
068-0125-004-0000	FRANKIE LY SINGH	10013 NEBULA WAY	SACRAMENTO	CA	958272933	651.08
068-0134-001-0000	JAMICA F THOMAS	3423 JUPITER DR	SACRAMENTO	CA	958272965	651.08
058-0221-014-0000	JOHN ELLIS	10607 VIANI WAY	RANCHO CORDOVA	CA	956703934	651.08
072-2600-050-0000	BEN SCHARLACH	10882 WATERBROOK WAY	RANCHO CORDOVA	CA	956706993	651.08
057-0313-006-0000	TIFFANY AUBEL	2609 LUVETA WAY	RANCHO CORDOVA	CA	956704914	651.08
067-0720-034-0000	DAVID VALLERGA	5420 MILL WATER CIR	RANCHO CORDOVA	CA	957428158	651.08
067-0540-077-0000	MONICA SAFFOLD	11751 VILLAGE POND WAY	RANCHO CORDOVA	CA	957428027	651.08
058-0171-006-0000	KARLEN NALBANDYAN	10717 CAMPANA WAY	RANCHO CORDOVA	CA	956703915	651.08
077-0103-014-0000	ALBERT E GILDING JR	3028 PORTSMOUTH DR	RANCHO CORDOVA	CA	956705321	651.08
057-0285-008-0000	JESSE C PALMER	2424 ARAMON DR	RANCHO CORDOVA	CA	956703803	651.08
077-0310-009-0000	YURI ZHUKOV & NINA TIMOFEYEVA	3242 FOLKLORE WAY	SACRAMENTO	CA	958272431	651.08
056-0310-054-0000	STEWART A JUDSON	10058 KERN RIVER CT	RANCHO CORDOVA	CA	956702712	651.08
077-0221-020-0000	ALEXANDR & VALENTINA GAIDUCHIK	1844 PARK OAK DR	ROSEVILLE	CA	956614055	651.08
067-0710-086-0000	TIFFANY BAKER	5448 COPPER SUNSET WAY	RANCHO CORDOVA	CA	957428162	651.08
077-0250-048-0000	ALEX & YELENA MARTYNOVSKAYA	10100 COUNTRYSIDE WAY	SACRAMENTO	CA	958272416	651.08
056-0392-002-0000	JUSTINE MAC	1772 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702735	651.08
067-0550-016-0000	CLAYTON REXROAT	11765 LOISDALE WAY	RANCHO CORDOVA	CA	95742	651.08
072-0362-026-0000	NORMAN HILL	2961 GWENDOLYN WAY	RANCHO CORDOVA	CA	95670	651.08
077-0235-004-0000	CHEN CUONG ENTERPRISES LLC	9993 WHIRL AWAY LN	ELK GROVE	CA	95624	651.08
077-0235-004-0000	CHEN CUONG ENTERPRISES LLC	9993 WHIRL AWAY LN	ELK GROVE	CA	95624	651.08
072-2970-236-0000	MOHAMMMAD R HARATI & FARZANEH	3168 BRIDGEWAY DR	RANCHO CORDOVA	CA	956706246	651.08
077-0161-015-0000	ELIOT & STEPHANIE PETERS	10119 CRAWFORD WAY	SACRAMENTO	CA	95827	651.08
076-0066-005-0000	UGRASEN CHIB	2439 MORAINE CIR	RANCHO CORDOVA	CA	956702022	651.08
072-2970-203-0000	RYAN HOLLOWAY	532 UNION ST #608	OAKLAND	CA	94607	651.08

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
077-0166-030-0000	BENJAMIN JOHNSON & JOHN DAY	3366 GLENMOOR DR	SACRAMENTO	CA	958272437	651.08
056-0310-015-0000	GUNVOR S & NILS A SOMMERHAUG	2217 BROAD RIVER CT	RANCHO CORDOVA	CA	956702702	651.08
077-0152-023-0000	DOMINGO CARDOZA	10480 ABBOTTFORD WAY	RANCHO CORDOVA	CA	956705839	651.08
067-0520-006-0000	SHUBPREET SANDHU	11952 PERICLES DR	RANCHO CORDOVA	CA	957428078	651.08
068-0444-002-0000	ALEJANDRO CISNEROS/MONICA TAPI	3208 EXPLORER DR	SACRAMENTO	CA	958272809	651.08
058-0380-006-0000	ADAM B BECK	2256 WINDWARD LN	RANCHO CORDOVA	CA	956704220	651.08
056-0122-004-0000	KATINA BOYER & JAMES B FRANK	2114 FORESTLAKE DR	RANCHO CORDOVA	CA	956702409	651.08
072-3230-013-0000	LESLYE JONES	10958 INTERNATIONAL DR	RANCHO CORDOVA	CA	956708000	651.08
072-2100-032-0000	ALEX THOI	10921 BELLONE WAY	RANCHO CORDOVA	CA	956706919	651.08
067-0700-073-0000	ERNESTO/ALEJANDRINA VELAZQUEZ	4819 COPPER SUNSET WAY	RANCHO CORDOVA	CA	957427796	651.08
068-0431-007-0000	JAMEEL TAYYEB	9792 RED CEDAR CIR	SACRAMENTO	CA	958272815	651.08
077-0191-015-0000	DON HAY	5250 PACIFIC ST SUITE A	ROCKLIN	CA	956772756	651.08
077-0191-024-0000	RUTH A WRIGHT	6909 MAITA CIR	SACRAMENTO	CA	958202111	651.08
077-0192-010-0000	HUGH & LUCILLE FULGHAM	10140 REBA CT	SACRAMENTO	CA	958272407	651.08
077-0192-022-0000	AULAH M BOSTICK	3332 GOULD WAY	SACRAMENTO	CA	958272458	651.08
077-0113-017-0000	STACEY A BASE	10467 ABBOTTFORD WAY	RANCHO CORDOVA	CA	956705801	651.08
075-0154-006-0000	ARBIN KUMAR	7593 SANGIOVESE DR	EL DORADO HILLS	CA	957627727	651.08
075-0154-006-0000	ARBIN KUMAR	7593 SANGIOVESE DR	EL DORADO HILLS	CA	957627727	651.08
058-0510-003-0000	TAMMY HOANG	2438 KAYWOOD CT	RANCHO CORDOVA	CA	956704234	651.08
068-0366-028-0000	LAURIE SMITH & BARBARA SCHERER	9923 OLD PLACERVILLE RD	SACRAMENTO	CA	958273531	651.08
057-0092-012-0000	ANGELA LEE	2616 VERDELLO WAY	RANCHO CORDOVA	CA	956703614	651.08
058-0115-012-0000	JAMAL J MAULE	10840 BALLANTRAE WAY	RANCHO CORDOVA	CA	956704934	651.08
072-2990-024-0000	FREIDBERG LAW CORP PSP	2443 FAIR OAKS BLVD	SACRAMENTO	CA	958257684	651.08
077-0171-017-0000	IRINA M PETRASHISHINA	6576 THALIA WAY	CITRUS HEIGHTS	CA	956215593	651.08
077-0171-017-0000	IRINA M PETRASHISHINA	6576 THALIA WAY	CITRUS HEIGHTS	CA	956215593	651.08
072-0202-014-0000	TIMOTHY BAKER	10556 SILVERWOOD WAY	RANCHO CORDOVA	CA	956705532	651.08
058-0182-017-0000	ANDRIA LLOYD/EDWIN C & NANCY A	10819 GADSTEN WAY	RANCHO CORDOVA	CA	956705101	651.08
068-0142-028-0000	JENNIFER CARTER	9845 LINCOLN VILLAGE DR	SACRAMENTO	CA	958273401	651.08
072-3260-002-0000	VINCENT AYALA	3253 GOSPORT WAY	RANCHO CORDOVA	CA	956708019	651.08
072-3290-022-0000	JESS CLUSTER	3282 PROSPECT PARK DR	RANCHO CORDOVA	CA	95670	651.08
057-0143-002-0000	KHALID HAMID	10471 MALAGA WAY	RANCHO CORDOVA	CA	956703648	651.08
056-0410-012-0000	QUANG T PHAM	11140 RHINE RIVER CT	RANCHO CORDOVA	CA	95670	651.08
058-0126-001-0000	SHANE ENGSTROM	10842 WALNUTWOOD WAY	RANCHO CORDOVA	CA	956705143	651.08
068-0137-001-0000	NORMA ORTIZ & MARIA GARCIA	1529 36TH ST	SACRAMENTO	CA	958166608	651.08
072-1340-031-0000	KELLY DRISKELL	10579 RAGTIME CIR	RANCHO CORDOVA	CA	956707331	651.08
072-0320-010-0000	CARL & REBECCA GEORGE	10649 OLSON DR	RANCHO CORDOVA	CA	956705619	651.08
076-0270-005-0000	ALYA ALNASSIRY	10115 MALAGA WAY	RANCHO CORDOVA	CA	956703311	651.08
077-0234-003-0000	HUGO RODRIGUEZ QUINTERO	3196 LAURELHURST DR	RANCHO CORDOVA	CA	956705741	651.08
077-0166-007-0000	GRADY DILLENBURG	6869 PENN DR	DUBLIN	CA	94568	651.08
077-0166-007-0000	JUDY DILLENBURG	10154 DE SOTO WAY	SACRAMENTO	CA	958272404	651.08
058-0480-008-0000	LEO J LEVAC	2302 SUMMERFIELD CT	RANCHO CORDOVA	CA	956704215	651.08
072-0172-016-0000	TRUONG C VO & NGUYEN NGUYEN	10539 MARCEL WAY	RANCHO CORDOVA	CA	95670	651.08
076-0093-023-0000	PRUDENCIL MARTINEZ	10347 HOLMES WAY	RANCHO CORDOVA	CA	956702016	651.08
077-0152-012-0000	ANT PROPERTIES INC	2880 SUNRISE BLVD SUITE 110	RANCHO CORDOVA	CA	957426547	651.08
072-0173-006-0000	KEY RENTAL PROPERTY MANAGEMENT	3508 CODY WAY SUITE 250	SACRAMENTO	CA	958641540	651.08
058-0041-011-0000	MAXERO TRUST/JORGE BARBA	2386 FRUITRIDGE RD	SACRAMENTO	CA	958223148	651.08
057-0043-008-0000	SURINDER OBEROI & NI M SUMIATI	10606 BECLAN DR	RANCHO CORDOVA	CA	956703807	651.08
076-0131-021-0000	SALVADOR MENDOZA	10301 COLOMA RD	RANCHO CORDOVA	CA	956702103	651.08
076-0091-001-0000	VIKRANT V DESSAI & SHWETA S	10300 BRENDA WAY	RANCHO CORDOVA	CA	956702003	651.08
072-2870-044-0000	MICHAEL DRAYTON	12766 EVANSTON WAY	RANCHO CORDOVA	CA	957427803	651.08
072-3410-004-0000	CARINE NAZHA	1015 HAYES ST UNIT B	SAN FRANCISCO	CA	941171621	651.08
072-2880-025-0000	ANDREW TONGONAN	12666 SOLSBERRY WAY	RANCHO CORDOVA	CA	957427840	651.08
072-2980-030-0000	ANTHONY STUBBLEFIELD	11059 INTERNATIONAL DR	RANCHO CORDOVA	CA	956706252	651.08
067-1130-133-0000	BRITTANY BELL	12748 CORDYLINE WAY	RANCHO CORDOVA	CA	957426725	651.08
057-0111-034-0000	CHRISTOPHER SARCONA/AMANDA	10557 MALAGA WAY	RANCHO CORDOVA	CA	956703751	651.08
077-0300-014-0000	ROBERT SHARRATT JR	3205 HOGARTH DR	SACRAMENTO	CA	958272345	651.08
076-0270-027-0000	JULIA JOHNSON	PO BOX 392	RANCHO CORDOVA	CA	95741	651.08
072-2960-061-0000	NORMAN FUJIWARA	3807 IVAN WAY	RANCHO CORDOVA	CA	957426701	651.08
077-0092-004-0000	JOSEPH IRELAND	409 SAFFLOWER PL	WEST SACRAMENTO	CA	95691	651.08
077-0260-015-0000	BENNIE ROBINSON JR	10263 ELLENWOOD AVE	SACRAMENTO	CA	958273004	651.08
067-1130-157-0000	JAMES P CHICO	4086 MACKERRICHER WAY	RANCHO CORDOVA	CA	957426733	651.08
072-2520-027-0000	EDWARD REGAN	3300 OSELOT WAY	RANCHO CORDOVA	CA	956706979	651.08
056-0290-005-0000	TRENT E HOSKINS	11232 SAUK RIVER CT	RANCHO CORDOVA	CA	956702914	651.08
077-0290-029-0000	RHONDA J BALDO	10048 VIEWOODS CT	SACRAMENTO	CA	958272330	651.08
076-0201-004-0000	MOHAMMAD SEERAT	2712 PASEO DR	RANCHO CORDOVA	CA	956703435	651.08

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
067-0920-062-0000	KIMBERLY&ANDREW GIRARDI/	11782 PLATO WAY	RANCHO CORDOVA	CA	957428107	651.08
067-0920-050-0000	BRANDIN FOREMAN	11785 PLATO WAY	RANCHO CORDOVA	CA	957428107	651.08
057-0173-015-0000	CHASE DAVIS & ASHLEY RICE	2663 BARBERA WAY	RANCHO CORDOVA	CA	956703743	651.08
077-0154-008-0000	ROBERT MCDONALDS	14 BINACA CT	SACRAMENTO	CA	958331136	651.08
056-0340-032-0000	KIM GIVENS	PO BOX 266	RANCHO CORDOVA	CA	957410266	651.08
067-1210-036-0000	ADAM ZECIRI	4289 PRIVAS WAY	RANCHO CORDOVA	CA	957428244	651.08
072-3230-045-0000	STANLEY MCDOWELL	PO BOX 611664	SAN JOSE	CA	951611664	651.08
056-0151-015-0000	YUNYUN TAO & LIBO WENG	2040 KELLOGG WAY	RANCHO CORDOVA	CA	956702435	651.08
077-0154-008-0000	ROBERT MCDONALDS	14 BINACA CT	SACRAMENTO	CA	958331136	651.08
072-0154-011-0000	JOSHUA BRANT	2929 MILLS PARK DR	RANCHO CORDOVA	CA	956705501	651.08
072-0363-018-0000	AN T & DANG NGUYEN	2934 GWENDOLYN WAY	RANCHO CORDOVA	CA	95670	651.08
067-1130-154-0000	THALIA EVANS	4074 MACKERRICHER WAY	RANCHO CORDOVA	CA	957426733	651.08
056-0391-004-0000	JOHN TENEYUCA	11008 WABASH RIVER CT	RANCHO CORDOVA	CA	956702728	651.08
056-0424-010-0000	DAVID A MUNOZ	2238 PALMWOOD CT	RANCHO CORDOVA	CA	956702314	651.08
058-0320-016-0000	MONIQUE MOON	2201 ELMCREST LN	RANCHO CORDOVA	CA	956704207	651.08
056-0101-023-0000	ADRIAN RONDAN	10612 AVERELL CT	RANCHO CORDOVA	CA	956702304	651.08
058-0152-008-0000	HRIPSIME & DAVID MANUKYAN	2356 BYRD DR	RANCHO CORDOVA	CA	956703956	651.08
077-0132-012-0000	JEOVANY JIMENEZ	10361 CARDIFF WAY	RANCHO CORDOVA	CA	956705309	651.08
067-1230-004-0000	CHRYSANTHY PREMIER LLC	11900 MIRCADO WAY	RANCHO CORDOVA	CA	957428250	651.08
072-3250-051-0000	NOUZAT KANBAR	3254 CORRELL WAY	RANCHO CORDOVA	CA	956708038	651.08
056-0385-002-0000	DENISE & PETER LOPEZ JR	1453 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702848	651.08
068-0346-016-0000	NATHAN DOBBS	10036 VANGUARD DR	SACRAMENTO	CA	958272329	651.08
056-0082-003-0000	BERNARD JACOBS	10482 ROSE HILL CT	RANCHO CORDOVA	CA	956702230	651.08
068-0460-003-0000	GUADALUPE & ALONDRA PAREDES	3430 GRANBY DR	SACRAMENTO	CA	958273521	651.08
072-2530-025-0000	ERIC STEPHENS	3370 MARQUAM WAY	RANCHO CORDOVA	CA	956706958	651.08
072-0191-012-0000	MELISSA & JESUS BARAJAS	3020 MILLS PARK DR	RANCHO CORDOVA	CA	956705504	651.08
075-0341-007-0000	MICHELE DROLETTE	2213 EL CEJO CIR	RANCHO CORDOVA	CA	956703121	651.08
067-1130-046-0000	DERRICK WILSON	12752 GLASS BEACH DR	RANCHO CORDOVA	CA	957426735	651.08
056-0191-006-0000	HYUN J A LEE & JU H KANG	10609 AMBASSADOR DR	RANCHO CORDOVA	CA	956702403	651.08
067-0450-113-0000	EDWARD CASS	52A DOMINGA AVE	FAIRFAX	CA	94930	651.08
056-0350-011-0000	SERENA A WEHRLI	11185 QUEBEC RIVER CT	RANCHO CORDOVA	CA	956702936	651.08
067-2470-005-0000	SURJIT KAILEY	12142 ALAMOSA DR	RANCHO CORDOVA	CA	957426784	651.08
056-0102-008-0000	REINA B CHAVEZ AND FRANCISCA	2237 ROSSMOOR DR	RANCHO CORDOVA	CA	956702305	651.08
067-0550-044-0000	TERRENCE RICHARDSON	4116 WOOD SPICE WAY	RANCHO CORDOVA	CA	957428031	651.08
067-1340-018-0000	ALAN KAUTTI	12833 SCHOLARLY WAY	RANCHO CORDOVA	CA	957426927	651.08
067-0560-079-0000	ESSONO F EKALE	11762 ARETE WAY	RANCHO CORDOVA	CA	957428045	651.08
072-1340-043-0000	ERICA E PARKER	10544 RAGTIME CIR	RANCHO CORDOVA	CA	956707329	651.08
057-0051-006-0000	SHRADER FAMILY TRUST	10423 DOLECETTO DR	RANCHO CORDOVA	CA	95670	651.08
067-2440-074-0000	AMIT KUMAR	4248 CROSSROADS WAY	RANCHO CORDOVA	CA	957426799	651.08
067-0450-014-0000	CORNELIA DOSTY	11761 AZALEA GARDEN WAY	RANCHO CORDOVA	CA	957428047	651.08
058-0330-022-0000	JOSHUA & ROXANNE PERRY	2218 KIMWOOD LN	RANCHO CORDOVA	CA	956704210	651.08
058-0211-001-0000	EVA M & ERNEST R MONTES	10660 COLOMA RD	RANCHO CORDOVA	CA	956703937	651.08
057-0141-021-0000	JAVIER M LUJANO	10240 COLOMA RD	RANCHO CORDOVA	CA	956703606	651.08
067-1230-029-0000	CHRISTIAN BALUYUT	879 BRUNSWICK ST	DALY CITY	CA	940141347	651.08
057-0252-002-0000	MELISA D/SCOTT MCKENZIE &	2716 CABERNET WAY	RANCHO CORDOVA	CA	956704812	651.08
058-0400-043-0000	BRADLEY D NYE	P. O. BOX 1536	RANCHO CORDOVA	CA	95741	651.08
056-0250-028-0000	RICHARD A GIVENS	10641 COLOMA RD	RANCHO CORDOVA	CA	956703938	651.08
075-0700-018-0000	MATTHEW L SCHULZE	2825 TIFFANY WEST WAY	SACRAMENTO	CA	958271419	651.08
056-0250-045-0000	LORRAINE KRUEGER	7819 CLAYPOOL WAY	CITRUS HEIGHTS	CA	956102706	651.08
057-0010-034-0000	MARIO LA SCHIAZZA	2325 RUDAT CIR	RANCHO CORDOVA	CA	956703929	651.08
067-1360-054-0000	JALAL SIDDIQUI	12664 MONTEREY PINE AVE	RANCHO CORDOVA	CA	95742	651.08
067-2590-045-0000	SUNRIDGE VILLAS PROPERTY LLC	11628 FIORENZA LN	RANCHO CORDOVA	CA	95742	651.08
057-0145-009-0000	MARIO R FUNES	10432 MALAGA WAY	RANCHO CORDOVA	CA	956703608	651.08
057-0151-009-0000	ASSET INVESTMENT MANAGERS INC	10512 MALAGA WAY	RANCHO CORDOVA	CA	956703604	651.08
057-0285-007-0000	JOSIE M BRYANT	2422 ARAMON DR	RANCHO CORDOVA	CA	956703803	651.08
067-0540-066-0000	GARRETT GATEWOOD	4067 COPPER LAKE WAY	RANCHO CORDOVA	CA	957428026	651.08
058-0073-005-0000	KALATRI M CAISE	2325 PINTURO WAY	RANCHO CORDOVA	CA	956705229	651.08
058-0103-001-0000	TROY J MARILAO	2339 SONATA DR	RANCHO CORDOVA	CA	956705246	651.08
067-0660-034-0000	JOSEANNA LIM	4098 KALAMATA WAY	RANCHO CORDOVA	CA	957428004	651.08
077-0340-004-0000	ROBERT J HILDITCH	3051 LAURELHURST DR	RANCHO CORDOVA	CA	956705710	651.08
057-0272-009-0000	JAMIE MACH	8921 BEDFORD AVE	FAIR OAKS	CA	956284026	651.08
058-0152-011-0000	HELEN FONG SAUCEDO/BRYAN	2370 BYRD DR	RANCHO CORDOVA	CA	956703956	651.08
058-0221-030-0000	JOSEPH CHR GARCIA	10686 AUDUBON WAY	RANCHO CORDOVA	CA	956703942	651.08
058-0223-017-0000	ROBERT CHA EDWARDS	2371 CORDOVA LN	RANCHO CORDOVA	CA	956703917	651.08
058-0330-010-0000	TRUST OF PAUR	2203 KIMWOOD LN	RANCHO CORDOVA	CA	956704209	651.08

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058-0340-006-0000	RAMIN NADERI	255 SUNGATE CT	VACAVILLE	CA	956888527	651.08
072-0134-025-0000	SAMUEL REED	2947 EVADNA DR	RANCHO CORDOVA	CA	956705406	651.08
067-0770-092-0000	DEHUA WANG/ XIAOLONG XU	11829 EVERDELL WAY	RANCHO CORDOVA	CA	957428100	651.08
067-0490-016-0000	MICHAEL OFFIAH	4228 TOPAZ VALLEY WAY	RANCHO CORDOVA	CA	957428023	651.08
068-0420-080-0000	LARRY W RUSHING	3332 FELTHAM WAY	SACRAMENTO	CA	958272314	651.08
068-0420-086-0000	OANH NGUYEN	3308 FELTHAM WAY	SACRAMENTO	CA	958272314	651.08
068-0443-023-0000	DANIEL L HENRY	9812 GARDENWOOD WAY	SACRAMENTO	CA	958272811	651.08
068-0472-009-0000	SONI JOHNSON	PO BOX 1351	ALAMEDA	CA	945010144	651.08
068-0513-003-0000	JAMES M KRAUS	15265 WINCHESTER BLVD #7W	LOS GATOS	CA	950302359	651.08
076-0103-005-0000	ERIC MORRISON	10252 LOS PALOS DR	RANCHO CORDOVA	CA	956703442	651.08
076-0164-025-0000	ANDREW J GEORGI	10201 MALAGA WAY	RANCHO CORDOVA	CA	956703369	651.08
076-0243-007-0000	MITSUE BETZ	2424 EL CHICO CIR	RANCHO CORDOVA	CA	956703124	651.08
076-0270-007-0000	PATRICIA M SMITH	10119 MALAGA WAY	RANCHO CORDOVA	CA	956703311	651.08
077-0064-016-0000	JULIE M MANZANARES	10431 BLACKBURN WAY	RANCHO CORDOVA	CA	956705305	651.08
077-0073-020-0000	LISA ANDERSON & LORIA MARTIN	3073 SWANSEA WAY	RANCHO CORDOVA	CA	956705349	651.08
077-0112-005-0000	VICTOR A SIMS	1300 LOS MOLINOS WAY	SACRAMENTO	CA	958642952	651.08
068-0072-004-0000	ROY COLLINS	9912 NEBULA WAY	SACRAMENTO	CA	958272914	651.08
077-0113-026-0000	GERTRUDE MITCHELL	10425 ABBOTTFORD WAY	RANCHO CORDOVA	CA	956705801	651.08
077-0152-022-0000	JOHNNIE R BRANNON	10449 ROCKINGHAM DR	RANCHO CORDOVA	CA	956705827	651.08
077-0280-041-0000	ROBERT BOTTOMS	10126 COUNTRY WAY	SACRAMENTO	CA	958272412	651.08
072-0202-036-0000	RUZANNA KARAPETYAN	10538 SILVERWOOD WAY	RANCHO CORDOVA	CA	956705532	651.08
077-0221-011-0000	MARIA DEL CARMEN & RICARDO	3245 SANBURY CIR	RANCHO CORDOVA	CA	956705720	651.08
068-0347-015-0000	MARIO LOPEZ	10005 VANGUARD DR	SACRAMENTO	CA	958272328	651.08
068-0350-005-0000	ORAWAN SYNHORST	10033 BEXLEY DR	SACRAMENTO	CA	958272301	651.08
056-0392-008-0000	MARIAN HITCHINGS	1804 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702811	651.08
068-0441-017-0000	ROB CLARK	3153 EXPLORER DR	SACRAMENTO	CA	958272831	651.08
057-0163-005-0000	EMILIO & GUADALUPE RAMIREZ	9461 TWIN LAKES AVE	ORANGEVALE	CA	956625422	651.08
075-0191-003-0000	BADIE BAHRAM	PO BOX 661471	SACRAMENTO	CA	958661471	651.08
076-0203-008-0000	WANDA COPELAND	2736 LOS AMIGOS DR	RANCHO CORDOVA	CA	956703431	651.08
056-0063-008-0000	ROBERT P CALLAHAN TRUST	2149 DANBURY WAY	RANCHO CORDOVA	CA	956702271	651.08
056-0424-014-0000	LUCY TURNER	2254 PALMWOOD CT	RANCHO CORDOVA	CA	956702314	651.08
072-2090-040-0000	WAYNE C HERNANDEZ	3248 ABOTO WAY	RANCHO CORDOVA	CA	956706925	651.08
058-0031-002-0000	JAIME MIRANDA	2606 BETSY WAY	RANCHO CORDOVA	CA	956704940	651.08
057-0052-012-0000	JENNIFER BOTTIMORE	2512 TORMOLO WAY	RANCHO CORDOVA	CA	956703631	651.08
056-0370-048-0000	DAVID CHAPMAN	11118 CONCORD RIVER CT	RANCHO CORDOVA	CA	956702835	651.08
067-1090-005-0000	KEITH M REESE	4251 ORPHEUS CIR	RANCHO CORDOVA	CA	957428212	681.42
067-2480-051-0000	KOBI KATAYANAG	4198 AURA WAY	RANCHO CORDOVA	CA	95742	681.24
077-0173-006-0000	ROWIE JARON	10409 GOLD EXPRESS DR # 310/330	GOLD RIVER	CA	95670	647.57
056-0290-037-0000	TOPORISTE GHERGHINA	2140 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702929	676.50
068-0441-036-0000	TYLER FACKRELL & OCTAVIO VELEZ	3205 RUSTICWOOD WAY	SACRAMENTO	CA	958272816	643.49
067-2600-064-0000	SUNRIDGE VILLAS PROPERTY LLC	11648 FIORENZA LN	RANCHO CORDOVA	CA	95742	660.54
067-0440-048-0000	MICHAEL MCKEE	11883 HERODIAN DR	RANCHO CORDOVA	CA	957428000	635.24
076-0133-014-0000	MARK B THOMAS	10370 DOLECETTO DR	RANCHO CORDOVA	CA	956703545	635.24
068-0111-012-0000	WILFREDO BRILLIANTES	3408 JUPITER DR	SACRAMENTO	CA	958272930	601.59
067-0560-024-0000	SARA MEZHLUMYAN	4407 NIOBE CIR	RANCHO CORDOVA	CA	957428044	624.89
067-2620-054-0000	ANGELITA GARCIA	12756 SPOTTED WREN CIR	RANCHO CORDOVA	CA	95742	624.89
072-2950-030-0000	JOHN P & CHONGE A TRIBUIANO	12579 BELLMEAD WAY	RANCHO CORDOVA	CA	957427793	624.89
067-0840-010-0000	DAVID & MONICA HUIZAR	4077 BIG MEADOW WAY	RANCHO CORDOVA	CA	957427741	624.89
058-0223-021-0000	ELISABETH NIDOY	2353 CORDOVA LN	RANCHO CORDOVA	CA	956703917	624.89
057-0161-006-0000	YOUNG & YEON KIM	2620 RIBIER WAY	RANCHO CORDOVA	CA	956703716	624.89
076-0234-009-0000	RICARDO SILVA & CYNTHIA ROJAS	2548 LA CUMBRA CIR	RANCHO CORDOVA	CA	956703456	624.89
057-0311-015-0000	BROOKE KENT	2406 CARIEL CT	RANCHO CORDOVA	CA	956704924	623.74
057-0010-037-0000	MARK & SVETLANA PANASYUK	2337 RUDAT CIR	RANCHO CORDOVA	CA	956703929	649.06
057-0111-029-0000	CARLOS & LEA HERNANDEZ	2620 SARDA WAY	RANCHO CORDOVA	CA	956703722	571.16
056-0421-002-0000	KEATON VAN PATTEN/KAELAN GOMES	2337 MILLS RANCH WAY	RANCHO CORDOVA	CA	956702337	585.22
067-0560-047-0000	MOHAMMAD & NARGIS ZAHIDI	3430 SUNRISE BLVD STE 1	RANCHO CORDOVA	CA	957427352	577.59
057-0064-012-0000	DAVID BLACK	2521 FURMINT WAY	RANCHO CORDOVA	CA	956703619	547.61
072-0361-075-0000	JOHN E SPENCER JR	2909 GWENDOLYN WAY	RANCHO CORDOVA	CA	956705611	547.61
077-0322-004-0000	ASIM SHAH	3317 NUT PLAINS DR	SACRAMENTO	CA	958272440	547.61
076-0054-007-0000	ROBERTA L TWEEDY	2229 MAXINE WAY	RANCHO CORDOVA	CA	956702018	547.61
072-2990-096-0000	JENAE ALECHKO	3112 EADES WAY	RANCHO CORDOVA	CA	956706279	547.61
067-0590-075-0000	ALAN R GIBLIN	4300 HARTLAND WAY	RANCHO CORDOVA	CA	957428082	547.61
057-0142-009-0000	RICHARD F VANDAGRIFF JR	10431 MALAGA WAY	RANCHO CORDOVA	CA	956703649	547.61
072-2970-206-0000	JENNIFER SANGUINO	3139 MINTURN WAY	RANCHO CORDOVA	CA	956706271	547.61
058-0480-014-0000	LUANN SMITH	PO BOX 277407	SACRAMENTO	CA	95827	547.61

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
056-0152-012-0000	NICKOLAS DIMITRIADIS	PO BOX 1688	FAIR OAKS	CA	956281688	547.61
076-0252-012-0000	RICHARD SEARS	2405 LA LOMA DR	RANCHO CORDOVA	CA	956703412	547.61
068-0520-022-0000	TAH 2018-1 BORROWER LLC	9752 GREENSBORO CIR	SACRAMENTO	CA	958272713	547.61
068-0123-010-0000	AMANDA ELSBERRY	9936 METEOR DR	SACRAMENTO	CA	958272912	547.61
067-0550-082-0000	HEELAY & OBAIDULLAH SADIQI	11746 BAGOTA WAY	RANCHO CORDOVA	CA	95742	547.61
056-0072-008-0000	VALENTIN SLIVINSKIY	10482 AMBASSADOR DR	RANCHO CORDOVA	CA	956702272	547.61
077-0380-020-0000	LOURDES NABABAN	3557 MADDIEWOOD CIR	SACRAMENTO	CA	958273067	547.61
068-0444-014-0000	WESLEY P WEIGLE	9833 CRIMSONWOOD WAY	SACRAMENTO	CA	958272806	547.61
077-0105-004-0000	NICHOLAS VERES THOMAS	3017 WINCHESTER WAY	RANCHO CORDOVA	CA	956705338	547.61
075-0720-018-0000	BRIAN T BATES	10015 KINGFISHER WAY	RANCHO CORDOVA	CA	956703190	547.61
058-0390-057-0002	ROBERTA CRAZE	7125 FAIR OAKS BLVD APT 425	CARMICHAEL	CA	95608	547.61
072-2920-006-0000	SUSAN MONTANA	3732 EDINGTON DR	RANCHO CORDOVA	CA	957427829	547.61
077-0370-010-0000	TANA J BUNDITRUTAVORN	3452 MISTY MORNING CIR	SACRAMENTO	CA	958273052	547.61
072-2600-047-0000	DAVID S GERGI	10870 WATERBROOK WAY	RANCHO CORDOVA	CA	956706993	547.61
067-0500-019-0000	PAUL KURIAN/BEULAH VEJENDLA	11883 FIRE AGATE WAY	RANCHO CORDOVA	CA	957428068	547.61
058-0500-017-0000	DALONNA BUTLER	11105 WOODKIRK CT	RANCHO CORDOVA	CA	956704238	547.61
056-0280-022-0000	BELINDA WEBBER	11220 RUSSIAN RIVER CT	RANCHO CORDOVA	CA	956702924	547.61
067-0920-070-0000	DEREK MOOK	3988 ARISTOTLE CIR	RANCHO CORDOVA	CA	957428105	547.61
068-0143-007-0000	JUAN AND SELENA ROCHA	3416 VIKING DR	SACRAMENTO	CA	958272836	547.61
068-0143-007-0000	JUAN AND SELENA ROCHA	3418 VIKING DR	SACRAMENTO	CA	958272836	547.61
072-2940-038-0000	EUGHENII MAZUR/SVETLANA MOORE	12571 SOLSBERRY WAY	RANCHO CORDOVA	CA	957427786	547.61
072-2980-054-0000	CHE-HUNG LIU	10962 STOURPORT WAY	RANCHO CORDOVA	CA	956706249	547.61
067-0570-020-0000	JIE HU & BRADY MCMICKEN	11748 DIONYSUS WAY	RANCHO CORDOVA	CA	957428041	547.61
057-0285-003-0000	CHRISTINA MORROW	2410 ARAMON DR	RANCHO CORDOVA	CA	956703803	547.61
067-1240-045-0000	SURINDER K GREWAL	12709 TOWER BEACH CT	RANCHO CORDOVA	CA	957426759	547.61
067-0770-069-0000	OM KANNUSAMI	11836 WINDHAM WAY	RANCHO CORDOVA	CA	957428099	547.61
056-0084-001-0000	TOSHIKO CONNER	PO BOX 8531	CITRUS HEIGHTS	CA	956218531	547.61
056-0143-004-0000	FIDEL VAZQUEZ	10804 AMBASSADOR DR	RANCHO CORDOVA	CA	956702430	547.61
068-0420-037-0000	SUNDER & ASHA SINGH	3333 HOGARTH DR	SACRAMENTO	CA	958272315	547.61
056-0270-020-0000	HELEN HUMMEL	2258 RIVER TRAILS CIR	RANCHO CORDOVA	CA	956702257	547.61
057-0263-010-0000	BARBARA G LAKE	10571 ZIBIBBA WAY	RANCHO CORDOVA	CA	956703826	547.61
058-0102-008-0000	DELORIS R JOHNSON	2393 PINTURO WAY	RANCHO CORDOVA	CA	956705248	547.61
058-0380-018-0000	M E HEINEKE	2253 WINDWARD LN	RANCHO CORDOVA	CA	956704219	547.61
072-0320-020-0000	JOHN E KURAKO & SPENCER KURAKO	2916 CALLE DEL SOL WAY	RANCHO CORDOVA	CA	956703508	547.61
068-0364-024-0000	DNA ENT LLC	9963 BURLINE ST	SACRAMENTO	CA	958273544	547.61
076-0073-007-0000	TRUST OF BARKEY	2248 CHASE DR	RANCHO CORDOVA	CA	956702040	547.61
077-0152-026-0000	CAROL L BERGSTROM	10490 DREXEL CT	RANCHO CORDOVA	CA	956705812	547.61
057-0054-004-0000	GEORGE TUCKER	2518 GANZAN WAY	RANCHO CORDOVA	CA	956703624	547.61
072-1350-068-0000	DAVID GIN	10706 BASIE WAY	RANCHO CORDOVA	CA	956707317	547.61
076-0202-008-0000	JACQUELINE PRICE	28 VILLA GARDENS CT	ROSEVILLE	CA	95678	547.61
077-0102-006-0000	CINDY TAYLOR	3020 RAMSGATE WAY	RANCHO CORDOVA	CA	956705327	562.59
067-2600-033-0000	SUNRIDGE VILLAS PROPERTY LLC	11672 GIACINTA LN	RANCHO CORDOVA	CA	95742	560.65
067-0560-061-0000	DEPARTMENT OF VETERANS AFFAIRS	11714 KOUROS WAY	RANCHO CORDOVA	CA	957428046	560.65
057-0162-010-0000	ANGEL AMAYA	2712 ARAMON DR	RANCHO CORDOVA	CA	956704802	560.65
056-0151-011-0000	VITALIY & LYUDMILA BOBYLEV	2024 KELLOGG WAY	RANCHO CORDOVA	CA	956702435	571.73
072-2960-053-0000	VICTORIA VIDAL	3835 IVAN WAY	RANCHO CORDOVA	CA	95742	536.08
056-0113-004-0000	JOHN KEVIN MCCANTS	2118 STARRLYN WAY	RANCHO CORDOVA	CA	956702234	536.08
057-0191-006-0000	JOHN MCCANTS	2118 STARRLYN WAY	RANCHO CORDOVA	CA	956702234	536.08
076-0164-020-0000	RICHARD E WAITE	10213 LAS TUNAS CT	RANCHO CORDOVA	CA	956703310	536.08
072-0135-007-0000	MARK JONES	2955 SHAWN WAY	RANCHO CORDOVA	CA	956705436	534.89
067-2540-051-0000	SCHIN GUPTA	4352 ARCTIC TERN CIR	RANCHO CORDOVA	CA	95742	539.47
067-1230-055-0000	CHRISTINA GRIFFITH	11953 MONTRON WAY	RANCHO CORDOVA	CA	957428242	552.32
056-0041-002-0000	ATHENA MARKHAM	10423 GEORGETOWN DR	RANCHO CORDOVA	CA	956702216	560.65
072-3400-002-0000	IRENE HERNANDEZ	3560 SPOTO DR	RANCHO CORDOVA	CA	956706433	507.33
068-0364-043-0000	KAREN LEARDINI	9910 PALM GROVE DR	SACRAMENTO	CA	958273533	507.33
057-0111-026-0000	LORENA MARTINEZ	2536 SARDA WAY	RANCHO CORDOVA	CA	95670	538.38
075-0292-007-0000	VALERIE & MICHAEL DUENAS	2459 EL BURLON CIR	RANCHO CORDOVA	CA	956703115	537.49
077-0172-020-0000	JOEL LEEK	10409 BUENA PLAZA CIR	RANCHO CORDOVA	CA	956705403	503.73
058-0420-011-0000	SANTIAGO TAPIA AND VAN C	2656 LOS NOGALES WAY	RANCHO CORDOVA	CA	956705140	500.11
058-0046-006-0000	PATRICK WILLIAMS	2601 MCGREGOR DR	RANCHO CORDOVA	CA	956705130	520.24
068-0084-010-0000	RAPHAEL NATHAN	9951 LINCOLN VILLAGE DR	SACRAMENTO	CA	958272957	520.24
067-1240-043-0000	AMBER JAMES	12717 TOWER BEACH CT	RANCHO CORDOVA	CA	957426759	520.17
056-0091-002-0000	CHRISTINA LAXTON	2117 FARNSWORTH WAY	RANCHO CORDOVA	CA	956702214	487.78
072-2080-010-0000	AMANDA S DE ROMERO & RUBEN A R	10995 FABER WAY	RANCHO CORDOVA	CA	956706917	467.11
072-0192-012-0000	PATRICIA SYKES	10526 SILVERWOOD WAY	RANCHO CORDOVA	CA	956705519	480.15

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077-0103-009-0000	PATIENCE MABRAY	3008 PORTSMOUTH DR	RANCHO CORDOVA	CA	956705321	478.58
056-0132-009-0000	TERI SMITH	2107 KELLOGG WAY	RANCHO CORDOVA	CA	956702436	478.58
067-0670-052-0000	JOSAIA HUGHES	5510 JADE SPRINGS WAY	RANCHO CORDOVA	CA	95742	504.71
057-0104-002-0000	KYLE & KAELI DEANNA	2560 RIBIER WAY	RANCHO CORDOVA	CA	956703714	504.71
067-2390-017-0000	SCOTT SACKETT	11978 ARMANDI WAY	RANCHO CORDOVA	CA	95742	504.71
058-0042-026-0000	FREDDIE L BRAY	10813 ALANDALE WAY	RANCHO CORDOVA	CA	956705005	504.71
058-0191-020-0000	KEVIN & ROSALEE MAY	10621 BISCAY WAY	RANCHO CORDOVA	CA	956703909	504.14
057-0151-012-0000	KELLY LINN	2608 MORETTO CT	RANCHO CORDOVA	CA	956703625	470.21
067-0860-059-0000	CRYSTAL VARGAS	4182 BORDERLANDS DR	RANCHO CORDOVA	CA	957427752	470.21
067-2600-035-0000	SUNRIDGE VILLAS PROPERTY LLC	PO BOX 34432	CHARLOTTE	NC	28234	470.21
076-0074-009-0000	AMARYLLIS KELLEY	10333 BRENDA WAY	RANCHO CORDOVA	CA	956702002	470.21
056-0061-015-0000	BRIAN GARCIA	10451 AMBASSADOR DR	RANCHO CORDOVA	CA	956702279	470.21
072-2970-007-0000	FAYE & RILE BENFORD	1907 IRIS AVE	SACRAMENTO	CA	95815	470.21
058-0400-075-0000	PURE PROPERTY MANAGEMENT	3100 ZINFANDEL DR STE 285	RANCHO CORDOVA	CA	95670	470.21
057-0092-022-0000	JOHN TORNELLO	2605 TRONERO WAY	RANCHO CORDOVA	CA	956703611	470.21
068-0071-008-0000	LESLIE TERRELL	9929 NEBULA WAY	SACRAMENTO	CA	958272913	470.21
067-0920-013-0000	YOUNG & WOO H KIM	3954 ARISTOTLE CIR	RANCHO CORDOVA	CA	957428105	470.21
067-1130-077-0000	AUSTEN FACINO	12757 LA GRANADA WAY	RANCHO CORDOVA	CA	957426728	470.21
067-1210-023-0000	KIA BREWER	11991 MIRCADO WAY	RANCHO CORDOVA	CA	957428254	470.21
056-0125-001-0000	ROBERT HEN SMITH	2129 KELLOGG WAY	RANCHO CORDOVA	CA	956702452	470.21
056-0300-015-0000	RICK MCGREEVY	10073 FRASER RIVER CT	RANCHO CORDOVA	CA	956702706	470.21
067-2610-023-0000	WALTER BRIGHT	4336 PAWCATUCK WAY	RANCHO CORDOVA	CA	957427738	470.21
057-0286-001-0000	GREGORY CAMPION	2404 NEGRARA WAY	RANCHO CORDOVA	CA	956703823	470.21
057-0074-009-0000	ISABEL CAMPOS	10566 MALVASIA DR	RANCHO CORDOVA	CA	956703747	470.21
058-0216-016-0000	CHRIS THOMAS	2321 MCGREGOR DR	RANCHO CORDOVA	CA	956703926	464.58
076-0131-004-0000	JALEN AND AYANA ANGEL	10333 DOLECETTO DR	RANCHO CORDOVA	CA	956703507	460.00
057-0145-011-0000	JIN YONG	10440 MALAGA WAY	RANCHO CORDOVA	CA	956703608	453.40
058-0216-002-0000	NAZAR LIVING TRUST	1040 DEER CREEK CT	PLEASANTON	CA	945663446	449.83
072-3920-044-0000	RODNEY FOX	3009 ATIRRO WAY	RANCHO CORDOVA	CA	95742	431.74
056-0081-013-0000	CHRISTINA M COOPER	10467 RUGBY CT	RANCHO CORDOVA	CA	956702231	471.18
056-0081-016-0000	MITCHELL GAVINO	10461 GEORGETOWN DR	RANCHO CORDOVA	CA	956702264	576.33
067-2470-039-0000	JAMES DIXON	12189 PAINT HORSE CT	RANCHO CORDOVA	CA	95742	434.61
077-0133-016-0000	ESAM JABER	2995 JOERGER ST	RANCHO CORDOVA	CA	956705356	425.62
072-1970-027-0000	SUK M LEE	10860 BIANCO WAY	RANCHO CORDOVA	CA	956706900	409.61
072-0361-060-0000	MARCEL VALIM	10874 PAIUTE WAY	RANCHO CORDOVA	CA	956705630	409.61
058-0061-008-0000	DAVE APODACA	2256 BENITA DR	RANCHO CORDOVA	CA	956704009	478.94
067-0890-035-0000	XIANG LI	12280 HABITAT WAY	RANCHO CORDOVA	CA	957427704	452.39
056-0370-022-0000	DOUGLAS PRICE	11083 ROANOKE RIVER CT	RANCHO CORDOVA	CA	956702823	421.08
067-1260-013-0000	TIMOTHY GILBOY	12731 MONTBROOK WAY	RANCHO CORDOVA	CA	957426751	421.08
072-0310-053-0000	BEVERLY FLETCHER	2948 KACHINA WAY	RANCHO CORDOVA	CA	956705634	421.08
068-0438-014-0000	JAMES G STEEN	3328 VIKING DR	SACRAMENTO	CA	958272819	421.08
057-0151-019-0000	MICHAEL E FORD	10543 SALTANA WAY	RANCHO CORDOVA	CA	956703626	421.08
067-1350-141-0000	RAVI PAMPANA	2103 ADMIRALTY LN	FOSTER CITY	CA	944041624	420.03
067-0450-092-0000	GRACE MUNGATI	11773 LILAC CANYON CT	RANCHO CORDOVA	CA	957428051	419.89
056-0072-001-0000	SHIRLEY CAMPION	10401 HOLLYDALE WAY	RANCHO CORDOVA	CA	956702218	395.49
067-2500-015-0000	CARL WHITE	12257 COAL CREEK WAY	RANCHO CORDOVA	CA	95742	395.49
077-0221-009-0000	VALENTIN SLIVINSKIY	3237 SANBURY CIR	RANCHO CORDOVA	CA	956705720	395.49
058-0121-006-0000	BETTY J JOHNSON	2313 ZINFANDEL DR	RANCHO CORDOVA	CA	956704925	391.69
075-0152-002-0000	JAZMIN WHITE & TROY WATTS	10160 LA GLORIA WAY	RANCHO CORDOVA	CA	956703113	380.14
058-0182-015-0000	MICHAEL & DANIELLE COLASANTI	10831 GADSTEN WAY	RANCHO CORDOVA	CA	956705101	571.99
072-2940-023-0000	KARLA GAMA	12575 THORNBERG WAY	RANCHO CORDOVA	CA	957427788	385.11
057-0131-009-0000	ANTHONY & JOSE BARCELOS	2501 ARAMON DR	RANCHO CORDOVA	CA	956703804	379.78
056-0383-013-0000	TROY BACCUS	1448 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702844	379.78
057-0051-008-0000	JUAN SALMERON LAINEZMARIA SAL	10431 DOLECETTO DR	RANCHO CORDOVA	CA	956703601	379.78
068-0137-013-0000	VIOREL CHICU & ELENA MIHNEA	2620 HURLEY WAY	SACRAMENTO	CA	958643789	379.78
068-0137-013-0000	VIOREL CHICU & ELENA MIHNEA	2620 HURLEY WAY B	SACRAMENTO	CA	958643789	379.78
077-0073-001-0000	EPIGEMENIO MARCOS	3156 PORTSMOUTH DR	RANCHO CORDOVA	CA	956705346	379.78
057-0041-011-0000	ALEXANDER E OSEJO & MARIA ZUNO	10601 LAMBRUSCA DR	RANCHO CORDOVA	CA	956703815	379.78
067-1150-029-0000	DARIUS WILSON	12758 BLUEBLANC WAY	RANCHO CORDOVA	CA	95742	379.78
077-0324-040-0000	LEE L WILLIAMS	3600 WINTHROP DR APT 4102	LEXINGTON	KY	40514	379.78
067-1220-053-0000	MAQUEDA BUFORD	11913 MONTRON WAY	RANCHO CORDOVA	CA	957428241	379.78
058-0102-011-0000	AIRIKA L & JORGE F BARRIENTOS	2367 PINTURO WAY	RANCHO CORDOVA	CA	956705248	379.78
057-0063-005-0000	HORTENSIA ROBLES	2522 FURMINT WAY	RANCHO CORDOVA	CA	95670	379.78
067-2540-071-0000	PAULA MORGAN	4317 ARCTIC TERN CIR	RANCHO CORDOVA	CA	95742	379.78
057-0161-022-0000	JOHN B DOUGLAS	2601 FURMINT WAY	RANCHO CORDOVA	CA	956703621	379.78

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057-0232-013-0000	TRUST OF RIBIER	PO BOX 72802	DAVIS	CA	956172802	379.78
058-0093-002-0000	ERNEST J LUJAN	10906 ANZA WAY	RANCHO CORDOVA	CA	956704102	379.78
058-0115-003-0000	KENT M GARY	10804 BALLANTRAE WAY	RANCHO CORDOVA	CA	956704934	377.98
058-0480-010-0000	MONIQUE RANDALL	2309 SUMMERFIELD CT	RANCHO CORDOVA	CA	956704215	404.16
068-0093-003-0000	JAMES T WILSON	9946 REDSTONE DR	SACRAMENTO	CA	958273551	372.78
072-2880-014-0000	RANDY CUELLAR	12627 SOLSBERRY WAY	RANCHO CORDOVA	CA	95742	401.35
056-0034-012-0000	JAMES FRANCE III/DAJEAN HORGER	2205 RIVER EDGE WAY	RANCHO CORDOVA	CA	956702226	383.70
068-0142-014-0000	ALEXANDRA SKAARER	9848 LIBRA AVE	SACRAMENTO	CA	95827	366.25
067-0890-039-0000	SUSAN & RAYMOND WHITE	12296 HABITAT WAY	RANCHO CORDOVA	CA	957427704	363.58
058-0191-014-0000	GUSTAVO VILLANUEAVA	10645 BISCAY WAY	RANCHO CORDOVA	CA	956703959	363.58
076-0132-001-0000	MICHAEL V LOCKE JR	10364 DOLECETTO DR	RANCHO CORDOVA	CA	956703551	363.58
072-2890-038-0000	LISA & RAMIRO QUIROZ	12709 SOLSBERRY WAY	RANCHO CORDOVA	CA	957427807	363.40
067-0720-008-0000	AMNEET BHALLA	5221 OTTER POND WAY	RANCHO CORDOVA	CA	957428171	393.67
077-0192-022-0000	AULAH M BOSTICK	3332 GOULD WAY	SACRAMENTO	CA	958272458	355.21
067-0560-121-0000	ALI WOOLF	4382 NIOBE CIR	RANCHO CORDOVA	CA	957428043	378.53
058-0214-003-0000	DACIA OSTRANDER	10745 CARLOS WAY	RANCHO CORDOVA	CA	956704003	378.53
067-0590-091-0000	MARIA & EUFRONIO CARASCO	3030 HANNA CT	CARMICHAEL	CA	95608	378.53
072-0310-009-0000	LEONARDO & LIZBETH BALLESTEROS	10732 PAIUTE WAY	RANCHO CORDOVA	CA	956705622	378.53
067-2580-026-0000	MATTHEW TORRES	4526 DUCKHAWK CIR	RANCHO CORDOVA	CA	95742	378.53
067-0840-112-0000	JENNIFER BUERGLER	12330 CANYONLANDS DR	RANCHO CORDOVA	CA	957427709	378.21
068-0135-017-0000	JERRIE J SAID SR	10098 NEBULA WAY	SACRAMENTO	CA	958272975	334.83
068-0454-014-0000	DYLAN ZHU	3941 PARK DR STE 20-481	EL DORADO HILLS	CA	957624549	319.42
077-0145-012-0000	MARIA ARACELI NEGRETE	4036 KALAMATA WAY	RANCHO CORDOVA	CA	957428004	319.42
076-0146-018-0000	PAOLO BARROGA	2617 EL SEGUNDO DR	RANCHO CORDOVA	CA	956703405	319.42
072-2600-006-0000	RAVI THANGAPPAN	3525 RAINSONG CIR	RANCHO CORDOVA	CA	956706983	317.61
067-2430-026-0000	DAVID SARGSYAN	11939 ROQUEFORT WAY	RANCHO CORDOVA	CA	95742	356.18
068-0493-037-0000	CASSANDRA LARSEN	3553 SCORPIO DR	SACRAMENTO	CA	958272938	324.94
076-0101-014-0000	DALE & JOLINE LAYTON	10213 LOS PALOS DR	RANCHO CORDOVA	CA	956703425	323.33
072-2920-018-0000	HOLLY GALVIN	12504 FARLEN CIR	RANCHO CORDOVA	CA	957427831	320.71
072-4460-072-0000	KELLIE SIECK	12585 BROKENFORK CT	RANCHO CORDOVA	CA	95742	349.89
057-0264-013-0000	GUADALUPE G G DUENAS	10612 ZIBIBBA WAY	RANCHO CORDOVA	CA	956703829	317.58
057-0030-022-0000	C D HARRELL LIVING TRUST	10520 CHARDONAY DR	RANCHO CORDOVA	CA	956703810	367.56
058-0091-003-0000	JOSE GASCA & OFELIA REYES	2308 EL MANTO DR	RANCHO CORDOVA	CA	956704106	337.39
072-2970-209-0000	KAY WILSON	3143 RUSHALL CT	RANCHO CORDOVA	CA	956706270	306.08
057-0103-001-0000	BRITTANI BIBBS	2534 FURMINT WAY	RANCHO CORDOVA	CA	956703620	306.08
067-0670-015-0000	MANUEL & MARLENE JARAMILLO	11879 STONEY OAKS CT	RANCHO CORDOVA	CA	957428134	306.08
076-0202-004-0000	JOSEPH ARNAZ	2700 EL SEGUNDO DR	RANCHO CORDOVA	CA	956703408	306.08
067-2400-056-0000	JENNA & JONATHAN BERGSTEDT	12833 TOWER BEACH WAY	RANCHO CORDOVA	CA	957426771	306.08
067-2440-089-0000	MANDEEP SINGH	12276 ROCKY FORD WAY	RANCHO CORDOVA	CA	957426794	306.08
076-0155-007-0000	CASTULO MA ROBLES	10213 COLOMA RD	RANCHO CORDOVA	CA	956703605	306.08
072-0173-007-0000	SAMANTHA REDSTONE	2953 HUNT DR	RANCHO CORDOVA	CA	956705613	306.00
067-0700-076-0000	ESTANISLAO GODINEZ	5005 COPPER SUNSET WAY	RANCHO CORDOVA	CA	957427797	304.89
068-0511-010-0000	JACK W COX	3125 EXPLORER DR	SACRAMENTO	CA	958272708	331.36
067-0590-056-0000	ELISHEA PACKER	4324 ACCORDION WAY	RANCHO CORDOVA	CA	957428080	330.49
057-0262-007-0000	KUNJIAN LI	10575 PINOT WAY	RANCHO CORDOVA	CA	956703824	297.29
076-0270-028-0000	MICHAEL JOHNSON/LATISHA BROOKS	PO BOX 1512	RANCHO CORDOVA	CA	957411512	276.87
077-0221-027-0000	MCMOORE BRIAN	3121 CHETTENHAM DR	RANCHO CORDOVA	CA	956705708	290.58
058-0033-008-0000	SAMUEL MEDRANO	2623 ANGIE WAY	RANCHO CORDOVA	CA	956704931	289.34
056-0393-005-0000	MICHAEL KEESEE	2121 TIBER RIVER DR	RANCHO CORDOVA	CA	956702817	289.34
068-0122-007-0000	MIESHA M SANDERS	9923 METEOR DR	SACRAMENTO	CA	958272911	287.78
072-2990-108-0000	GERALD APODACA & KERI KENDALL	3120 LEA STERLING WAY	RANCHO CORDOVA	CA	95670	284.83
068-0072-014-0000	SETH FELDMAN	9952 NEBULA WAY	SACRAMENTO	CA	958272914	284.83
077-0065-004-0000	WILL CUELLAR	3011 SWANSEA WAY	RANCHO CORDOVA	CA	956705330	284.83
058-0216-013-0000	SONA MINASYAN	10710 CARLOS WAY	RANCHO CORDOVA	CA	956704004	284.83
056-0174-019-0000	JAIME & CLARA MENDOZA	2140 WOODLAWN DR	RANCHO CORDOVA	CA	956702447	284.83
067-1370-087-0000	AMEEK PRAKASH	4322 SILVER MOSS ST	RANCHO CORDOVA	CA	95742	284.83
067-2390-100-0000	DEEPTHI DILIP BELUR	4000 TRENTO WAY	RANCHO CORDOVA	CA	95742	284.83
077-0221-020-0000	ENRIQUE HEREDIA	7856 OLD AUBURN RD APT 7	CITRUS HEIGHTS	CA	95610	284.83
072-3290-027-0000	ELIZABETH M & ERIC D STAHL	10989 MERRICK WAY	RANCHO CORDOVA	CA	956708030	284.83
067-0540-107-0000	CAROLYN GOLDMAN	11704 VILLAGE POND WAY	RANCHO CORDOVA	CA	957428027	284.83
067-1170-075-0000	JESSICA MATNEY	4040 AURA WAY	RANCHO CORDOVA	CA	957428217	284.83
076-0043-007-0000	REBECCA FLORES	10244 AGNES CIR	RANCHO CORDOVA	CA	956702059	284.83
077-0132-006-0000	SUBHI Y TAYEH	10378 WHITE ROCK RD	RANCHO CORDOVA	CA	956705432	284.83
076-0092-010-0000	RUTH FEDRAU	10357 DANIEL WAY	RANCHO CORDOVA	CA	956702004	284.83
068-0111-011-0000	WILLIAM M BENJAMIN	3400 JUPITER DR	SACRAMENTO	CA	958272930	284.83

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PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
077-0233-007-0000	CHARLES M BURTON	3234 NOSLER CT	RANCHO CORDOVA	CA	956705742	284.83
067-0820-019-0000	WOODROW SANDERS III	12245 CANYONLANDS DR	RANCHO CORDOVA	CA	957427706	283.08
057-0103-014-0000	JENNIFER MCMILLAN	2533 AUGIBI WAY	RANCHO CORDOVA	CA	956703615	283.08
072-0320-010-0000	CARL & REBECCA GEORGE	10651 OLSON DR	RANCHO CORDOVA	CA	956705619	278.05
058-0182-021-0000	ELIZABETH & MERVIN SERVIANO	2461 QUEENWOOD DR	RANCHO CORDOVA	CA	956705108	308.64
072-0192-009-0000	MATTHEW J PRAY	10518 SILVERWOOD WAY	RANCHO CORDOVA	CA	956705519	264.78
072-1960-033-0000	GIFT T T-JOJO	10920 PINELLA WAY	RANCHO CORDOVA	CA	956706906	290.24
075-0680-044-0000	SENORINA CHACE/ELLIS FORT	2752 TIERRA GRANDE CIR	SACRAMENTO	CA	958271414	290.24
068-0364-041-0000	GURDEEP BAIN	9937 BURLINE ST	SACRAMENTO	CA	958273543	257.17
058-0101-014-0000	BIJESH MAHARAJ	2400 SONATA DR	RANCHO CORDOVA	CA	956705236	239.57
067-1280-014-0000	RASHPINDER KAUR	12805 THORNTONHALL DR	RANCHO CORDOVA	CA	957426632	239.57
056-0042-014-0000	JIM VANECK	2254 LA GRAMA DR	RANCHO CORDOVA	CA	95670	239.57
072-1340-068-0000	MELISSA WARDELL	10637 BASIE WAY	RANCHO CORDOVA	CA	956707315	234.49
076-0270-012-0000	THEO JOHNSON	PO BOX 2022	FOLSOM	CA	957632022	248.58
067-0630-025-0000	BROOKLYN BARNETT TRUST	4386 MALANA WAY	RANCHO CORDOVA	CA	957428059	248.58
076-0270-002-0000	THEOPOLIS JOHNSON	10109 MALAGA WAY	RANCHO CORDOVA	CA	956703311	248.58
077-0165-001-0000	FLORES ALEXANDER	10202 SUNOL WAY	SACRAMENTO	CA	958272456	248.58
058-0192-023-0000	CARRIE BARBIER	10625 CAMPANA WAY	RANCHO CORDOVA	CA	956703913	278.65
077-0370-088-0000	JOHN BALBUENA	3451 MISTY MORNING CIR	SACRAMENTO	CA	95827	274.71
067-0480-058-0000	ESTER NERSISYANA	4194 TULIP PARK WAY	RANCHO CORDOVA	CA	957428010	280.32
056-0385-001-0000	TORIN ASHBY-HOPPE/TAYLOR DESIL	1449 KLAMATH RIVER DR	RANCHO CORDOVA	CA	956702848	234.60
057-0061-002-0000	CANDY & JEMEIERE WILSON	10467 DOLECETTO DR	RANCHO CORDOVA	CA	956703640	263.53
077-0144-003-0000	GREGORIO TORRES	10463 REYMOUTH AVE	RANCHO CORDOVA	CA	956705829	263.35
067-0750-034-0000	CORDIS AND ASHLEY WEBB	12038 QUAIL FALLS WAY	RANCHO CORDOVA	CA	957428130	261.49
077-0172-006-0000	YELENA KOLOSEY	10376 EL GRANDE CT APT A	RANCHO CORDOVA	CA	956705370	230.00
067-0580-038-0000	PURNAMA LIVING TRUST	4329 KERKYRA CT	RANCHO CORDOVA	CA	957428088	257.13
077-0250-022-0000	DANIELLE N & RYAN E BECK	10101 NADA CT	SACRAMENTO	CA	958272423	253.44
077-0260-023-0000	CAUDILL FAMILY LIVING TRUST	10246 PISTACHIO WAY	SACRAMENTO	CA	958272473	614.54
067-2550-067-0000	KEYONI ROBISON	12700 PATAGONIAN WAY	RANCHO CORDOVA	CA	95742	289.04
077-0081-002-0000	ANTHONY MARTINEZ	3073 RAMSGATE WAY	RANCHO CORDOVA	CA	956705342	252.36
077-0103-006-0000	GERARDO PEREZ	10282 CROYDON WAY	RANCHO CORDOVA	CA	956705312	252.36
067-0550-024-0000	SUKHJIT BADWAL & ALLYSHA NATH	12699 EVANSTON WAY	RANCHO CORDOVA	CA	957427802	252.36
057-0173-021-0000	SHERRY AHUJA	10609 CHARBONO WAY	RANCHO CORDOVA	CA	956704813	252.36
067-0560-118-0000	KRISHNARAJ & VALLI S	4394 NIOBE CIR	RANCHO CORDOVA	CA	957428043	252.36
057-0172-010-0000	DANIEL RIDGE & CHLOE GARDNER	2629 ARAMON DR	RANCHO CORDOVA	CA	956703701	252.36
067-0760-082-0000	HARINDERPAL S PEGANY	4800 CEDAR LANDING WAY	RANCHO CORDOVA	CA	957428114	252.36
072-0152-012-0000	LUIS ENRIQUE GARCIA	10544 GLENVIEW WAY	RANCHO CORDOVA	CA	956705511	252.36
058-0071-001-0000	MARK TWEEDY	10750 SEGOVIA WAY	RANCHO CORDOVA	CA	956704018	252.36
058-0083-020-0000	JIM ALLEN	10901 CRISTOBAL WAY	RANCHO CORDOVA	CA	956704122	252.36
067-0590-074-0000	ERIC HAGEN	4311 CADEE CT	RANCHO CORDOVA	CA	957428085	250.33
057-0272-011-0000	DEJAUNA & STEVEN HAYES	10540 COLOMA RD	RANCHO CORDOVA	CA	956702325	250.56
068-0433-013-0000	RODAS KIDANE	9813 WOODHOLLOW WAY	SACRAMENTO	CA	958272828	202.61
058-0510-025-0000	ANDREY SOROKOPUD	2434 RASHAWN DR	RANCHO CORDOVA	CA	956704258	202.61
067-2390-108-0000	CHINH WHITE	11981 ARMANDI WAY	RANCHO CORDOVA	CA	95742	214.34
067-0590-058-0000	BRITTANY FOSTER	4316 ACCORDION WAY	RANCHO CORDOVA	CA	95742	209.97
067-1370-129-0000	ANGEL BROWNING	PO BOX 6513	GOODYEAR	AZ	85338	240.03
077-0131-008-0000	ELISA AND JEREMY SIMPSON	2978 JOERGER ST	RANCHO CORDOVA	CA	956705315	207.26
072-2100-006-0000	ANA VILLALPANDO	3237 ABOTO WAY	RANCHO CORDOVA	CA	956706925	232.74
068-0135-017-0000	JERRIE J SAID SR	10098 NEBULA WAY	SACRAMENTO	CA	958272975	201.43
076-0241-003-0000	AMBER R/KAO L SAETERN & KAE K	2446 EL LUJO WAY	RANCHO CORDOVA	CA	956703158	230.00
072-2940-063-0000	DESI & MARYTZA PENA	3698 ROCKDALE DR	RANCHO CORDOVA	CA	957427782	194.20
077-0112-011-0000	ERIC AND FELICIA DAVIS	10441 ABINGTON WAY	RANCHO CORDOVA	CA	956705805	176.99
077-0270-019-0000	RUBEN & JULIAH BRADFORD	3213 SAGEWOOD CT	SACRAMENTO	CA	958272426	222.39
067-0440-075-0000	ALEKSAN AKOPYAN	11881 WHITE RAIN WAY	RANCHO CORDOVA	CA	957428003	191.08
076-0081-004-0000	WESLEY CALDWELL	1000 STONECREST DR	ANTIOCH	CA	945318009	191.08
056-0092-013-0000	BRAD LITTLEJOHN	10513 GEORGETOWN DR	RANCHO CORDOVA	CA	956702250	189.89
058-0153-016-0000	JENN HIGDAY	2361 BYRD DR	RANCHO CORDOVA	CA	956703957	189.89
072-2460-043-0000	AGUEDO & TERESITA CARRILLO	3525 DEBINA WAY	RANCHO CORDOVA	CA	956706972	189.89
057-0203-001-0000	CYNTHIA BLUST	2600 RIESLING WAY	RANCHO CORDOVA	CA	956704821	189.89
058-0480-004-0000	ERNEST WOOLFOLK	10940 ANZA WAY	RANCHO CORDOVA	CA	95670	189.89
077-0191-015-0000	DON HAY	5250 PACIFIC ST SUITE A	ROCKLIN	CA	956772756	189.89
072-3300-032-0000	VANESSA PYMOT	PO BOX 160231	SACRAMENTO	CA	95816	189.89
058-0171-005-0000	JOSE MORENO	10723 CAMPANA WAY	RANCHO CORDOVA	CA	956703915	189.89
057-0092-006-0000	JIMMY BALLARD	2524 TORMOLO WAY	RANCHO CORDOVA	CA	956703634	189.89
076-0135-003-0000	RICHARD & TERESA HERNANDEZ	10265 COLOMA RD	RANCHO CORDOVA	CA	956703656	189.89

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058-0173-023-0000	ISMAEL GUTIERREZ/ARACELI	2230 WHISTLER WAY	RANCHO CORDOVA	CA	956703906	189.89
067-0520-025-0000	DAVID SARGSYAN	11957 MULDOON WAY	RANCHO CORDOVA	CA	957428094	189.89
068-0520-039-0000	JASON LAUGHLIN	9682 GREENSBORO CIR	SACRAMENTO	CA	958272721	189.89
068-0471-019-0000	ANTHONY & MEAGAN HARDING	3236 SATURN DR	SACRAMENTO	CA	958272350	189.89
072-2370-044-0000	LEEANN CHILDERS	10735 BYINGTON WAY	RANCHO CORDOVA	CA	956706940	189.89
067-1210-035-0000	YURIRIA ORTIZ	4291 PRIVAS WAY	RANCHO CORDOVA	CA	957428244	189.89
067-0840-114-0000	HARISH PENYALA/PRIYANKA YAMALA	12322 CANYONLANDS DR	RANCHO CORDOVA	CA	957427709	189.89
072-0165-012-0000	ANA MARTINEZ	2933 GRAYSON WAY	RANCHO CORDOVA	CA	956705609	189.89
077-0380-036-0000	NADIA LIKHTAR	10262 ELLENWOOD AVE	SACRAMENTO	CA	958273005	189.89
067-1090-035-0000	ARTHUR STEPANYAN	4300 ORPHEUS CIR	RANCHO CORDOVA	CA	957428259	189.89
067-2470-070-0000	PARDEEP SINGH	12137 ALAMOSA DR	RANCHO CORDOVA	CA	957426784	189.89
072-3910-012-0000	NICOLE MUNIZ	11624 TARCOLES WAY	RANCHO CORDOVA	CA	957426930	189.89
072-2970-011-0000	SATWANJIT KAUR	11019 INTERNATIONAL DR	RANCHO CORDOVA	CA	957428054	189.89
067-2440-092-0000	SANIE SORIANO	12264 ROCKY FORD WAY	RANCHO CORDOVA	CA	957426794	189.89
077-0072-007-0000	YURIY PASECHNIK	3135 PORTSMOUTH DR	RANCHO CORDOVA	CA	95670	189.89
077-0103-005-0000	FRANCES HARRIS	3233 SANBURY CIR	RANCHO CORDOVA	CA	956705701	189.89
077-0152-015-0000	MAURICE JOHNSON	10241 S WHITE ROCK RD	RANCHO CORDOVA	CA	956705825	189.89
076-0193-001-0000	BOB ROCKWELL	10348 MALAGA WAY	RANCHO CORDOVA	CA	956703529	188.78
072-0151-022-0000	MIKE TAMPUS	11776 S CARSON WAY	GOLD RIVER	CA	956708108	187.63
072-0151-022-0000	MIKE TAMPUS	11776 S CARSON WAY	GOLD RIVER	CA	95670	186.81
067-0830-053-0000	TRUMAN LUM	4003 CUYAMACA CIR	RANCHO CORDOVA	CA	957427716	170.48
067-0550-001-0000	ADEEL MIAN/MOMIN N CHOUDHRY	11825 LOISDALE WAY	RANCHO CORDOVA	CA	957428029	206.03
067-0660-102-0000	ANNAHI I RUANO & MIKE GARCIA	4016 KALAMATA WAY	RANCHO CORDOVA	CA	95742	190.85
067-0450-096-0000	ARAMAIS & GOARIK TUMASYAN	11758 LILAC CANYON CT	RANCHO CORDOVA	CA	957428051	159.71
075-0244-001-0000	JIM VANECK	2254 LA GRAMA DR	RANCHO CORDOVA	CA	956703137	159.71
076-0261-003-0000	FLORENTINA URIE	PO BOX 366	RANCHO CORDOVA	CA	957410366	159.71
077-0113-015-0000	DEREK N SHUPE	3248 CHETTENHAM DR	RANCHO CORDOVA	CA	956705833	159.71
057-0010-055-0000	FRED CANIHAN	2368 RUDAT CIR	RANCHO CORDOVA	CA	956703946	159.71
058-0221-009-0000	VIOLET CHILEL & WILFER GUZMAN	10633 VIANI WAY	RANCHO CORDOVA	CA	956703934	172.78
077-0324-015-0000	THERESA DAVIES/KUMBA BHONOPHA	3375 HARTSELLE WAY	SACRAMENTO	CA	958272449	164.52
067-0810-024-0000	ESTEBAN ESPERANZA	4072 PRESERVE WAY	RANCHO CORDOVA	CA	957427732	193.71
072-2880-077-0000	ZIYODABONU NIJMANJONOVA	3611 EDINGTON DR	RANCHO CORDOVA	CA	957427835	156.58
067-2460-012-0000	TOCHUKWU OZIOKO	3945 MIRECOURT CIR	RANCHO CORDOVA	CA	95742	155.11
056-0320-026-0000	REGINALD VELTEN	11230 GOLD EXPRESS DR #310-114	GOLD RIVER	CA	956704484	164.27
057-0113-003-0000	ERIC HERNANDEZ/JESSICA GIRON	2513 SARDA WAY	RANCHO CORDOVA	CA	95670	146.23
067-2560-021-0000	JAMEELAH DOTSON	12672 TOUCAN CIR	RANCHO CORDOVA	CA	95742	141.96
068-0126-005-0000	CAROLYN THOMAS	10005 LINCOLN VILLAGE DR	SACRAMENTO	CA	958272931	164.89
058-0370-003-0000	BRETT NASHLUND	10929 ALANDALE WAY	RANCHO CORDOVA	CA	956705122	115.00
056-0123-023-0000	CYNTHIA STAUSS	2111 FORESTLAKE DR	RANCHO CORDOVA	CA	956702408	127.83
072-3000-045-0000	JANETTE BAJO	10998 DISK DR	RANCHO CORDOVA	CA	956706282	157.99
067-0870-043-0000	VAZGEN SIRAKANYAN	4162 CAHAKIA PL	RANCHO CORDOVA	CA	957427739	125.21
057-0104-012-0000	ANNE H MATTHEWS	2541 FURMINT WAY	RANCHO CORDOVA	CA	956703619	148.99
056-0300-072-0000	CHI-TEH SHEN	10976 MIRA RIVER CT	RANCHO CORDOVA	CA	956702718	124.78
067-1190-045-0000	ANDREW ANTONETTI	4116 AURA WAY	RANCHO CORDOVA	CA	957428232	147.64
072-0152-009-0000	DAVID & MARIA SUMPO	10532 GLENVIEW WAY	RANCHO CORDOVA	CA	956705511	115.00
067-0660-077-0000	HARI VENKITESWAREAN	4034 CORATINA WAY	RANCHO CORDOVA	CA	957428006	99.82
058-0092-025-0000	WILLIAM GASKILL	2290 CERVANTES DR	RANCHO CORDOVA	CA	956704123	112.33
067-0440-076-0000	ARYAR AND YATRA RACHOGAN	11885 WHITE RAIN WAY	RANCHO CORDOVA	CA	957428003	110.58
058-0134-002-0000	JASON BILLINGTON	2507 QUEENWOOD DR	RANCHO CORDOVA	CA	956705110	137.68
067-0440-092-0000	MUSTAFA & ZUHAL BAHADURI	3998 IRON GATE WAY	RANCHO CORDOVA	CA	957428002	137.36
072-0171-004-0000	SAVINO & DAISY MORENO	2944 WESTON WAY	RANCHO CORDOVA	CA	956705505	100.65
057-0052-018-0000	JOHN D PHILLIPS	2536 TRONERO WAY	RANCHO CORDOVA	CA	956703610	99.45
072-3260-023-0000	GURDEEP BAINS	10834 BARDEN DR	RANCHO CORDOVA	CA	95670	83.67
077-0141-003-0000	ARMINE ISMAILYAN	3216 LAURELHURST DR	RANCHO CORDOVA	CA	95670	128.43
068-0134-007-0000	GUADALUPE GONZALEZ/ALEJANDRO	10035 NEBULA WAY	SACRAMENTO	CA	958272972	80.87
072-1970-002-0000	ARUN KAIWAR	3372 CORVINA DR	RANCHO CORDOVA	CA	956706903	126.43
057-0104-008-0000	JOSHUA J BAIZ	2557 FURMINT WAY	RANCHO CORDOVA	CA	956703619	368.95
077-0324-021-0000	KATHLEEN BROWN	3339 HARTSELLE WAY	SACRAMENTO	CA	958272449	292.61
067-1330-003-0000	OKOYE SAIGH	12696 SCHOLARLY WAY	RANCHO CORDOVA	CA	957426914	243.02
077-0191-012-0000	SAMUEL YARMAGYAN	3490 PONZI CT	RANCHO CORDOVA	CA	95670	201.08
068-0135-016-0000	KHONDKER ALAM	10994 PELARA WAY	RANCHO CORDOVA	CA	95670	180.78
072-2100-009-0000	OSCAR MARTINEZ	4249 PAISLEYSHIRE WAY	RANCHO CORDOVA	CA	95742	126.18
067-0450-107-0000	ELIZABETH A RIGGS/TIM R TOPPEN	11775 JUSTINIAN DR	RANCHO CORDOVA	CA	957428052	126.18
075-0680-074-0000	TRUJILLO FAMILY TRUST	2621 TIERRA GRANDE CIR	SACRAMENTO	CA	958271412	126.18
067-2460-010-0000	VIKTOR KHRIPUNOV	3937 MIRECOURT CIR	RANCHO CORDOVA	CA	95742	126.18

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072-2920-007-0000	JAYME JONES	3742 EDINGTON DR	RANCHO CORDOVA	CA	95742	126.18
067-0760-059-0000	ROBERTO & MARIZA ANDRADE	5021 HEATHER RANCH WAY	RANCHO CORDOVA	CA	957428179	126.18
067-0700-063-0000	LONNIE PATTERSON	12074 COTTERDALE CT	RANCHO CORDOVA	CA	957427798	126.18
077-0250-039-0000	KT & Z VENTURE LLC/KIA TANG	10136 COUNTRYSIDE WAY	SACRAMENTO	CA	958272416	126.18
067-0630-014-0000	KAMO I AVANYAN	4409 ANATOLIA DR	RANCHO CORDOVA	CA	957428054	126.18
067-0800-095-0000	ARPINE MASOYAN	12233 CONSERVANCY WAY	RANCHO CORDOVA	CA	957427763	126.18
058-0152-005-0000	BRITTANY HOMANYI	2344 BYRD DR	RANCHO CORDOVA	CA	956703956	126.18
077-0162-010-0000	JOSE GARCIA-SANCHEZ	3352 GOULD WAY	SACRAMENTO	CA	958272459	126.18
077-0250-045-0000	ANTHONY MELANCON	10112 COUNTRYSIDE WAY	SACRAMENTO	CA	95827	126.18
067-1250-069-0000	NANCY HERNANDEZ	12850 DAYLILY COAST LN	RANCHO CORDOVA	CA	957426762	126.18
077-0260-056-0000	RAFAEL VENTURA/ MARIA CASTILLO	10216 PISTACHIO WAY	SACRAMENTO	CA	958272474	126.18
067-0740-027-0000	BALVINDER SINGH AND ANJANA	12075 SAGE WAGON WAY	RANCHO CORDOVA	CA	957427770	126.18
068-0451-007-0000	DTP PROPERTIES LLC	3536 GRANBY DR	SACRAMENTO	CA	958273523	126.18
057-0282-004-0000	TRUST OF LAWRENCE	2419 ARAMON DR	RANCHO CORDOVA	CA	956703855	126.18
075-0400-027-0000	JUDY REYNEN	10630 MATHER BLVD	MATHER	CA	956554125	125.17
075-0700-007-0000	SAMUEL H UNGERER	2844 TIFFANY WEST WAY	SACRAMENTO	CA	958271416	108.93
072-2210-064-0000	CHRISTOPHER BUDGE	10729 BELLONE WAY	RANCHO CORDOVA	CA	956706927	108.93
058-0152-007-0000	SHANNON PASSAFIUME	2352 BYRD DR	RANCHO CORDOVA	CA	956703956	102.93
057-0311-016-0000	ROBLES FAMILY TRUST	2410 CARIEL CT	RANCHO CORDOVA	CA	956704924	102.26
067-0480-049-0000	CYNTHIA PIERCE	11831 SANDY KNOLL CT	RANCHO CORDOVA	CA	957428021	94.97
077-0370-077-0000	KAREN RODRIGUEZ	3423 SKYWARD CT	SACRAMENTO	CA	958273061	94.94
072-2970-163-0000	BRIAN CONRADI	7019 ROCKROSE TER	CARLSBAD	CA	920113955	94.94
067-0600-030-0000	C/O GK PROPERTY MANAGMENT	11230 GOLD EXPRESS DR 310	GOLD RIVER	CA	95670	94.94
057-0073-018-0000	CHRIS WEST	2524 CHASSELLA WAY	RANCHO CORDOVA	CA	956703741	94.94
072-2990-301-0000	REGINALD BROWN	10818 ATHERSTONE DR	RANCHO CORDOVA	CA	956706274	94.94
076-0182-004-0000	ERNESTO PAZ	2688 ELLENBROOK DR	RANCHO CORDOVA	CA	956703541	94.94
067-0700-080-0000	JOSH FELDMAN	5021 COPPER SUNSET WAY	RANCHO CORDOVA	CA	95742	94.94
058-0311-008-0000	NIAMH BOURASSA	10980 HIRSCHFELD WAY	RANCHO CORDOVA	CA	95670	94.94
056-0203-005-0000	HOPE L MCELROEN	2232 FORESTLAKE DR	RANCHO CORDOVA	CA	956702459	94.94
068-0435-018-0000	ANDREA AMES	9809 HEARTWOOD WAY	SACRAMENTO	CA	958272812	94.94
077-0132-011-0000	TERRI L HOWARD	10365 TRUE CT	RANCHO CORDOVA	CA	956705334	94.94
068-0480-054-0000	DOUGLAS R VALLEE	9950 BEXLEY DR	SACRAMENTO	CA	958272335	94.94
077-0173-012-0000	DAVID J THIBEDEAU	117 SIERRA WOODS CIR	FOLSOM	CA	956302913	94.94
072-1340-025-0000	RAJANI & SRINIVAS PENUMECHCHU	3421 BRUBECK DR	RANCHO CORDOVA	CA	956707332	94.94
072-3300-059-0000	SHEILA JOHNSON	3247 FOXTON WAY	RANCHO CORDOVA	CA	956708034	94.94
056-0370-066-0000	ROBERT & MICHELLE LEMBKE	11144 PORTAGE RIVER CT	RANCHO CORDOVA	CA	956702938	94.94
077-0154-013-0000	RAUL M & CESAR M MARTIN	10276 S WHITE ROCK RD	RANCHO CORDOVA	CA	956705824	94.94
077-0240-038-0000	JUVY P KRONGKIET	10467 EL MERCADO DR	RANCHO CORDOVA	CA	956705969	94.94
077-0154-005-0000	SALVADOR SOLARES	270 DE BORD DR	TRACY	CA	953767002	94.94
077-0154-005-0000	SALVADOR SOLARES	270 DE BORD DR	TRACY	CA	953767002	94.94
077-0154-006-0000	SALVADOR SOLARES	270 DE BORD DR	TRACY	CA	953767002	94.94
077-0154-006-0000	SALVADOR SOLARES	270 DE BORD DR	TRACY	CA	953767002	94.94
067-0660-017-0000	TL TRUST	4081 ARAGON WAY	RANCHO CORDOVA	CA	957428005	94.94
058-0101-001-0000	DENNIS HARE	2344 PINTURO WAY	RANCHO CORDOVA	CA	95670	94.94
067-0720-061-0000	RAINBOW M BROCKENBOROUGH	5226 COPPER SUNSET WAY	RANCHO CORDOVA	CA	957428127	94.94
068-0071-015-0000	FROYLAN G TINAJERO	9957 NEBULA WAY	SACRAMENTO	CA	958272913	94.94
077-0310-024-0000	RAED KINA/MAYYADAH ABBO	3301 GLENMOOR DR	SACRAMENTO	CA	958272434	94.94
072-2960-010-0000	JARED & CHRISTA MCKEOWN	12565 KIRKLIN CT	RANCHO CORDOVA	CA	957426710	94.94
077-0154-023-0000	MARIA L ARIAS-FRAIRE	10334 S WHITE ROCK RD	RANCHO CORDOVA	CA	956705704	94.94
068-0350-033-0000	ARA KIRAKOSYAN/KARAPET	3305 ROMFORD WAY	SACRAMENTO	CA	958272319	94.94
067-1200-048-0000	DESIREE RICHARDSON	4332 BORDERLANDS DR	RANCHO CORDOVA	CA	957427778	94.94
067-0440-016-0000	SRINIVAS & RAJANI PENUMECHCHU	3991 RILEY ANTON WAY	RANCHO CORDOVA	CA	957428001	94.94
056-0280-028-0000	SAMVEL AYVAZYAN	11236 SKAGIT RIVER CT	RANCHO CORDOVA	CA	956702903	94.94
072-1970-029-0000	DIANA R MURADYAN	10852 BIANCO WAY	RANCHO CORDOVA	CA	956706900	94.94
056-0340-016-0000	STEPHEN R POST	9827 FAIR OAKS BLVD	FAIR OAKS	CA	95628	94.94
067-0460-079-0000	RAJWANT KAUR & PAWANJIT SINGH	11849 SLATE FALLS WAY	RANCHO CORDOVA	CA	95742	94.94
067-1200-046-0000	BEVERLY DELUTCHI	4324 BORDERLANDS DR	RANCHO CORDOVA	CA	95742	94.94
056-0426-005-0000	SHIUH-HWA WANG	256 MONCADA WAY	SAN FRANCISCO	CA	94127	94.94
072-0174-010-0000	TAMARA LARSON	2987 HUNT DR	RANCHO CORDOVA	CA	956705615	94.94
076-0102-017-0000	KAREN MCGOWEN	2519 LAS CASAS WAY	RANCHO CORDOVA	CA	956703419	94.94
072-1340-052-0000	MOHAMMED SHAHZAD	10842 BASIE WAY	RANCHO CORDOVA	CA	956707328	94.94
067-0550-027-0000	CHERISSE ALDRICH	11721 LOISDALE WAY	RANCHO CORDOVA	CA	957428028	94.94
057-0171-002-0000	PEDRO CORRAL	2640 ARAMON DR	RANCHO CORDOVA	CA	956703702	94.94
067-0510-037-0000	ALBERT JOHNSON	11858 RUBILITE WAY	RANCHO CORDOVA	CA	957428077	94.94
067-0570-078-0000	JEANIE LUI	3915 CLAREWOOD WAY	SACRAMENTO	CA	958352017	94.94

City of Rancho Cordova
Residential Refuse Delinquencies
as of June 22, 2026

PARCEL NUMBER	BILLING NAME	BILLING ADDR	BILLING CITY	BILLING STATE	BILLING ZIP	TOTAL LEVY
072-2470-033-0000	ASTGHIK GHARIBYAN	3572 ENVERO WAY	RANCHO CORDOVA	CA	956706961	94.94
058-0193-002-0000	SHIRLEY MA ORSETTI	10624 CAMPANA WAY	RANCHO CORDOVA	CA	956703914	94.94
072-0131-001-0000	ROBERT GRAY	10425 MILLS TOWER DR	RANCHO CORDOVA	CA	956705414	94.94
075-0152-011-0000	PERRY & SALLY METZGER	10130 LA GLORIA WAY	RANCHO CORDOVA	CA	956703113	94.94
068-0480-067-0000	LEAH ZHURKO	9913 BEXLEY DR	SACRAMENTO	CA	958272333	94.94
076-0101-024-0000	CLARENCE W ERVIN	10253 LOS PALOS DR	RANCHO CORDOVA	CA	956703443	94.94
076-0103-016-0000	JOANN J BRUFLADT	9035 BOISE CT	SACRAMENTO	CA	95826	94.94
077-0091-007-0000	ISAAK KARAPETYAN	3036 MARGATE WAY	RANCHO CORDOVA	CA	956705317	94.94
068-0074-001-0000	MICHAEL E YOUNGBLOOD	10004 NEBULA WAY	RANCHO CORDOVA	CA	95827	94.94
068-0072-002-0000	PEGGY COLEMAN	PO BOX 277591	SACRAMENTO	CA	958277591	94.94
072-1970-015-0000	MANUEL S MORADA	10857 BIANCO WAY	RANCHO CORDOVA	CA	956706900	94.94
057-0041-002-0000	JUAN GOMEZ	10504 COLOMA RD	RANCHO CORDOVA	CA	956702308	94.94
076-0203-010-0000	ERNEST J BROOKER SR	2744 LOS AMIGOS DR	RANCHO CORDOVA	CA	956703431	94.44
057-0152-009-0000	WILLIAM HOKE	10546 SALTANA WAY	RANCHO CORDOVA	CA	956703627	87.65
058-0222-016-0000	CYNTHIA ROHRENBACH	10654 VIANI WAY	RANCHO CORDOVA	CA	956703940	86.76
067-2560-036-0000	BALAKUMAR BALU	12732 TOUCAN CIR	RANCHO CORDOVA	CA	95742	83.06
056-0290-026-0000	SHALAINE REDDIC	11204 CEDAR RIVER CT	RANCHO CORDOVA	CA	956702902	81.54
072-3420-016-0000	SAINI KURAN	3660 SPOTO DR	RANCHO CORDOVA	CA	956706435	81.42
067-0600-068-0000	STANLEY M & TRINA S ORDONEZ	13829 SIERRA CT	SUTTER CREEK	CA	956859659	79.86
072-2600-054-0000	KHONDKER ALAM	10994 PELARA WAY	RANCHO CORDOVA	CA	956706911	79.86
067-2550-002-0000	KATELYN ENERO	4442 GREENSHANK WAY	RANCHO CORDOVA	CA	95742	79.86
072-2220-024-0000	RAKSHA TIWARI & SAGAR POKHREL	3336 PARASOL CT	FOLSOM	CA	95630	79.86
058-0202-001-0000	LORRAINE A BOYLE	10621 CAMPANA WAY	RANCHO CORDOVA	CA	956703913	79.86
067-0660-083-0000	SAKETH KARIPE	4025 KALAMATA WAY	RANCHO CORDOVA	CA	957428004	79.86
056-0410-049-0000	GINGER ENRICO	11137 NILE RIVER CT	RANCHO CORDOVA	CA	956702941	79.86
072-2020-034-0000	KHONDKER ALAM/SADIA SULTANA	10994 PELARA WAY	RANCHO CORDOVA	CA	956706911	79.86
067-0730-023-0000	SARAJULLAH SUBHAN	5105 OTTER POND WAY	RANCHO CORDOVA	CA	957428122	79.86
067-2390-049-0000	SRIMANTHA MUDIYANS	4004 VALANCE WAY	RANCHO CORDOVA	CA	957426941	79.86
056-0410-052-0000	SAFFORD CHAMBERLAIN 1995 TRUST	11142 JORDAN RIVER CT	RANCHO CORDOVA	CA	956702945	79.86
067-2490-030-0000	REHANA A KHAN	5355 DASCO WAY	SACRAMENTO	CA	958351728	79.86
067-1350-136-0000	JAMILLE DULAN	12061 LE BLANC WAY	RANCHO CORDOVA	CA	95742	79.86
058-0470-021-0000	CHAD LESTER THOMPSON	11056 GINGERWOOD WAY	RANCHO CORDOVA	CA	956705255	79.86
076-0146-016-0000	RANDALL SCHERER	2625 EL SEGUNDO DR	RANCHO CORDOVA	CA	956703405	79.86
067-0660-042-0000	THANH T AVRIL	4124 ARAGON WAY	RANCHO CORDOVA	CA	957428007	79.72
057-0092-002-0000	YATRA RACHOGAN	11885 WHITE RAIN WAY	RANCHO CORDOVA	CA	957428003	79.56
076-0270-001-0000	TAMMY YEAGER	10107 MALAGA WAY	RANCHO CORDOVA	CA	956703311	79.24
077-0154-023-0000	MARIA L ARIAS-FRAIRE	10334 S WHITE ROCK RD	RANCHO CORDOVA	CA	956705704	74.89
072-2970-212-0000	ELENA FEDORISHIN	3149 RUSHALL CT	RANCHO CORDOVA	CA	956706270	74.65
067-1190-059-0000	ADEEL MIAN	12129 WISTAR WAY	RANCHO CORDOVA	CA	957428237	67.07
068-0370-058-0000	JACQUELYN L GRASSINGER	3412 GRANBY DR	SACRAMENTO	CA	958273521	60.58
067-2380-022-0000	CARLA GAYMON-DAVNIS	4229 PRIVAS WAY	RANCHO CORDOVA	CA	957426642	57.40
058-0104-013-0000	SUSANNA KHACHATRYAN	2351 ROSADO WAY	RANCHO CORDOVA	CA	956705231	55.06
056-0204-004-0000	REMI QUEYRANE/SHANNON DOHERTY	2221 FORESTLAKE DR	RANCHO CORDOVA	CA	956702461	54.83
067-1160-056-0000	KEVIN SCOTT	12736 KNIGHTSBROOK AVE	RANCHO CORDOVA	CA	957426723	50.49
057-0173-019-0000	XOCHITL ESPINOZA	2685 BARBERA WAY	RANCHO CORDOVA	CA	956703743	47.47
076-0147-011-0000	CAMILA & RAUL SERRANO-CHAVEZ	2648 DAWES ST	RANCHO CORDOVA	CA	956703534	44.14
068-0370-052-0000	SCOTTY J BAILEY	3664 SCORPIO DR	SACRAMENTO	CA	958273550	43.42
067-2550-110-0000	SHIRLEY BROWN	12667 PATAGONIAN WAY	RANCHO CORDOVA	CA	95742	39.93
058-0181-028-0000	SHANNON CRAWFORD	2213 ZINFANDEL DR	RANCHO CORDOVA	CA	956705120	39.11
067-1090-069-0000	DEBORAH J GONZALEZ	4205 MINOTAUR CIR	RANCHO CORDOVA	CA	957428214	36.51
076-0101-018-0000	ALEXANDRA & SHERRI BENSON	10229 LOS PALOS DR	RANCHO CORDOVA	CA	956703425	35.14
					Grand Total	**$ 406,338.13**

MEMORANDUM

ITEM 10.2.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Rachel Trinh, Development Senior Analyst

SUBJECT: **ORDINANCES OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CANCELING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND WOODSIDE 05N, LP, RELATIVE TO THE DOUGLAS 98 PROJECT AND BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND SUNRIDGE VILLA PROPERTY, LLC, RELATIVE TO THE SUNDANCE PROJECT**

RECOMMENDATION

Waive the first reading and introduce the Ordinances.

RESULT OF RECOMMENDED ACTION

The Ordinances would come back for a second reading and adoption at the next regular City Council meeting. Approval of these Ordinances would cancel a Development Agreement between the City of Rancho Cordova (the “city”) and Woodside 05N, LP for Douglas 98 project and between the city and Sunridge Villas Property, LLC for Sundance project.

BACKGROUND

Douglas 98

The City of Rancho Cordova and Douglas Road 98, LP entered into a Development Agreement relative to the Douglas 98 project, which was recorded on May 5, 2006, in Book 20060505 Page 0951, consisting of 693 single-family residential lots, a park, parkways, and landscape corridors. On August 12, 2013, the Douglas 98 project was transferred to Douglas Road 105, LLC.

On September 3, 2013, the city adopted Ordinance No. 26-2013, approving the First Amendment to the Development Agreement, including extending the term of the Development Agreement to October 3, 2028, new impact fees, park development and dedication obligations among other material items. On March 5, 2018, the city adopted Ordinance No. 02-2018, approving the Second Amendment to the Development Agreement, including certain project approvals among other material items. The Project changed ownership again in 2018 to Woodside 05N, LP, a California limited partnership

who currently owns the Project and has assumed all interests and obligations of the Development Agreement and any subsequent amendments. On June 18, 2018, the city adopted Ordinance No. 13-2018, approving the Third Amendment to the Development Agreement, including the replacement of exhibit and recital to reference all adopted amendments to the Development Agreement.

The Douglas 98 project is complete, and the City has accepted all public improvements, as required by the conditions of approval, the Development Agreement and its subsequent amendments. The last building permit for the project was issued in June 2022.

Sundance

The City of Rancho Cordova and RHNC Sundance-Sacramento entered into a Development Agreement relative to the Sundance project, which was recorded on July 18, 2006, in Book 2006718 Page 0964, consisting of 114 single-family residential lots and a common space area.

On November 6, 2017, the city adopted Ordinance No. 11-2017, approving the First Amendment to the Development Agreement, including extending the term of the Development Agreement to December 6, 2027, certain project approvals, new impact fees, park development and dedication obligations among other material items. On November 16, 2021, the Sundance project changed ownership to Sunridge Villas Property, LLC, a Delaware limited liability company.

The Sundance project is complete, and the city has accepted all public improvements, as required by the conditions of approval, the Development Agreement and its subsequent amendments. The last building permit for the project was issued in June 2024.

Pursuant to Government Code section 65868 (“Government Code”), the city, Woodside 05N, LP, and Sunridge Villas Property, LLC now wish to cancel the Development Agreement and subsequent amendments for their respective project. The Government Code requires development agreements to be canceled through mutual consent of the parties, notice and hearing requirements, and an ordinance canceling the development agreement. If adopted, these Ordinances will cancel the Development Agreement and release Woodside 05N, LP and Sunridge Villas Property, LLC of all interests and obligations from the respective Development Agreement and its subsequent amendments.

FISCAL IMPACT AND FUNDING SOURCE

Adoption of the Ordinances will have no direct fiscal impact.

ATTACHMENT(S)

1. Ordinance for Douglas 98
2. Exhibit A to the Ordinance - Douglas 98
3. Ordinance for Sundance

4. Exhibit A to the Ordinance - Sundance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CANCELLING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND WOODSIDE 05N, LP, RELATIVE TO THE DOUGLAS 98 PROJECT

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

Section 1. Recitals.

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the "Development Agreement Statute"), authorizing the city, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, development agreements may be cancelled by mutual consent of the parties.

B. The city and Douglas Road 98, LP, a California limited liability partnership entered into a Development Agreement (“Original Development Agreement”) relative to the Douglas 98 project (“the Project”), consisting of single-family residential, neighborhood parks, pedestrian facilities, bikeways, and parkways, as described in Exhibit A and Exhibit B of the Original Development Agreement recorded on May 5, 2006 in Book 20060505 Page 0951.

C. The Project changed ownership to Douglas Road 105, LLC, a California limited liability company under Assignment and Assumption Agreement dated August 12, 2013.

D. On September 3, 2013, the city adopted Ordinance No. 26-2013, approving the First Amendment to the Original Development Agreement, recorded on October 11, 2013, in Book 20131011 Page 0488, including certain project approvals, the term of the agreement, new impact fees, park development and dedication obligations among other material items.

E. On March 5, 2018, the city adopted Ordinance No. 02-2018, approving the Second Amendment to the Original Development Agreement, recorded on April 18, 2018, in Book 20180418 Page 892, including certain project approvals among other material items.

F. The Project changed ownership again in 2018 to Woodside 05N, LP, a California limited partnership (“Developer”), who currently owns the Project and has assumed all interests and obligations of the Original Development Agreement and any subsequent amendments by the Assignment and Assumption Agreement recorded on April 8, 2018 Book 20180418 Page 0892.

G. On June 18, 2018, the city adopted Ordinance No. 13-2018, approving the Third Amendment to the Original Development Agreement, recorded on August 7, 2018, in Book

20180807 Page 942, including replacement of exhibit and recital to reference all adopted amendments to the Original Development Agreement.

H. The Project is built out and has satisfied all terms and obligations set forth in the Original Development Agreement and subsequent amendments.

I. Pursuant to Government Code section 65868, the city and Developer now wish to adopt an ordinance to cancel the Original Development Agreement and subsequent amendments ("Termination Agreement").

J. On _____, 2026, the Developer signed a "Termination of Development Agreement" for the cancellation of the Original Agreement.

K. The City Council finds that the adoption of this Termination Agreement is not considered a "project" and is exempt from CEQA under CEQA Guideline 15378.

L. On _____, 2026, the City Council, as the legislative body for purposes of Development Agreement approval, amendment and cancellation, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

Section 2: Findings.

Therefore, on the basis of: the foregoing recitals, which are hereby incorporated herein, the City Council finds and determines that:

A. The Termination Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the city's General Plan.

B. The Termination Agreement will not be detrimental to the public interest, health, safety, convenience or welfare of the city in that the Project will proceed in accordance with all the programs and policies of the General Plan as detailed in the 2006 entitlements and amendments.

C. The City Council finds that the adoption of this Termination Agreement is not considered a "project" and is exempt from CEQA under CEQA Guideline 15378.

D. The Termination Agreement is consistent with the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

Section 3: Approval of the Termination of Development Agreement.

The City Council hereby approves the Termination of Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City Manager to sign the Termination of Development Agreement after the effective date of this Ordinance.

Section 4: Recordation

Within ten (10) days after the Termination of Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

Section 5: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6: Publication and 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 this ___ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

TERMINATION OF DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF RANCHO CORDOVA

AND

WOODSIDE 05N, LP, AS LANDOWNER

RELATIVE TO DOUGLAS 98 PROJECT

Reason for recording:

This Termination of Development Agreement is being recorded to reflect the termination of the Development Agreement that was recorded on May 5, 2006, in Book 20060505 Page 0951 and the First Amendment recorded on October 11, 2013 in Book 20130111 Page 0488, the Second Amendment recorded on April 18, 2018 in Book 20180418 Page 892, and the Third Amendment recorded on August 7, 2018 in Book 20180807 Page 942

TERMINATION OF DEVELOPMENT AGREEMENT
"DOUGLAS 98"

This Termination of Development Agreement ("Termination Agreement" or "Agreement") is entered into as of this ___ day of _____, 2026 by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("City"), and WOODSIDE 05N, LP, a California limited liability partnership ("Landowner"), pursuant to the authority of Government Code section 65864 et. seq., relating to Development Agreements. City and Developer are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

A. City and Douglas Road 98, LP, a California limited liability partnership entered into a Development Agreement relative to the Douglas 98 project ("the Project") described in Exhibit A and Exhibit B of the Original Development Agreement recorded May 5, 2006 in Book 20060505 Page 0951 ("Orginal Development Agreement"), and a First Amendment recorded on October 11, 2013 in Book 20130111 Page 0488, a Second Amendment recorded on April 18, 2018 in Book 20180418 Page 892, and a Third Amendment recorded on August 7, 2018 in Book 20180807 Page 942 collectively (the "Amendments") as assigned to the Landowner under Assignment and Assumption Agreement recorded on April 8, 2018, in Book 20180418 Page 0892.

B. The Project is built out and has satisfied the terms and obligations set forth in the Original Development Agreement and the Amendments.

C. Pursuant to Section 11.5 of the Original Development Agreement, the Agreement may be cancelled in whole or in part by the mutual consent of the parties thereof or their successors in interest.

D. The City has acted in accordance with Government Code section 65868 by providing proper notice, hearing and the adoption of an ordinance to cancel the Original Development Agreement and its Amendments.

AGREEMENT

1. **Incorporation of Recitals**. The Preamble, the Recitals, all defined terms set forth herein, and all exhibits attached hereto, are hereby incorporated into this Termination Agreement as if set forth herein in full.

2. **Termination of Original Development Agreement**. Landowner, as the successor in interest, and City mutually agree to terminate the Original Development Agreement and the Amendments, in whole, that was recorded on May 5, 2006 in Book 20060505 Page 0951, on October 11, 2013 in Book 20130111 Page 0488, on April 18, 2018 in Book 20180418 Page 892, and on August 7, 2018 in Book 20180807 Page 942 in the office the Sacramento County Clerk Recorder.

3. **Notices**. All notices and other communications required or permitted under this Termination Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code section 65865, must be in writing and must be delivered in person or sent by certified mail, postage prepaid, or by facsimile or electronic mail (provided that

such email shall be promptly followed by delivery of such notice by another method as provided herein).

Notice required to be given to City shall be addressed as follows:

CITY OF RANCHO CORDOVA
Community Development Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Notice required to be given to Landowner shall be addressed as follows:

Woodside 05N, LP
c/o Woodside Homes of Northern California
Attn:
1130 Iron Point Road, Suite 200
Folsom, CA 95630

Either Party may change the address stated herein by giving notice in writing to the other Party, and thereafter notices shall be addressed and transmitted to the new address.

4. **City Manager Authorization**. The City of Rancho Cordova, a municipal corporation, has authorized this Termination Agreement to be executed in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. 07-2006 adopted by the Council of the City on the 6th day of March, 2006, and has caused this Agreement to be executed.

"CITY"	"LANDOWNER"
CITY OF RANCHO CORDOVA, a municipal corporation	WOODSIDE 05N, LP, a California limited liability partnership
By: _____	By: _____
Name: Micah Runner	Name:
Its: City Manager	Its:
Date: _____	Date: _____

ATTEST:

_____
Stacy Leitner, City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren
City Attorney

Date: _____

3859186.1

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA CANCELLING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND SUNRIDGE VILLA PROPERTY, LLC RELATIVE TO THE SUNDANCE PROJECT

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

Section 1. Recitals.

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the "Development Agreement Statute"), authorizing the city, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, development agreements may be cancelled by mutual consent of the parties.

B. The city and RHNC Sundance-Sacramento, a California general partnership entered into a Development Agreement ("Original Development Agreement") relative to the Sundance project ("the Project"), consisting of single-family residential, and common space area, as described in Exhibits A-1, A-2 and Exhibit B of the Original Development Agreement recorded on July 18, 2006 in Book 2006718 Page 0964.

C. On November 6, 2017, the city adopted Ordinance No. 11-2017, approving the First Amendment to the Original Development Agreement, recorded on January 12, 2018, in Book 20180112 Page 0719, including certain project approvals, the term of the agreement, new impact fees, park development and dedication obligations among other material items.

D. The Project changed ownership to Sunridge Villas Property, LLC, a Delaware limited liability company under Assignment and Assumption Agreement dated November 16, 2021.

H. The Project is built out and has satisfied all terms and obligations set forth in the Original Development Agreement and subsequent amendment.

I. Pursuant to Government Code section 65868, the city and Developer now wish to adopt an ordinance to cancel the Original Development Agreement and subsequent amendments ("Termination Agreement").

J. On _____, 2026, the Developer signed a "Termination of Development Agreement" for the cancellation of the Original Agreement.

K. The City Council finds that the adoption of this Termination Agreement is not considered a "project" and is exempt from CEQA under CEQA Guideline 15378.

L. On _____, 2026, the City Council, as the legislative body for purposes of Development Agreement approval, amendment and cancellation, held a properly noticed public

hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

Section 2: Findings.

Therefore, on the basis of: the foregoing recitals, which are hereby incorporated herein, the City Council finds and determines that:

A. The Termination Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the city's General Plan.

B. The Termination Agreement will not be detrimental to the public interest, health, safety, convenience or welfare of the city in that the Project will proceed in accordance with all the programs and policies of the General Plan as detailed in the 2017 entitlements.

C. The City Council finds that the adoption of this Termination Agreement is not considered a "project" and is exempt from CEQA under CEQA Guideline 15378.

D. The Termination Agreement is consistent with the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

Section 3: Approval of the Termination of Development Agreement.

The City Council hereby approves the Termination of Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City Manager to sign the Termination of Development Agreement after the effective date of this Ordinance.

Section 4: Recordation

Within ten (10) days after the Termination of Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

Section 5: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6: Publication and 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 this ___ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

TERMINATION OF DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF RANCHO CORDOVA

AND

SUNRIDGE VILLA PROPERTY, LLC, AS LANDOWNER

RELATIVE TO SUNDANCE PROJECT

Reason for recording:

This Termination of Development Agreement is being recorded to reflect the termination of the Development Agreement that was recorded on July 18, 2006, in Book 2006718 Page 0964 and the First Amendment recorded on January 12, 2018, in Book 20180112 Page 0719

TERMINATION OF DEVELOPMENT AGREEMENT
"SUNDANCE"

This Termination of Development Agreement ("Termination Agreement" or "Agreement") is entered into as of this ___ day of _____, 2026 by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("City"), and SUNDRIDGE VILLAS PROPERTY LLC, a Delaware limited liability company ("Landowner"), pursuant to the authority of Government Code section 65864 et. seq., relating to Development Agreements. City and Developer are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

A. City and RHNC Sundance-Sacramento, a California general partnership entered into a Development Agreement relative to the Sundance project ("the Project") described in Exhibit A and Exhibit B of the Original Development Agreement recorded on July 18, 2006 in Book 2006718 Page 0964 ("Orginal Development Agreement"), and a First Amendment recorded on January 12, 2018 in Book 20180112 Page 0719 (the "Amendment") as assigned to Sundridge Villas Property LLC, under Assignment and Assumption Agreement recorded on November 24, 2021 in Book 20211124 Page 0012.

B. The Project is built out and has satisfied the terms and obligations set forth in the Original Development Agreement and the Amendment.

C. Pursuant to Section 11.5 of the Original Development Agreement, the Agreement may be cancelled in whole or in part by the mutual consent of the parties thereof or their successors in interest.

D. The City has acted in accordance with Government Code section 65868 by providing proper notice, hearing and the adoption of an ordinance to cancel the Original Development Agreement and the Amendment.

AGREEMENT

1. **Incorporation of Recitals**. The Preamble, the Recitals, all defined terms set forth herein, and all exhibits attached hereto, are hereby incorporated into this Termination Agreement as if set forth herein in full.

2. **Termination of Original Development Agreement**. Landowner, as the successor in interest, and City mutually agree to terminate the Original Development Agreement and the Amendment, in whole, that were recorded on July 18, 2006, in Book 2006718 Page 0964 and on January 12, 2018, in Book 20180112 Page 0719 in the office the Sacramento County Clerk Recorder.

3. **Notices**. All notices and other communications required or permitted under this Termination Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code section 65865, must be in writing and must be delivered in person or sent by certified mail, postage prepaid, or by facsimile or electronic mail (provided that such email shall be promptly followed by delivery of such notice by another method as provided herein).

Notice required to be given to City shall be addressed as follows:

CITY OF RANCHO CORDOVA
Community Development Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Notice required to be given to Landowner shall be addressed as follows:

Sunridge Villas Property LLC
c/o Sares Regis Group of Northern California
Attn: Ken Busch
520 S. El Camino Real, Suite 200
San Mateo, CA 94402

Either Party may change the address stated herein by giving notice in writing to the other Party, and thereafter notices shall be addressed and transmitted to the new address.

4. **City Manager Authorization**. The City of Rancho Cordova, a municipal corporation, has authorized this Termination Agreement to be executed in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. 07-2006 adopted by the Council of the City on the 6th day of March 2006, and has caused this Agreement to be executed.

"CITY"	"LANDOWNER"
CITY OF RANCHO CORDOVA, a municipal corporation	SUNRIDGE VILLAS PROPERTY LLC a Delaware limited liability company
By: _____	By: _____
Name: Micah Runner	Name:
Its: City Manager	Its:
Date: _____	Date: _____

ATTEST:

_____
Stacy Leitner, City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren
City Attorney

Date:

MEMORANDUM

ITEM 11.1.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Director

SUBJECT: **A RESOLUTION OF FORMATION TO MODIFY THE RANCHO CORDOVA TOURISM BUSINESS IMPROVEMENT DISTRICT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution would result in the modification of the Rancho Cordova Tourism Business Improvement District (RCTBID) and the levy of assessments on certain lodging businesses.

BACKGROUND

The RCTBID is a benefit assessment district proposed to continue a revenue source to help fund marketing and sales promotions and destination development programs for assessed Rancho Cordova lodging businesses. This approach has been used successfully in other destination areas throughout the state to improve tourism and drive additional room nights to assessed businesses.

The Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq., allows for the Owners' Association to request that the city modify the Management District Plan (Plan). As the RCTBID Owners' Association, Rancho Cordova Travel and Tourism Corporation (RCTTC) provided a written request to the City Council to modify the RCTBID Plan. This written request was submitted on February 17, 2026. The proposed modification of the RCTBID Plan will include modifying the boundaries of the RCTBID to establish two benefit zones and increasing the assessment rate within Dova Zone from four and one-half of one percent (4.5%) to six percent (6%). The modified RCTBID will continue to include all lodging businesses with two (2) rooms or more located within the boundaries of the City of Rancho Cordova.

To continue the modification process, the City Council adopted a Resolution of Intention to Modify the RCTBID on May 18, 2026, and a public meeting was held on June 15, 2026 to allow for public testimony on the proposed modification.

Tourism Business Improvement Districts

Tourism Business Improvement Districts (TBIDs) utilize the efficiencies of private sector operation in the market-based promotion of tourism. These special assessment districts allow assessed business owners to organize their efforts to increase tourism. Business owners within the TBID fund the TBID, and those funds are used to provide services that are desired by and benefit the assessed businesses within the TBID.

TBID benefits:

- Funds cannot be diverted for other government programs;
- They are customized to fit the needs of each destination;
- They allow for a wide range of services; including: destination marketing, tourism promotion, and sales lead generation;
- They are designed, created and governed by those who will pay the assessment; and
- They provide a stable funding source for tourism promotion.

In California, TBIDs are primarily formed pursuant to the Property and Business Improvement District Law of 1994 (94 Law). This law allows for the creation of special benefit assessment districts to raise funds within a specific geographic area. The key difference between TBIDs and other special benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the TBID.

RCTBID Modification Process

May 18, 2026	Adopt Resolution of Intention to Modify **(COMPLETED)** Upon the submission of a written request from the Owners' Association of the RCTBID, the City Council (Council) may initiate proceedings to modify the RCTBID by the adoption of a resolution expressing its intention to modify the RCTBID.
No later than May 22, 2026	NOTICE **(COMPLETED)** The 94 Law requires the City to mail written notice to the owners of all businesses proposed to be assessed within the RCTBID. Mailing the notice begins a mandatory forty-five (45) day period in which assessed business owners may protest RCTBID modification.
June 15, 2026	PUBLIC MEETING **(COMPLETED)** Allow public testimony on the modification of the RCTBID and levy of assessments. No Council action required.

July 6, 2026	FINAL PUBLIC HEARING
	If written protests are received from the owners of businesses in the modified RCTBID which will pay fifty percent (50%) or more of the assessments proposed to be levied, and protests are not withdrawn so as to reduce the protests to less than fifty percent (50%), no further proceedings to levy the proposed assessment against such businesses shall be taken for a period of one (1) year from the date of the finding of a majority protest by the Council.
	If the Council, following the public hearing, decides to establish the modified RCTBID, the Council shall adopt a Resolution of modification.

FISCAL IMPACT AND FUNDING SOURCE

None immediately. The city will continue to receive a fee of two percent (2%) of the amount collected to cover its costs of administration. Because the RCTBID programs are intended to increase visitation to the city, there may be an increase in transient occupancy tax and sales tax collections.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - RCTBID Map
3. RCTBID Management District Plan
4. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING RESULTS OF MAJORITY PROTEST PROCEEDINGS AND MODIFYING THE RANCHO CORDOVA TOURISM BUSINESS IMPROVEMENT DISTRICT (RCTBID)

WHEREAS, the City of Rancho Cordova (city) created the Rancho Cordova Tourism Business Improvement District (RCTBID) on December 6, 2010 by Resolution No. 136-2010; and

WHEREAS, on April 19, 2021, the City Council adopted Resolution No. 44-2021 adopting the Management District Plan (Plan) and renewing the RCTBID; and

WHEREAS, the Property and Business Improvement District Law of 1994 (Streets and Highways Code §36600 et seq.) authorizes cities to modify the Plan at the request of the Owners' Association; and

WHEREAS, the RCTBID Owners' Association, Rancho Cordova Travel and Tourism Corporation (RCTTC), has requested the modification of the RCTBID and by extension the Plan; and

WHEREAS, a modified Plan has been prepared, and the proposed modifications of the RCTBID Plan include modification of the boundaries of the RCTBID to establish two benefit zones and modification of the assessment rate as described herein; and

WHEREAS, the assessed lodging businesses within the RCTBID will receive a specific benefit from the activities and improvements set forth in the Plan; and

WHEREAS, on May 18, 2026 at 5:30 p.m. at the David B. Roberts Council Chambers, located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the City Council adopted a Resolution of Intention, Resolution No. 69-2026; and

WHEREAS, the public meeting and public hearing to consider the modification of the RCTBID have been properly noticed in accordance with Streets and Highways Code §36623; and

WHEREAS, on June 15, 2026 at 5:30 p.m. at the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the City Council held a public meeting regarding the modification of the RCTBID Plan, and the City Council heard and received objections and protests, if any, to the modification of the RCTBID Plan; and

WHEREAS, on July 6, 2026 at 5:30 p.m. at the David B. Roberts Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the City Council held a public hearing regarding the modification of the RCTBID Plan, and the City Council heard and received all objections and protests, if any, to the modifications of the RCTBID Plan; and

WHEREAS, the City Clerk has determined that there was no majority protest. A majority

protest is defined as written protests received from owners of businesses in the modified RCTBID which would pay fifty percent (50%) or more of the assessments proposed to be levied. Protests are weighted based on the assessment proposed to be levied on each lodging business,

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

1. The recitals set forth herein are adopted by the City Council as findings and they are true and correct.
2. The City Council hereby modifies the RCTBID Plan. The modification of the RCTBID Plan will include implementing updates to modernize the Plan, as well as the following modifications:
    a. The boundaries of the RCTBID shall be modified to establish two (2) benefit zones, as shown on the map attached hereto and incorporated herein by reference.
    b. The modified annual assessment rate for all lodging businesses with two (2) rooms or more shall be as shown in the table below:

Zone	Assessment Rate
Dova Zone	6.0%
Zone 1	4.5%

3. The Plan dated June 18, 2026 is hereby adopted and approved.
4. The RCTBID Plan modified pursuant to this Resolution will be subject to any amendments to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code §36600 et. seq.).
5. The City Clerk, or his or her designee, is directed to take all necessary actions to complete the modification of the RCTBID and to levy the assessments.
6. This Resolution shall take effect immediately upon its adoption by the city.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

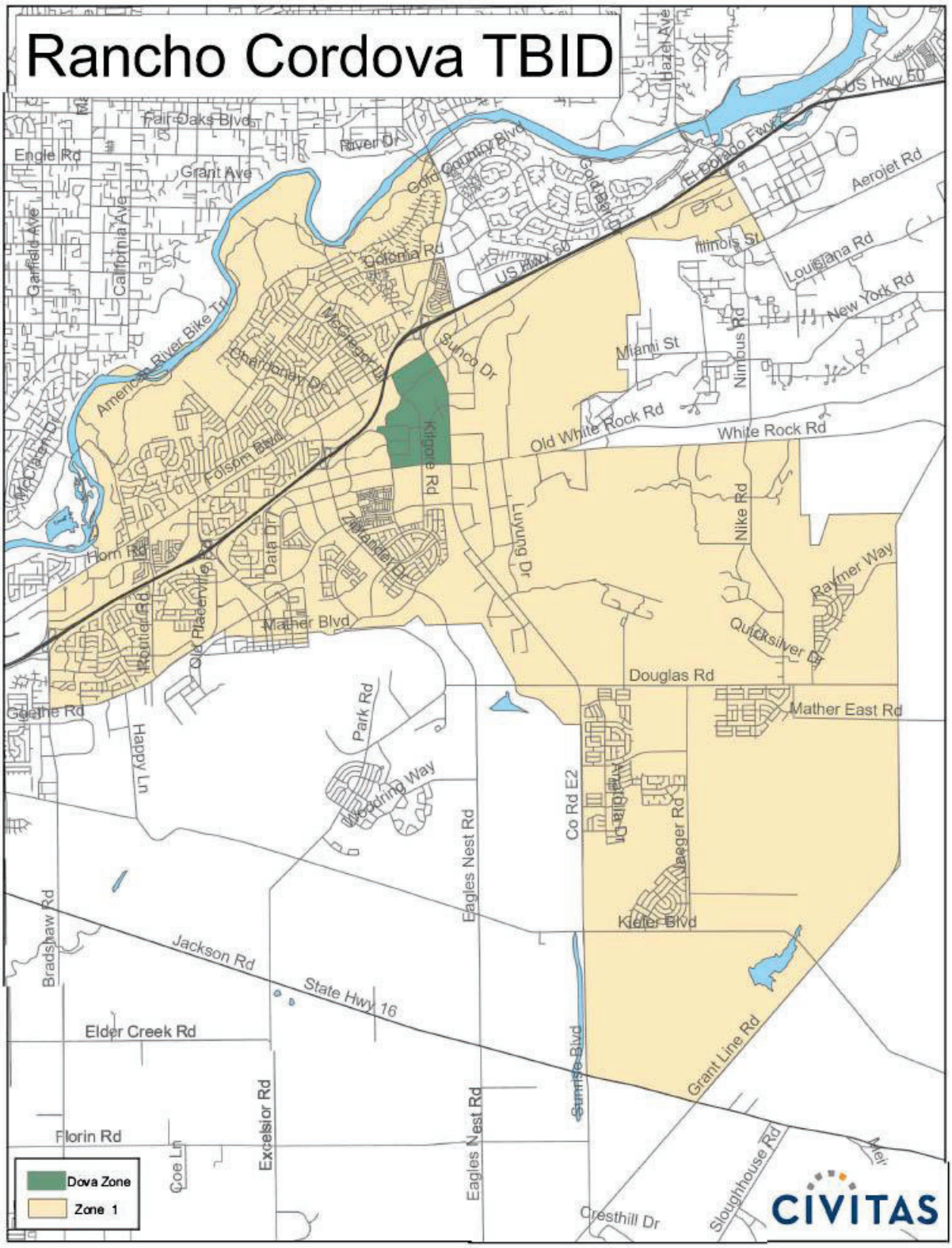
ABSENT:

ABSTAIN:

ATTEST:

_____
Garrett Gatewood, Mayor

_____
Stacy Leitner, CMC
City Clerk


Rancho Cordova TBID
Hazel Ave
US Hwy 50
Fair Oaks Blvd
River Dr
Engle Rd
Grant Ave
Gold Country Blvd
El Dorado Fwy
Aerojet Rd
Garfield Ave
California Ave
Folsom Blvd
Goloma Rd
Illinois St
Louisiana Rd
New York Rd
American River Bike Trl
McClellan Dr
Chardonnay Dr
Sunco Dr
Miami St
Nimbus Rd
Old White Rock Rd
White Rock Rd
Kilgore Rd
Lumpp Dr
Nike Rd
Raymer Way
Quicksilver Dr
Horn Rd
Data Dr
Alexander Dr
Mather Blvd
Douglas Rd
Mather East Rd
Goethe Rd
Park Rd
Happy Ln
Woodring Way
Eagles Nest Rd
Co Rd E2
Kiefer Blvd
Jackson Rd
State Hwy 16
Bradshaw Rd
Elder Creek Rd
Florin Rd
Excelsior Rd
Coe Ln
Sunrise Blvd
Grant Line Rd
Sloughhouse Rd
Cresthill Dr
Dova Zone
Zone 1
CIVITAS

2021-2031

Photo Credit: City of Rancho Cordova

RANCHO CORDOVA TOURISM BUSINESS IMPROVEMENT DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

June 16, 2026

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Prepared
by Civitas

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VISIT
RANCHO
CORDOVA
CALIFORNIA

I. OVERVIEW

Developed by Rancho Cordova Travel & Tourism Corporation (RCTTC) and Rancho Cordova hoteliers, the Rancho Cordova Tourism Business Improvement District (RCTBID) is an assessment district proposed to provide specific benefits to payors by funding marketing, sales promotion efforts, and destination development for assessed businesses. This approach has been used successfully in other destination areas throughout the country to provide the benefit of additional room night sales directly to payors.

This Management District Plan, as modified in 2026, reflects updates to the structure, assessment methodology, and programmatic elements of the RCTBID, including the establishment of benefit zones to reflect differing levels and types of benefit expected to be received by assessed lodging businesses.

Dova Zone is intended to accommodate concentrated visitor-serving, hospitality, entertainment, event, and related destination development anticipated to generate overnight visitation and room-night demand.

Location: The RCTBID includes all Lodging Businesses with two (2) rooms or more located within the boundaries of the City of Rancho Cordova, as shown on the map in Section IV. The RCTBID includes two benefit zones; assessments, services, and expenditures shall be administered in a manner consistent with the benefits anticipated to be conferred within each benefit zone.

Services: RCTBID is designed to provide specific benefits directly to payors by increasing awareness and demand for room night sales. Marketing and sales promotions and destination development programs will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for room night sales. For Dova Zone, such destination development programs may include visitor-serving capital improvements, public realm improvements, event and entertainment infrastructure, transportation and mobility improvements, programming, marketing, and related facilities, uses, and activities intended to support overnight visitation and lodging demand.

Budget: The total RCTBID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be approximately $2,464,000. This amount may fluctuate as room sales do, as businesses open and close, and if the assessment rate is increased pursuant to this Plan. At the time of this modification, this budget reflects assessments generated from existing Lodging Businesses and does not include revenues attributable to Dova Zone, for which assessments will commence upon the operation of Lodging Businesses within Dova Zone.

Cost: The annual assessment rate is a percentage of gross room rental revenue, varied by benefit zone. The initial annual assessment rate for each benefit zone is shown in the table below.

Zone	Assessment Rate
Dova Zone	6.0%
Zone 1	4.5%

At the City of Rancho Cordova City Council's discretion, assessments collected may be used to repay a capital infrastructure bond if the City Council chooses to issue bonds. Until and unless bonds are issued, any funds collected by the RCTBID will be used towards the services outlined in this Plan. The assessment levied pursuant to this Plan will also not be collected on stays pursuant to contracts executed prior to July 1, 2021. Stays pursuant to contracts executed between September 1, 2013 and June 30, 2021 shall instead be subject to assessment at the rate of $1.50 per paid occupied room per night. During the ten (10) year term, the assessment rate may be increased annually by the RCTBID Owners' Association by a maximum of one percent (1%) of gross room rental revenue per year, as described in Section IV. The total assessment rate may not exceed ten percent (10%) in any zone.

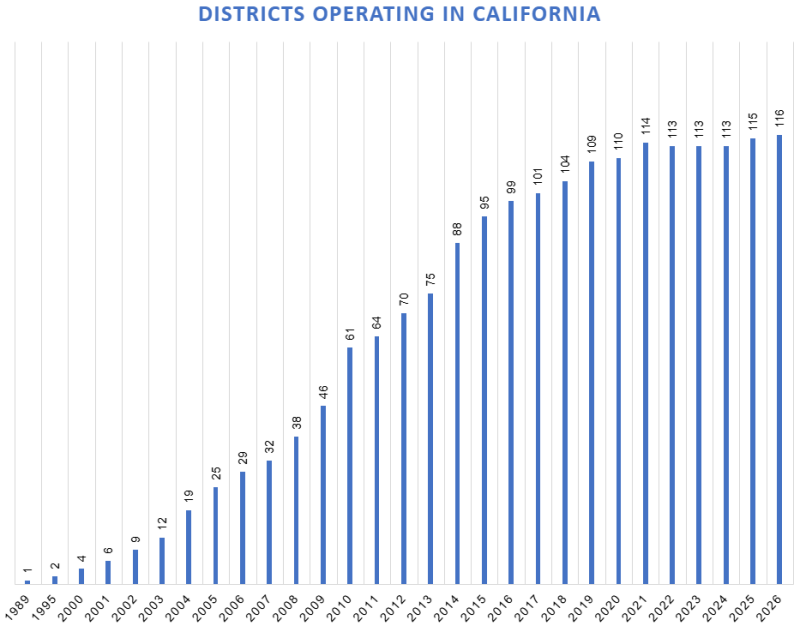
Collection: The City of Rancho Cordova (City) will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each assessed Lodging business located in the boundaries of the RCTBID. The City shall take all reasonable efforts to collect the assessments from each Lodging Business.

Duration: RCTBID will have a ten (10) year life, beginning July 1, 2021 through June 30, 2031. Once per year, beginning on the anniversary of RCTBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on RCTBID termination.

Management: Rancho Cordova Travel and Tourism Corporation (RCTTC) will continue to serve as the RCTBID Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan and must provide annual reports to the City Council. This provision shall be read together with the governance provisions applicable to Dova Zone pursuant to Section VI.

II. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California's TBIDs collectively raise over $300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Rancho Cordova Lodging Businesses continue to invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow lodging business owners to organize their efforts to increase demand for room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase demand for room night sales.

In California, most TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

III. RANCHO CORDOVA TRAVEL & TOURISM CORPORATION ACCOMPLISHMENTS

Established in 2010, but formally organized in 2011, the Rancho Cordova Tourism Business Improvement District (RCTBID) set out to increase the number of district visitors, improve the brand of the destination and increase market share for the hotels in Rancho Cordova. Through robust marketing, business development, brand positioning and consistent relationship management, the Visit Rancho Cordova brand, managed by Rancho Cordova Travel & Tourism Corporation (RCTTC) has accomplished these goals and continues to serve as an asset to the Rancho Cordova community. Since the formation of RCTBID in 2011 through year- end 2019, Occupancy rate increased 49.2%, Average Daily Rate (ADR) increased by 44.1%, and RevPAR increased by 77.6%. Over this same timeframe, nationally the Occupancy rate increased 15.1%. At the time of the 2026 modification of this Plan, occupancy has trended close to national averages with a slight decrease to 61.1%, while ADR has continued to climb, resulting in flat RevPAR for hotels. (Source: Statista).

Mission:
To drive sustainable tourism in Rancho Cordova that increases economic impact, supports local hotels and businesses, and enhances the quality of life for residents and visitors alike.

Vision:
To put Rancho Cordova on the map as a must-visit hidden gem destination.

Values:
Ambassadors of Community, Collaboration-Fueled, Inclusive at the Core, Always Trustworthy, Possibility-Minded, Unapologetically Joyful.

Brand Promise:
Stunning landscapes, cultural richness, and quirky experiences make Rancho Cordova one-of-a-kind.

Visitor Promise:
In Rancho Cordova, every traveler belongs and there is something for everyone.

Marketing Impact:

- Website impact of 1.4 million sessions, 1.9 million views, and engagement rate of 32.7% since January 1, 2019; influencing, from July-December 2025, over $1,318,321.25 in visitor spending.
- Social media impact of 37,000+ followers across all channels, including a reach of 888,000 on Meta platforms since January 2023 and 1.7 million views on Instagram collaboration posts from 2024-2025.
- Paid commercial CTV advertisement impact surpassing 174,229 total plays since November 2025.
- Ongoing direct booking campaigns with Expedia, resulting in over 2,048,466 impressions, 1,845 hotel nights, and $247,514 in bookings from 2024-2025.
- Leisure media and PR impact resulting in a printed distribution of more than 1.5 million and more than a digital distribution of 1.8 million from 2024-2025.
- Promotional impact of over 30,000 items distributed to assessed hotels, residents, travelers, and Sacramento International Airport from 2024-2025.
- UGC (User Generated Content) online photo galleries garnered 196,700 views since January 1, 2025.
- Virtual tour impact of 2,794,838 Google views and 876,887 clicks via Threshold 360 since January 1, 2023.

Sales & Business Development Impact:

- Since 2022, we have hosted 40 meeting and event planners from 11 states across the U.S. and Mexico for Meeting Planner Familiarization Trips
- Since 2022, we have hosted 5 partner Destination Analysis immersions
- Since 2022, we have conducted over 700 tradeshow appointments
- In 2025 generated 195 leads consisting of 76,785 room nights and $51,083,905.38 in potential economic impact and support 14,064 jobs

RCTTC staff volunteered on the following boards and committees:

- California Capital Airshow
- Rancho Cordova Area Chamber of Commerce
- California Travel Association
- Meeting Professionals International Sacramento Sierra Nevada Chapter
- Associations West ELEVATE Steak Committee
- Associations West Capital Regional Counsel
- Gold Country Visitors Association
- Destinations International
- Cordova Recreation & Parks Foundation
- U.S. Travel
- Visit California CEO Committee
- Associations West Membership Advisory Group
- Associations West ELEVATE Sizzle Committee
- OneWest Disaster Recovery Committee
- OneWest Event Committee
- Leadership Rancho Cordova
- STAR Communities
- RCPD Citizen's Academy
- Sacramento Metro Fire

Industry Recognition and Organization Awards and Certificates:

- Marc Sapoznik Class X Leadership Rancho Cordova graduate 2015
- Marc Sapoznik awarded CHIA (Certification in Hotel Industry Analytics) 2023
- Dawn Hall inducted into Chamber of Commerce Hall of Fame 2023
- Maggie Thyken Huss Class XVII Leadership Rancho Cordova graduate 2024
- Kristen Achziger Class XVIII Leadership Rancho Cordova graduate 2025
- Dawn Hall Class XVIII Leadership Rancho Cordova honorary graduate 2025
- Aubrey Hall awarded PDM (Professional in Destination Management) Certification 2023
- Kristen Achziger awarded PDM (Professional in Destination Management) Certification 2023
- Maggie Thyken Huss awarded PDM (Professional in Destination Management) Certification 2025
- HSMAI International Marketing Campaign Award – Silver 2020
- Smart Women in Meetings Rising Star Award 2022 – Maggie Thyken Huss
- CalTravel Association 30 and Under Emerging Leader Award 2023 – Aubrey Hall
- Community Partner Award 2024 – Sacramento Telangana Association
- Associations West Emerging Professional Rising Star Industry Professional of the Year 2026 – Maggie Thyken Huss

Event Sponsorships

- Barrel District Events
- CA Capital Film Office
- California Capital Airshow
- Cordova Community Council Events
- Leadership Rancho Cordova
- Hangtown Motocross Classic
- Intercollegiate Rowing Association Championships
- Paddle Splash Water Festival
- Rancho Cordova In Action Day of Service
- Rio Strada Racing
- Sac State Athletics
- California Mermaid Convention
- Sac State Aquatic Center
- Soil Born Farms
- Community Food Hub
- American River Parkway Foundation
- Sacramento State Athletics
- Golden West Track & Field
- The Picklr
- Sacramento Children's Museum
- Sacramento Pride Festival
- The MACC
- Police Activities League Christmas Toy Drive

Memberships & Partnerships

- Rancho Cordova Chamber
- Cordova Community Council
- California Black Chamber
- Hispanic Chamber
- Sacramento Rainbow Chamber
- Visit Sacramento
- Sacramento LGBT Center
- Sac Metro Chamber
- Visit California
- STR (Smith Travel Research)
- US Travel Association
- Cal Travel Association
- Sports Events & Tourism Association (Sports ETA)
- Gold Country Visitors Association
- CalSAE
- American River Parkway Foundation
- Destinations International
- HelmsBriscoe
- HPN Global

- MPI SSN & NCC Chapters
- Civitas
- One West Tourism Alliance
- California Hotel & Lodging Association
- PCMA
- SITE
- ASAE
- SGMP
- California DMO Alliance
- California Sports Alliance
- Sac State Athletics
- CA Capital Film Office
- Sac State Aquatic Center
- The Picklr
- The MACC
- Visit California Meetings
- Visit California LA28
- American River Parkway Foundation
- Regional collaborations for sports shows with Visit Sacramento, Explore Elk Grove, Visit Stockton and Visit Bakersfield

Tradeshows and Conferences:

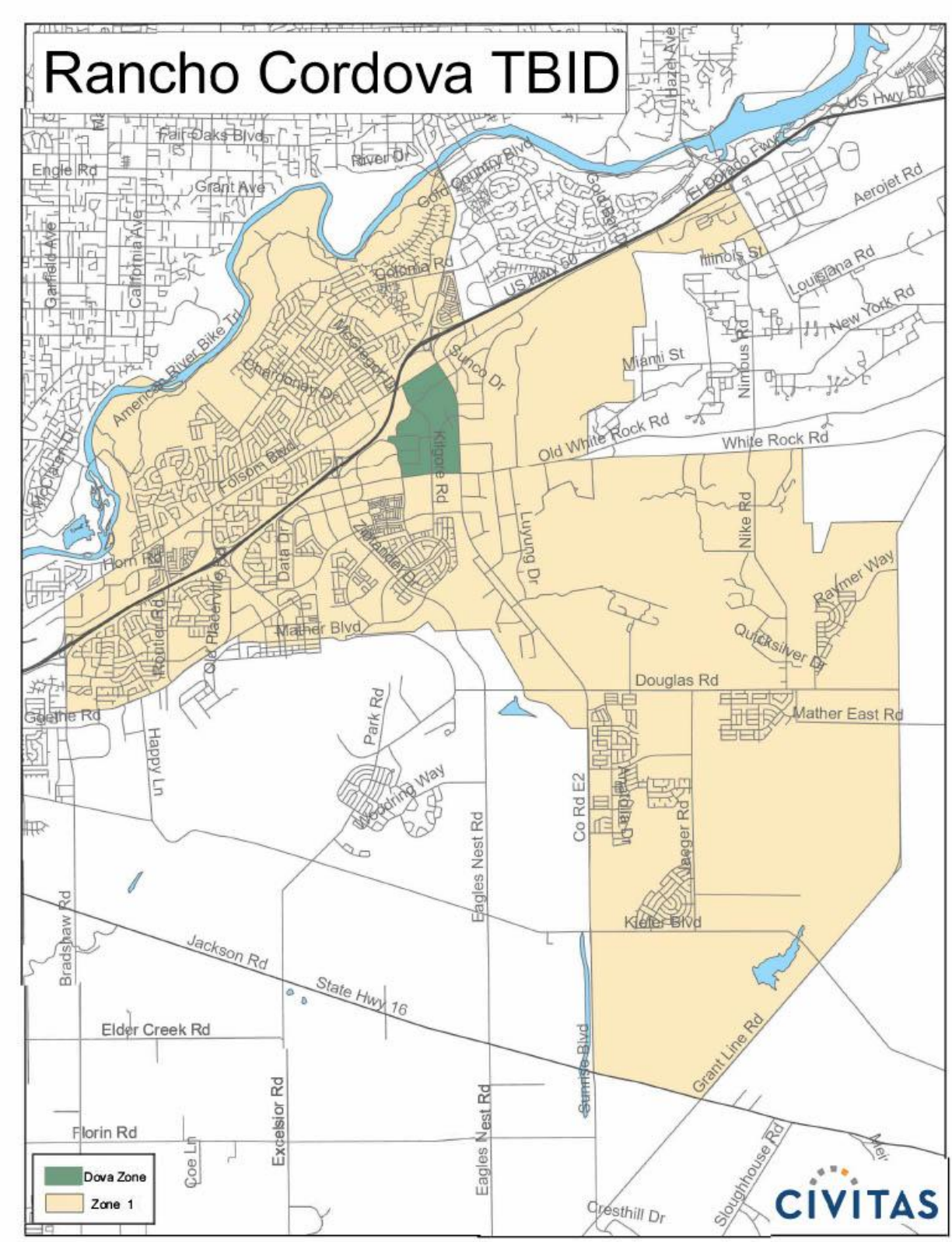
- Associations West Seasonal Spectacular
- Associations West ELEVATE Annual Conference
- Northstar Small & Boutique Meetings
- TEAMS Annual Conference + Expo
- All Things Meetings Tradeshow and Reception
- Northstar Destination California
- HPN Annual Partner Conference
- ASAE Annual Meeting
- IPW
- Northstar IPEC
- SITE SoCal Holiday Event
- HelmsBriscoe Annual Business Conference
- CA Cup Golf Invitational
- Destinations International Convention Sales & Services Summit
- Connect Spring Marketplace
- MPI Northern California Chapter ACE
- PCMA Convening Leaders
- Smart Meetings National Extraordinary Experience
- Connect Marketplace (main convention)
- Destinations International Annual Convention
- Visit California Outlook Forum
- Cal Travel Sumit
- MPI World Education Congress
- IMEX
- Smart Meetings Smart Woman Summit
- CVENT Connect

IV. BOUNDARY

The RCTBID will include all Lodging Businesses existing and in the future that have two (2) rooms or more, available for public occupancy within the boundaries of the City of Rancho Cordova. The RCTBID is divided into two (2) benefit zones based on the benefits conferred on Lodging Businesses within each zone. Lodging Businesses in Dova Zone are assessed at a higher rate due to their location within Dova Zone and the greater benefit they are expected to receive from RCTBID funded services. Dova Zone is intended to include concentrated visitor-serving and destination-generating development, including future lodging, hospitality, entertainment, event, meeting, sports, mobility, and related improvements, all of which are expected to materially enhance overnight visitation and lodging demand. Any future Lodging Businesses located within Dova Zone, whether or not affiliated with any existing Dova Zone development, shall be subject to the Dova Zone assessment structure and governance provisions set forth in this Plan.

"Lodging Business" means: any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof.

The boundary, as shown in the map below, currently includes seventeen (17) Lodging Businesses. A complete listing of Lodging Businesses within the RCTBID can be found in Appendix 2.

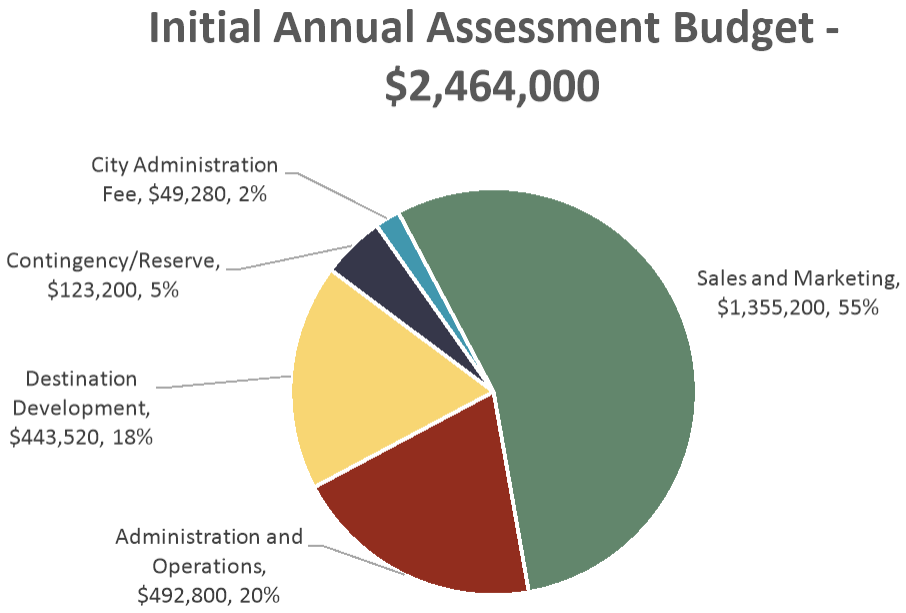

Rancho Cordova TBID
Fair Oaks Blvd
River Dr
Engle Rd
Grant Ave
Garfield Ave
California Ave
Gold Country Blvd
Hazel Ave
US Hwy 50
El Dorado Fwy
Aerojet Rd
Folsom Blvd
Coloma Rd
Illinois St
Louisiana Rd
New York Rd
Nimbus Rd
Miami St
American River Bike Trl
Chardonnay Dr
Sunco Dr
Kilgore Rd
Old White Rock Rd
White Rock Rd
Luyung Dr
Nike Rd
Raymer Way
Quicksilver Dr
Data Dr
Alexander Dr
Mather Blvd
Old Placerville Rd
Douglas Rd
Mather East Rd
Goethe Rd
Park Rd
Happy Ln
Eagles Nest Rd
Co Rd E2
Jaeger Rd
Kiefer Blvd
Bradshaw Rd
Jackson Rd
State Hwy 16
Elder Creek Rd
Florin Rd
Excelsior Rd
Coe Ln
Sunrise Blvd
Grant Line Rd
Sloughhouse Rd
Cresthill Dr
Dova Zone
Zone 1
CIVITAS

V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to assessed Lodging Businesses, that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits or granting the privileges. The privileges and services provided with the RCTBID funds are sales and marketing promotions and destination development programs available only to assessed Lodging Businesses. Funds attributable to each benefit zone shall be administered in a manner consistent with the specific benefits to be conferred on assessed Lodging Businesses within that benefit zone.

A service plan assessment budget has been developed to deliver services that benefit the assessed Lodging Businesses. A detailed annual assessment budget will be developed and approved by RCTTC. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is $2,464,000. Assessments for Dova Zone are not reflected in the initial assessment budget because there are currently no operating businesses within the Zone.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the City and the RCTTC board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year; provided, however, that any exercise of such authority by RCTTC with respect to Dova Zone funds shall be subject to the Dova Zone governance provisions of this Plan. Dova Zone funds shall not be commingled with Zone 1 funds. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the RCTBID, any and all assessment funds may be used for the costs of defending the RCTBID.

Each budget category includes all costs related to providing that service. For example, the sales and marketing budget includes the cost of staff time dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by the RCTTC on an as- needed basis.

Sales and Marketing

A sales and marketing program will promote assessed–Lodging Businesses as tourist, meeting, and event destinations. The sales and marketing program will have a central theme of promoting Rancho Cordova as a desirable place for overnight visits. The program will have the goal of increasing demand for overnight visitation and room night sales at assessed Lodging Businesses, and may include the following activities:

- Internet marketing efforts to increase awareness and optimize internet presence to drive demand for overnight visitation and room sales to assessed Lodging Businesses;
- Print ads in magazines and newspapers, television ads, and radio ads targeted at potential visitors to drive demand for overnight visitation and room sales to assessed Lodging Businesses;
- Attendance of trade shows to promote assessed Lodging Businesses;
- Sales blitzes for assessed Lodging Businesses;
- Familiarization tours of assessed Lodging Businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers and maps featuring assessed Lodging Businesses;
- Attendance of professional industry conferences and affiliation events to promote assessed-Lodging Businesses;
- Lead generation activities designed to attract tourists and group events to assessed Lodging Businesses;
- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts for assessed Lodging Businesses;
- Development and maintenance of a website designed to promote assessed Lodging Businesses;
- Coordination of press pitching, curated media trips, and influencer opportunities to drive visitation to assessed Lodging Businesses;
- Development of social media, video, and photography content to promote assessed Lodging Businesses; and
- Strategic development and maintenance of e-newsletters for leisure, meeting, and advocacy audiences to drive visitation to assessed Lodging Businesses.

Destination Development

Destination Development ("DD") shall be administered separately for Dova Zone and Zone 1 in a manner consistent with the benefit zone structure and governance provisions set forth in this Plan. DD funded from Zone 1 or other non-Dova Zone revenues will be eighteen percent (18%) of the applicable annual budget, unless otherwise adjusted in accordance with this Plan. As the total number of rooms sold and room prices increase over time, the amount of available funds for projects is anticipated to increase. With respect to DD projects funded from Zone 1 or other non-Dova Zone revenues, RCTTC, working collaboratively with the City Manager, shall develop specific DD funding criteria. The City and RCTTC may provide input regarding such projects, and any public works project contract shall be awarded in accordance with Public Contract Code and Municipal Code requirements.

Notwithstanding the foregoing, DD projects, improvements, activities, programs, and related expenditures funded in whole or in part from Dova Zone revenues shall be governed in accordance with the Dova Zone governance provisions of this Plan. With respect to Dova Zone funds, the Dova Zone Special Committee shall establish project criteria, priorities, and approvals for Dova Zone improvements, activities, programs, and related expenditures funded from Dova Zone ~~1~~ revenues. RCTTC shall have a role limited to administration, implementation, and compliance with this Plan and applicable law, and shall not have discretion to approve, deny, reallocate, or reprioritize Dova Zone projects, activities, programs, or expenditures except as directed by the Dova Zone Special Committee or as required for compliance with applicable law. These DD projects may include:

- Comprehensive and integrated wayfinding signage system including signage to parking decks and lots;
- Transportation programs connecting hotels with downtown and other attractions, to increase room night sales at assessed Lodging Businesses;
- Art and cultural projects, to attract overnight visitors;
- Gateway enhancements, to attract overnight visitors;
- Enhancements to environmental experiences which attract overnight visitors, and shall expose visitors to the value of the vital ecosystems;
- Improvements to existing parks and sports facilities utilized by overnight visitors;
- Safe and fun entertainment complex for young teens and adults utilized by overnight visitors;
- Live music venue which attracts overnight visitors;
- Infrastructure improvements that enhance Destination competitive position to attract desirable special events year around and attract overnight visitors;
- Public gathering and festival spaces;
- Convention, meeting, and conference facilities;
- Youth and amateur sports facilities and complexes;
- Mobility, circulation, and transportation improvements, including innovative transportation systems intended to improve access to visitor-serving destinations;
- Structured parking, utilities, security, lighting, wayfinding, public realm, and related visitor-serving infrastructure; and
- Other facilities and improvements designed to support tourism, events, entertainment, and overnight visitation.

Dova Zone Use of Funds

Dova Zone funds shall be used for any improvements, activities, and programs permitted under this Plan and applicable law, including, without limitation, capital improvements, destination development, and other visitor-serving uses, in each case designed to drive overnight visitation to assessed Lodging Businesses. Funds raised within the Dova Zone are authorized for disbursement and/or allocation if approved by the Dova Zone Special Committee. Dova Zone expenditures may fund, but are not limited to, the following: financing, bonding, or other funding mechanisms associated with the development, construction, or operation of arena or stadium facilities, meeting and conference spaces, youth sports facilities, and ancillary visitation infrastructure situated within the Dova Zone and benefitting assessed Lodging Businesses. Dova Zone funds shall be separately accounted for. Permitted Dova Zone uses may include, without limitation, visitor-serving capital improvements, destination development improvements, and related infrastructure designed to drive overnight visitation to assessed Lodging Businesses within Dova Zone, including event venues, public plazas and festival areas, convention and meeting facilities, youth and amateur sports facilities, transportation and mobility improvements, parking, utilities, lighting, security, signage, wayfinding, public realm improvements, programming, marketing, operations, and related visitor-serving facilities, improvements, and activities. Dova Zone funds may be used for construction, programming, marketing, operations, financing, and other permitted uses within Dova Zone, including associated debt repayment. An amount equal to five percent (5%) of the revenue derived from the Dova Zone assessment in any year shall be allocated to RCTTC to pay for renewal and benefits received from the RCTTC programming including, but not limited to, sales activities related to the proposed arena.

Administration and Operations

The administration and operations portion of the budget shall be utilized for administrative staffing costs, office costs, advocacy, and other general administrative costs such as insurance, legal, and accounting fees. Shared staffing, contracting, administrative services, programs, and other resources may be used for Dova Zone, Zone 1, or both benefit zones, provided that all costs are separately accounted for and charged or allocated on a reasonable basis consistent with the benefits conferred on each benefit zone, including direct charges for costs attributable solely to Dova Zone and incremental shared costs reasonably allocable to Dova Zone based on the direct benefits conferred on Dova Zone.

City Administration Fee

The City of Rancho Cordova shall be paid a fee equal to two percent (2%) of the amount of assessment collected, to cover its costs of collection and administration.

Contingency/Reserve

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the RCTTC Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the RCTTC Board. Contingency/reserve funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the RCTTC Board. The reserve fund from both zones shall be used for the costs of renewing the RCTBID. Any contingency or reserve funds attributable to Dova Zone-shall be separately accounted for.

Annual Budget

The total ten (10) year improvement and service plan budget is projected at approximately $2,464,000 annually, and for a total amount of $64,760,489 through 2031 if the maximum assessment rate increases are adopted. This budget is expected to fluctuate as room sales change and if the assessment rate is increased. The initial annual assessment rate is a percentage of gross room rental revenue, varied by benefit zone.

The initial annual assessment rate for Dova Zone is six percent (6%) of gross room rental revenue and for Zone-1 is four and one half of one percent (4.5%) of gross room rental revenue. At the time of the 2026 modification of this Plan, the projected budget does not reflect any adjustment attributable to Dova Zone, as there are currently no operational Lodging Businesses subject to the Dova Zone 6% assessment. The absence of currently operating Dova Zone Lodging Businesses shall not limit the future administration, segregation, budgeting, governance, or use of Dova Zone funds once assessments are generated within Dova Zone. Separate Dova Zone budget reporting shall commence upon the first collection of Dova Zone-assessments.

The Owners' Association may increase the assessment rate by a maximum of one percent (1%) per year to a maximum rate of ten percent (10%) for any zone. If the maximum annual assessment increases are adopted by the Owners' Association upon approval from City Council, the annual budget will increase as illustrated in the table below. The assessment rate might not increase starting in 2022, the increases may be implemented in later years at the discretion of the Owners' Association. The table below demonstrates the maximum with the assumption that the rates will be increased in annually from 2022 through 2027 as it is a required disclosure, it is not the anticipated course of action. Alternate courses of action may be taken in regards to implementing the assessment rate increase other than what is demonstrated in the chart below, within the parameters of this Management District Plan. For example, increases may be implemented in years 2028-2031, with the stipulation that each annual increase is no more than one percent (1%) and that the total assessment rate may not exceed ten percent (10%) for any zone.

Tables A and B below reflect the historical budget from 2021 through 2025. Beginning in 2026 as a result of the modification of this Plan, the budget structure has been updated to consolidate Destination Recovery and Crisis Response funding into the Sales and Marketing category, and this revised structure is reflected in Tables C and D on the following pages. Additionally, a three percent (3%) annual increase in the total budget is shown, to account for estimated increased room night sales as a result of RCTBID efforts. This three percent (3%) annual increase is a conservative estimate based on the effects of similarly sized TBID budgets.

Table A
Estimated Annual Budget If Maximum Assessment Rates Are Adopted 2021-2026

Year	Sales & Marketing	Administration	Destination Development	Destination Recovery	Contingency/ Reserve	City Fee	Total
2021-22	$1,158,080	$492,800	$443,520	$197,120	$123,200	$49,280	**$2,464,000**
2022-23	$1,457,868	$620,369	$558,332	$248,148	$155,092	$62,037	**$3,101,846**
2023-24	$1,774,595	$755,147	$679,632	$302,059	$188,787	$75,515	**$3,775,734**
2024-25	$2,109,136	$897,505	$807,754	$359,002	$224,376	$89,750	**$4,487,524**
2025-26	$2,461,993	$1,047,657	$942,891	$419,063	$261,914	$104,766	**$5,238,283**
Total	**$8,961,672**	**$3,813,478**	**$3,432,129**	**$1,525,392**	**$953,369**	**$381,348**	**$19,067,387**

The table below demonstrates the annual improvement and service plan budget with the assumption that the rates will not be increased during years 2021-2026 of the district's ten (10) year term. Additionally, a three percent (3%) annual increase in the total budget is shown to account for estimated increased room night sales as a result of RCTBID efforts.

Table B
Estimated Annual Budget If Maximum Assessment Rates Are Not Adopted 2021-2026

Year	Sales & Marketing	Administration	Destination Development	Destination Recovery	Contingency /Reserve	City Fee	Total
2021-22	$1,158,080	$492,800	$443,520	$197,120	$123,200	$49,280	**$2,464,000**
2022-23	$1,192,822	$507,584	$456,826	$203,034	$126,896	$50,758	**$2,537,920**
2023-24	$1,228,607	$522,812	$470,530	$209,125	$130,703	$52,281	**$2,614,058**
2024-25	$1,265,465	$538,496	$484,646	$215,398	$134,624	$53,850	**$2,692,479**
2025-26	$1,303,429	$554,651	$499,186	$221,860	$138,663	$55,465	**$2,773,254**
Total	**$6,148,403**	**$2,616,343**	**$2,354,708**	**$1,046,537**	**$654,086**	**$261,634**	**$13,081,711**

The following tables reflect the consolidation of the Destination Recovery and Crisis Response category as a result of the 2026 modification of this Plan.

Table C
Estimated Annual Budget If Maximum Assessment Rates Are Adopted 2026-2031

Year	Sales & Marketing	Administration	Destination Development	Contingency/ Reserve	City Fee	Total
2026-27	$3,316,760	$1,206,095	$1,085,485	$301,524	$120,609	**$6,030,473**
2027-28	$5,214,242	$1,896,088	$1,706,479	$474,022	$189,609	**$9,480,441**
2028-29	$5,370,669	$1,952,971	$1,757,674	$488,243	$195,297	**$9,764,854**
2029-30	$5,531,790	$2,011,560	$1,810,404	$502,890	$201,156	**$10,057,800**
2030-31	$5,697,744	$2,071,907	$1,864,716	$517,977	$207,191	**$10,359,534**
Total	**$25,131,205**	**$12,952,098**	**$11,656,888**	**$3,238,024**	**$1,295,210**	**$45,693,102**

The table below demonstrates the annual improvement and service plan budget with the assumption that the rates will not be increased during years 2026-2031 of the district's ten (10) year term. Additionally, a three percent (3%) annual increase in the total budget is shown to account for estimated increased room night sales as a result of RCTBID efforts.

Table D
Estimated Annual Budget If Maximum Assessment Rates Are Not Adopted 2026-2031

Year	Sales & Marketing	Administration	Destination Development	Contingency/ Reserve	City Fee	Total
2026-27	$1,571,048	$571,290	$514,161	$142,823	$57,129	**$2,856,451**
2027-28	$1,618,180	$588,429	$529,586	$147,107	$58,843	**$2,942,145**
2028-29	$1,666,725	$606,082	$545,474	$151,520	$60,608	**$3,030,409**
2029-30	$1,716,727	$624,264	$561,838	$156,066	$62,426	**$3,121,321**
2030-31	$1,768,229	$642,992	$578,693	$160,748	$64,299	**$3,214,961**
Total	**$8,340,909**	**$5,649,400**	**$5,084,460**	**$1,412,350**	**$564,940**	**$15,165,287**

B. California Constitutional Compliance

The RCTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term 'assessments' to levies on real property.[1] Rather, the RCTBID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the RCTBID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the City of conferring the benefits or providing the services. The assessment imposed by this Plan is a business-based assessment used to provide specific benefits directly to assessed Lodging Businesses.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed Lodging Businesses, and are intended only to provide benefits and services directly to those Lodging Businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the RCTBID. The activities described in this Plan are specifically targeted to increase demand for room night sales for assessed Lodging Businesses within the boundaries of the RCTBID, and are narrowly tailored. RCTBID funds will be used-to provide specific benefits directly to the assessees that increase room night demand. Assessment funds shall not be used to feature non-assessed Lodging Businesses in RCTBID programs, or to directly generate sales for non- assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed-Lodging Businesses.

The assessment imposed by this RCTBID is used to provide specific-benefits directly to the payors that are not provided to those not charged. Those specific benefits include increased demand for room night sales for assessed Lodging Businesses. Those specific benefits, including increased demand for room night sales for assessed Lodging Businesses, will be provided only to–Lodging Businesses paying the district assessment, with marketing and sales programs promoting Lodging Businesses paying the RCTBID assessment. The marketing and sales programs will be designed to

[1] *Jarvis v. the City of San Diego* 72 Cal App. 4th 230
[2] Cal. Const. art XIII C § 1(e)(1)

increase room night sales at each assessed Lodging Business. Because they are necessary to provide the marketing and sales promotions and destination development programs that provide specific benefits to assessed Lodging Businesses, the administration and contingency services are also necessary to provide those specific benefits, including increased demand for room night sales, to assessed Lodging Businesses

Although the RCTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the RCTBID are government services within the meaning of Proposition 26.[5] Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

3. Reasonable Cost

RCTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by the RCTTC, and reports submitted on an annual basis to the City. Only assessed Lodging Businesses will be featured in marketing materials, receive sales leads generated from RCTBID-funded activities, be featured in advertising campaigns, and benefit from other RCTBID-funded services. Non- assessed Lodging Businesses will not receive these, nor any other, RCTBID-funded services and benefits.

The RCTBID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spillover benefit to non-assessed businesses. If non-assessed Lodging Businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non- RCTBID funds. RCTBID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

C. Assessment

The annual assessment rate is a percentage of gross room rental revenue, varied by benefit zone. The initial annual assessment rate for each zone is shown in the table below.

Zone	Assessment Rate
Dova Zone	6.0%
Zone 1	4.5%

[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

At the City Council's discretion, assessments collected may be used to repay a capital infrastructure bond if Council chooses to issue bonds. Until and unless bonds are issued, any funds collected by the RCTBID will be used towards the services outlined in this Plan. Based on the benefit received, assessments will not be collected on: charges incurred by a person in the performance of official duties as an officer or employee of a local, state or federal government entity, or by government-sponsored corporate charge card. The assessment levied pursuant to this Plan will also not be collected on stays pursuant to contracts executed prior to July 1, 2021. Stays pursuant to contracts executed between September 1, 2013 and June 30, 2021 shall instead be subject to assessment at the rate of $1.50 per paid occupied room per night. During the ten (10) year term, the assessment rate may be increased annually by the Owners' Association by a maximum of one percent (1%) of gross room rental. The total assessment rate may not exceed ten percent (10%) for any zone. Assessments collected from Lodging Businesses within Dova Zone shall constitute Dova Zone funds and shall be separately accounted for in accordance with this Plan. This requirement shall apply to all Lodging Businesses located within Dova Zone, whether or not affiliated with any existing Dova Zone development.

The term "gross room rental revenue" as used herein means: the consideration charged, whether or not received, for the occupancy of space in a Lodging Business valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction therefrom whatsoever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed Lodging Business. However, the assessed Lodging Business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the RCTBID assessment is identified separately it shall be disclosed as the "RCTBID Assessment." As an alternative, the disclosure may include the amount of the RCTBID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed Lodging Business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds may be issued.

D. Penalties and Interest

The RCTBID shall reimburse the City of Rancho Cordova for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent RCTBID assessment are sought to be recovered in the same collection action by the City, the RCTBID shall bear its pro rata share of such collection costs. Assessed Lodging Businesses which are delinquent in paying the assessment shall be responsible for paying:

1. *Original Delinquency*. When an assessment becomes delinquent, any owner who fails to remit any assessment imposed by this Plan within the time required shall pay a penalty of 10 percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. *Continued Delinquency*. Any owner who fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the

amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.

3. *Fraud.* If the City determines that the nonpayment of any remittance due under this chapter is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in subsections (1) and (2) of this section.
4. *Interest.* In addition to the penalties imposed, any owner who fails to remit any assessment imposed by this Plan shall pay interest at the rate of one and one-half percent (1.50%) per month or fraction thereof, compounded, on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.
5. *Penalties Merged with Assessment.* Every penalty imposed and such interest as accrues under the provisions of this section shall become a part of the assessment herein required to be paid.

E. Time and Manner for Collecting Assessments

The RCTBID assessment will be implemented beginning July 1, 2021 and will continue for ten (10) years through June 30, 2031. The City will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each Lodging Business. The City shall take all reasonable efforts to collect the assessments from each Lodging Business. The City shall forward the assessments collected to the Owners' Association. The City's monthly remittance and reporting shall separately identify collections, penalties, interest, delinquencies, and other amounts attributable to each benefit zone, including Dova Zone. Funds attributable to Dova Zone shall be deposited into the separate Dova Zone account or sub fund maintained pursuant to this Plan.

Concurrent with the remittal of assessment funds to the Owners Association, the City shall also provide monthly reports stating details surrounding businesses that are default on expected payments, as well as the term of their delinquency and any other relevant information for the Owners Association to reasonably determine which assessed Lodging Businesses are in compliance with the RCTBID assessment.

VI. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the RCTBID as defined in Streets and Highways Code §36612. The City Council has determined that Rancho Cordova Travel and Tourism Corporation (RCTTC) will serve as the Owners' Association for the RCTBID.

1. *Dova Zone Special Committee.* Notwithstanding RCTTC's role as the Owners' Association, and unless and until the Dova Zone Lodging Businesses elect an alternative governance structure pursuant to the Future Governance Flexibility provisions below, all Dova Zone funds shall be administered pursuant to this subsection. The Dova Zone Special Committee shall have primary authority over Dova Zone fund governance as provided herein. The Dova Zone Special Committee is required to pay its proportionate fair share of any litigation costs regarding the district and any city collection costs for collecting and enforcing the assessment, identified as no more than 2% in the budget. A Dova Zone Special Committee shall be established consisting of not fewer than three (3) members, all of whom shall be appointed by the assessed Lodging Business within. If the Dova Zone Special Committee consists of three (3) members, at least one (1) member shall also be a current member of the RCTTC Board. If the Dova Zone Special

Committee consists of five (5) members, at least two (2) members shall also be current members of the RCTTC Board. In all cases, appointment authority shall remain solely with the Dova Zone assessed Lodging Businesses. Any such member or members who are also current members of the RCTTC Board shall nevertheless serve on the Dova Zone Special Committee solely by appointment of the Dova Zone assessed Lodging Businesses. The Dova Zone Special Committee may be established and convened earlier with the consent of the City and the Owners' Association and shall be established and convened no later than upon when construction breaks ground of a Lodging Business within Dova Zone. Subject to the general provisions in this plan requiring all district funds be available for legal defense of the district, and renewal, the Dova Zone Special Committee shall have primary authority over the budgeting, prioritization, approval, allocation, commitment, and expenditure of Dova Zone funds, including approval of Dova Zone projects, activities, programs, project criteria, annual budgets, reallocations within Dova Zone, reserves, and the use of Dova Zone funds to support financing or debt for permitted Dova Zone uses. RCTTC shall administer and implement the determinations of the Dova Zone Special Committee and shall not reallocate, encumber, expend, or otherwise commit Dova Zone funds except as directed by the Dova Zone Special Committee, subject only to compliance with applicable law, public contracting requirements, financing requirements, bond covenants, and related ministerial or compliance obligations. No action of the RCTTC Board shall be required to approve, ratify, or validate any determination of the Dova Zone Special Committee with respect to Dova Zone funds. No action of the Dova Zone Special Committee is intended to and does not supersede the City's legislative and land use authority under state law and its municipal code. This includes, but is not limited to, the requirement for Dova Zone projects to receive all required and applicable City approval and entitlements.

2. *RCTTC Board.* RCTTC shall include at least one member of its Board of Directors who is appointed by the owners of Lodging Businesses located within Dova Zone, effective upon no later than upon when construction breaks ground of a Lodging Business within Dova Zone. Any such member or members who are also current members of the RCTTC Board shall nevertheless serve on the Dova Zone Special Committee by appointment of the Dova Zone Owners.

3. *Future Governance Flexibility*. In light of the anticipated phased development of lodging within Dova Zone, including the possibility that Dova Zone Lodging Businesses may not commence operations immediately, the Dova Zone Special Committee shall serve as the governance structure for Dova Zone. Upon the commencement of operations of any Lodging Business within Dova Zone, the appointment structure of the Dova Zone Special Committee may be revised by amendment to this Plan; provided, however, that Dova Zone funds shall remain subject to Dova Zone governance.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the RCTTC board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

To the extent applicable, the Dova Zone Special Committee shall be treated as a committee of the Owners' Association for purposes of transparency, recordkeeping, and public meeting requirements relating to matters within the subject matter of the district.

C. Annual Report

The RCTTC shall present an annual report at the end of each fiscal year of operation to the City Council and shall file the annual report with the City of Rancho Cordova City Clerk, pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.
- Separate reporting for Dova Zone revenues, expenditures, reserves, carryovers, and commitments.
- A description of Dova Zone projects, activities, and financing approved or proposed for the applicable fiscal year.
- Any proposed changes to the governance, budgeting, or administration of Dova Zone, including any election by the Dova Zone assessed Lodging Businesses to pursue a separate Dova Zone owners' association or successor governance structure.

APPENDIX 1 – LAW

CURRENT THROUGH CH. 790 OF THE LEGISLATION FROM THE 2025-2026 REGULAR SESSION, EFFECTIVE AS OF OCTOBER 13, 2025

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:
(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.
(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.
(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
(2) Job creation.
(3) Business attraction.
(4) Business retention.
(5) Economic growth.
(6) New investments.
(f) With the dissolution of redevelopment agencies throughout the state, property and

business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.
(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.
(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.
(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act

of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:
(a) Promotion of public events.
(b) Furnishing of music in any public place.
(c) Promotion of tourism within the district.
(d) Marketing and economic development, including retail retention and recruitment.
(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:
(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10

(commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

(a) "Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

(b) "Special benefit" also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.
(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.
(2) Information specifying where the complete management district plan can be obtained.
(3) Information specifying that the complete management district plan shall be furnished upon request.
(c) The resolution of intention described in subdivision (a) shall contain all of the following:
(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.
(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:
(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.
(b) The name of the proposed district.
(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.
(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the estimated cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first

year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.
(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.
(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against their property or business. The plan also shall state whether bonds will be issued to finance improvements.
(g) The time and manner of collecting the assessments.
(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.
(i) The proposed time for implementation and completion of the management district plan.
(j) Any proposed rules and regulations to be applicable to the district.
(k)
(1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.
(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.
(3) In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive

improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance, or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.
(l) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.
(m) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.
(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.
(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:
(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.
(2) The number, date of adoption, and title of the resolution of intention.
(3) The time and place where the public hearing was held concerning the establishment of the district.
(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.
(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.
(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.
(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.
(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.
(b) The adoption of the resolution of formation and, if required, recordation of the

notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.
(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.
(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:
(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.
(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.
(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

36638. Assessment as government imposed fee on Civ C § 1770 transaction

(a) A business assessment pursuant to this part is a fee imposed by a government on the transaction for purposes of paragraph (29) of subdivision (a) of Section 1770 of the Civil Code.
(b) This section shall become operative on July 1, 2024.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied

upon business pursuant to this part.
(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.
(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.
(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:
(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.
(2) The improvements, maintenance, and activities to be provided for that fiscal year.
(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.
(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.
(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.
(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.
The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements,

maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.
(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:
(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.
(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.
(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED LODGING BUSINESSES*

Business Name	Address	
Best Western Plus Rancho Cordova Inn	10713 White Rock Rd	Rancho Cordova
Rancho Cordova Inn near Lake Natoma	12249 Folsom Blvd	Rancho Cordova
Courtyard Sacramento Rancho Cordova	10683 White Rock Rd	Rancho Cordova
Days Inn & Suites Rancho Cordova	3240 Mather Field Rd	Rancho Cordova
Townplace Suites by Marriott	11212 Point East Dr	Rancho Cordova
Extended Stay America	10721 White Rock Rd	Rancho Cordova
Fairfield Inn & Suites Rancho Cordova	10745 Gold Center Dr	Rancho Cordova
Hampton Inn Sacramento Rancho Cordova	10755 Gold Center Dr	Rancho Cordova
Holiday Inn Sacramento Rancho Cordova	11269 Point East Dr	Rancho Cordova
Studio 6	11299 Point East Dr	Rancho Cordova
Homewood Suites by Hilton Rancho Cordova Sacramento	10700 White Rock Rd	Rancho Cordova
Hyatt Place Sacramento Rancho Cordova	10744 Gold Center Dr	Rancho Cordova
La Quinta Inn & Suites -Rancho Cordova	11131 Folsom Blvd	Rancho Cordova
Motel 6 Rancho Cordova	10694 Olson Dr	Rancho Cordova
California Inn Rancho Cordova	10800 Olson Dr	Rancho Cordova
Residence Inn Sacramento Rancho Cordova	2779 Prospect Park Dr	Rancho Cordova
Sacramento Marriott Rancho Cordova	11211 Point East Dr	Rancho Cordova

*List as of February 26, 2026

Modification of the Rancho Cordova Tourism Business Improvement District

Declaring Results of Majority Protest

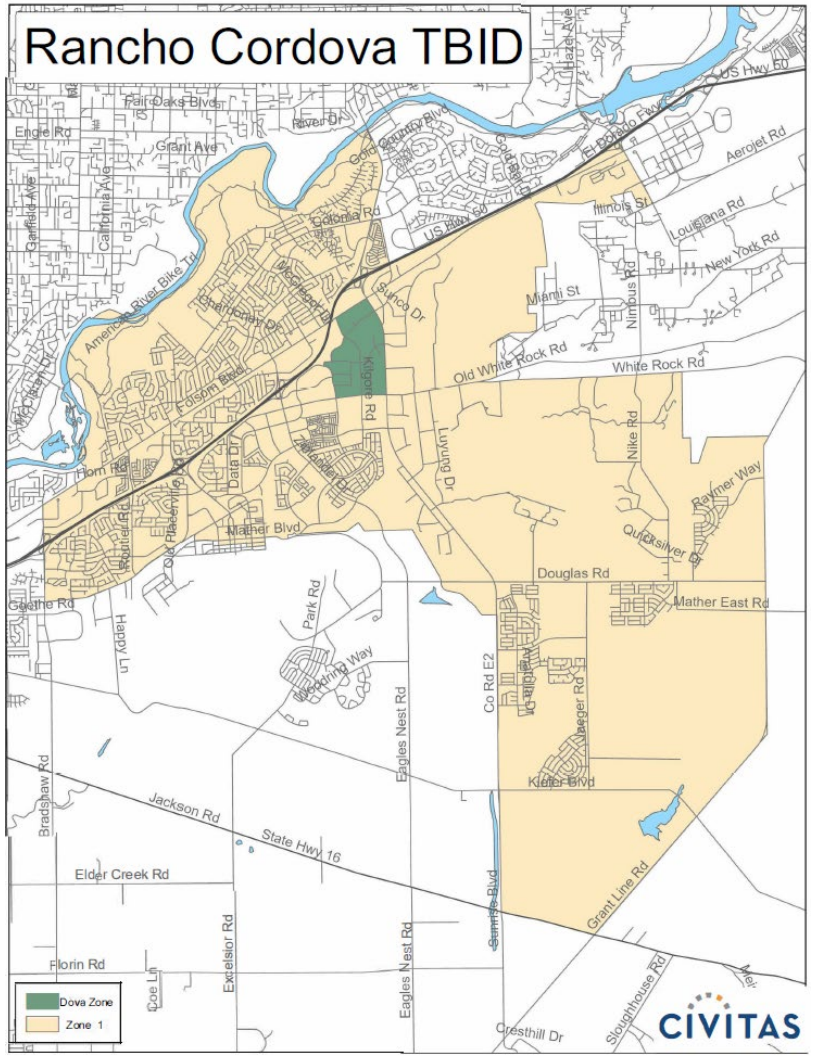
July 6, 2026

Rancho Cordova Tourism Business Improvement District (RCTBID)

The Rancho Cordova Tourism Business Improvement District (RCTBID) is a benefit assessment district proposed to continue a revenue source to help fund marketing and sales promotions and destination development programs for assessed Rancho Cordova lodging businesses. This approach has been used successfully in other destination areas throughout the state to improve tourism and drive additional room nights to assessed businesses.

- The RCTBID was established on December 6, 2010
- On April 19, 2021 the Management District Plan was renewed, thereby renewing the RCTIB for an additional 10 years
- On May 18, 2026, the City Council adopted a Resolution of Intention to initiate proceedings and to modify the RCTBID
- On June 15, 2026, the City Council allowed public testimony on the modification of the RCTBID and levy of assessments

Proposed Rancho Cordova Tourism Business Improvement District (RCTBID) Modifications



Zone	Assessment Rate
DOVA Zone	6.0%
Zone 1	4.5%

Rancho Cordova Tourism Business Improvement District (RCTBID) Modification Process

RCTBID Modification Process	
May 18, 2026	RESOLUTION OF INTENTION Upon the submission of a written request from the Owners' Association of the RCTBID, the City Council (Council) may initiate proceedings to modify the RCTBID by the adoption of a resolution expressing its intention to modify the RCTBID.
No later than May 22, 2026	NOTICE The 94 Law requires the City to mail written notice to the owners of all businesses proposed to be assessed within the RCTBID. Mailing the notice begins a mandatory forty-five (45) day period in which assessed business owners may protest RCTBID modification.
June 15, 2026	PUBLIC MEETING Allow public testimony on the modification of the RCTBID and levy of assessments. No Council action required.
July 6, 2026	FINAL PUBLIC HEARING If written protests are received from the owners of businesses in the modified RCTBID which will pay fifty percent (50%) or more of the assessments proposed to be levied, and protests are not withdrawn so as to reduce the protests to less than fifty percent (50%), no further proceedings to levy the proposed assessment against such businesses shall be taken for a period of one (1) year from the date of the finding of a majority protest by the Council.

Next Steps & Recommendation

For Council's Consideration:

- Receive all written protests from the owners of businesses in the proposed modified RCTBID
  - If received written protests are greater than 50%, no further proceedings to levy the assessment shall be taken for one year
  - If received written protests are less than 50%, the resolution to approve the RCTBID modifications shall move forward to City Council approval

- The modification of the RCTBID Plan will include:
  - The boundaries of the RCTBID shall be modified to establish two (2) benefit zones, as shown on the map previously attached
  - The modified annual assessment rate for all lodging businesses with two (2) rooms or more as shown in the table

Zone	Assessment Rate
DOVA Zone	6.0%
Zone 1	4.5%

- For City Council consideration, approve the resolution modifying the RCTBID

THANK YOU

MEMORANDUM

ITEM 12.1.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Laura Fickle, Economic Development Manager
Stefan Heisler, Housing Manager

SUBJECT: **A RESOLUTION AUTHORIZING THE SUBMISSION OF LOCAL AUTHORITY RECOMMENDATIONS TO THE CALIFORNIA GOVERNOR'S OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT FOR OPPORTUNITY ZONES 2.0 CENSUS TRACT DESIGNATIONS AND RELATED ACTIONS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would allow the City Manager, or his designee, to submit Local Authority Recommendation forms for four eligible census tracts to the California Governor's Office of Business and Economic Development for the Opportunity Zones 2.0 program.

BACKGROUND

Opportunity Zones 2.0 is the renewed federal program intended to encourage the reinvestment of capital gains into economically distressed communities through preferential federal tax treatment for qualifying investments in designated census tracts. The Governor of California will nominate eligible census tracts for certification by the U.S. Department of the Treasury, and the Governor's Office of Business and Economic Development (GO-Biz), in coordination with the State Department of Finance, is accepting local authority recommendations to help inform that nomination process. The City of Rancho Cordova may recommend eligible census tracts through the GO-Biz Local Authority Recommendation Form, with one form required per tract, the full 11-digit census tract GEOID required, and completed recommendations due on July 25, 2026.

Opportunity Zone designation provides an additional economic development incentive tool to be used by the city as an investment-attraction platform rather than as a stand-alone grant program or project approval. Designation can help make selected tracts more visible to Qualified Opportunity Funds, developers, landowners, businesses, housing partners, infrastructure partners, and investors with eligible capital gains. The city's strongest approach is to nominate tracts that combine demonstrated community need with investment readiness, including committed public investment, Housing Element or Regional Housing Needs Allocation (RHNA) alignment, shovel-ready or near-term development sites, potential tax increment

financing opportunities, regional partnerships, and a clear connection to sectors such as housing, infrastructure, healthcare, manufacturing, transportation and logistics, clean economy, or aerospace and defense.

Staff recommends that the city submit up to four eligible census tracts for Opportunity Zones 2.0 consideration, ranked in order of importance as set forth below. Staff has confirmed each tract's eligibility against the official U.S. Treasury list and will coordinate with Sacramento County where tracts overlap city and county boundaries, document committed public investment and other supporting information, and prepare consistent submittal language for each Local Authority Recommendation Form. Because each census tract can only be nominated by one jurisdiction, staff is coordinating with Sacramento County regarding our Priority 1 census tract (Mather area) for submittal.

Priority 1 - Census Tract 06067008803: Consisting primarily of the former Mather Air Force Base and areas within unincorporated Sacramento County extending south to Excelsior Road and Kiefer Boulevard

Priority 2 - Census Tract 06067009007: Which includes the South White Rock neighborhood and business areas along Rockingham Drive and Old Placerville Road

Priority 3 - Census Tract 06067009006: Which includes neighborhoods south of Highway 50 west of Old Placerville Road and east of Routier Road, and areas north of Highway 50 west of Mather Field Road, south of Folsom Boulevard, and east of Bradshaw Road

Priority 4 - Census Tract 06067009008: Which includes the neighborhoods north of Highway 50, east of Mather Field Road, south of Folsom Blvd, and west of Zinfandel Drive

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Resolution
2. Recommended Census Tracts Map
3. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE SUBMISSION OF LOCAL AUTHORITY RECOMMENDATIONS TO THE CALIFORNIA GOVERNOR'S OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT FOR OPPORTUNITY ZONES 2.0 CENSUS TRACT DESIGNATIONS AND RELATED ACTIONS

WHEREAS, the City of Rancho Cordova is a municipal corporation and a local jurisdictional authority within the State of California; and

WHEREAS, the federal Opportunity Zone Program was established to encourage the reinvestment of capital gains into economically distressed communities by offering preferential federal tax treatment for qualified investments located within designated low-income census tracts; and

WHEREAS, Opportunity Zones 2.0 renews and updates the program for a new round of census tract designations, with new designations expected to take effect for qualifying investments made on or after January 1, 2027; and

WHEREAS, the Governor of California may nominate only a portion of eligible census tracts for certification as Qualified Opportunity Zones, making local prioritization and supporting documentation important to the State's review; and

WHEREAS, the California Governor's Office of Business and Economic Development, in coordination with the California Department of Finance, has initiated a Local Authority Recommendation Form process through which cities, counties, special districts, regional joint powers authorities, councils of governments, and tribal governments may recommend eligible census tracts for the Governor's consideration; and

WHEREAS, only census tracts that appear on the official Qualified Opportunity Zones Eligible Tract list published by the U.S. Department of the Treasury may be recommended through the local authority process; and

WHEREAS, the city desires to recommend up to four eligible census tracts, ranked in order of importance, that are expected to support housing production, infrastructure delivery, business growth, redevelopment, job creation, community revitalization, and attraction of private investment; and

WHEREAS, certain candidate census tracts may overlap city and county boundaries or otherwise involve regional assets, public investments, or partner agencies, and the city desires to coordinate with Sacramento County and other public, private, nonprofit, and community partners to support accurate and consistent recommendations; and

WHEREAS, the City Council finds that submitting local authority recommendations is consistent with the city's economic development, housing, infrastructure, and community revitalization objectives; and

WHEREAS, the City Council desires to authorize the City Manager or designee to finalize, execute, and submit the required Local Authority Recommendation Forms and related information in substantial conformance with this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the submission of local authority recommendations to the California Governor's Office of Business and Economic Development for Opportunity Zones 2.0 Census Tract Designations and related actions.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of July 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

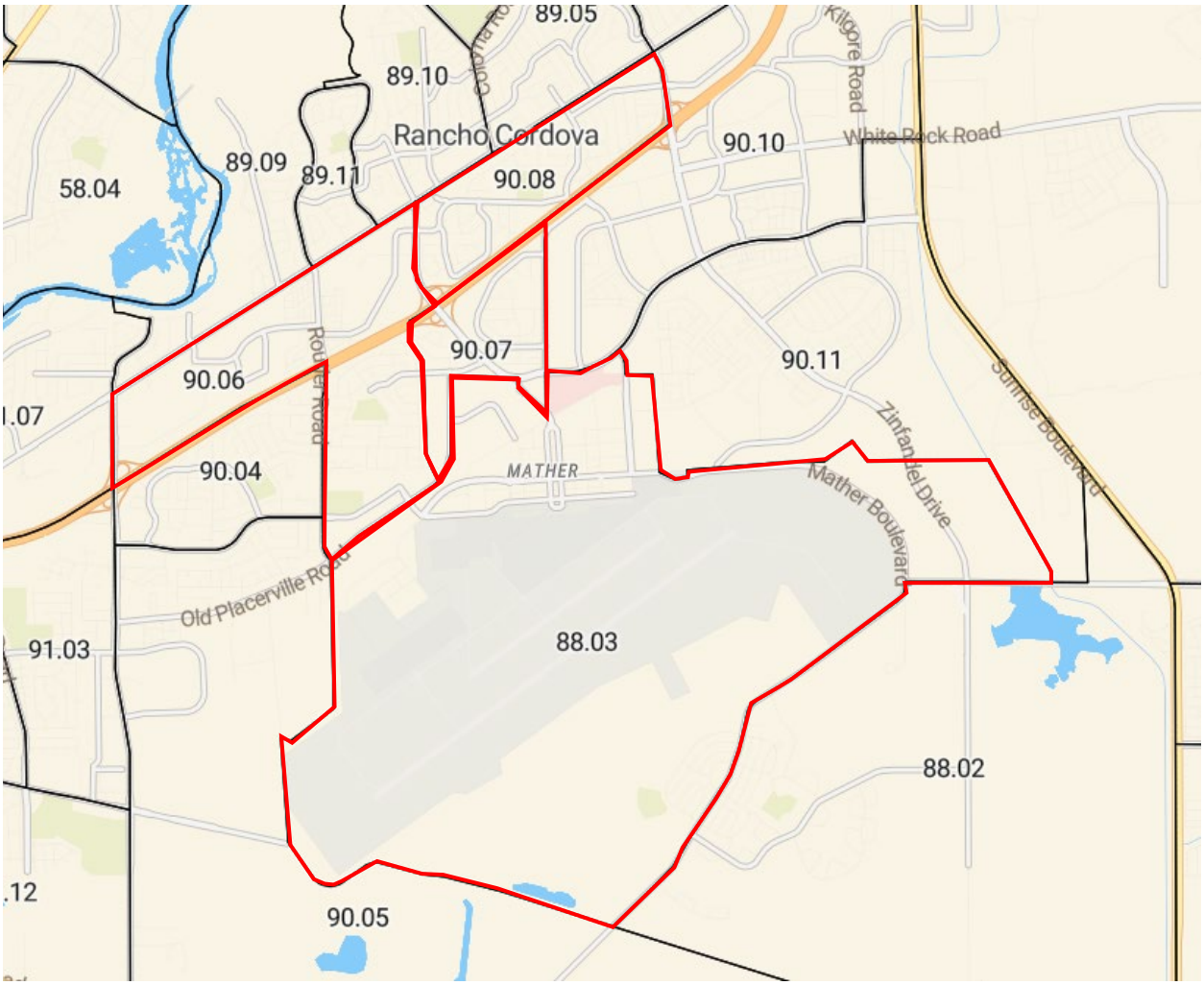
Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

Opportunity Zones 2.0

Recommended Census Tracts for Nomination

Nominated Tracts:



Opportunity Zones 2.0

Local Recommendation Process

For Council Consideration

A Resolution authorizing the submission of local authority recommendations to the California Governor's Office of Business and Economic Development for Opportunity Zones 2.0 census tract designations and related actions.

Presentation Objectives

- Provide an overview of Opportunity Zones 2.0
- Describe the city's role in the nomination process
- Present the staff recommendation for priority census tracts

Opportunity Zones 2.0 Program

Program Purpose:

- Federal program to encourage long-term private investment
- Provides tax incentives for Qualified Fund investments
- Supports economic development and job creation
- Does not provide direct funding to the city, but federal grants may increasingly be directed towards Opportunity Zone identified census tracts
- Opportunity Zones 2.0 launches a new round for designations using updated eligibility data

Eligible Census Tracts:

- Must meet federal economic distress criteria:
  - Poverty rate of at least 20% and median family income less than 125% of the area median, or
  - Median family income at or below 70% of the area median
- Only eligible census tracts may be nominated for Opportunity Zones 2.0 designation

Opportunity Zones 2.0 Selection Timeline

Key milestones in the nomination process include:

- **July 25, 2026** – Local recommendations due to the State
- **August, 2026** – The State will release the preliminary list of nominated tracts and open the public comment window
- **July-September 2026** – State reviews recommendations and establishes California's final nominations
- **End of September, 2026** – Governor submits nominations to the U.S. Department of the Treasury
- **January 1, 2027** – Treasury certifies the final Opportunity Zones 2.0 designations
- **Designation Period** – Opportunity Zones designations remain in effect for 10 years, through December 31, 2036, providing a long-term opportunity to attract private investment
- **Current Zones** - Currently designated Opportunity Zones (from 2018) will remain in effect until December 31, 2028, creating a 2-year overlap period

Staff Recommended Census Tracts

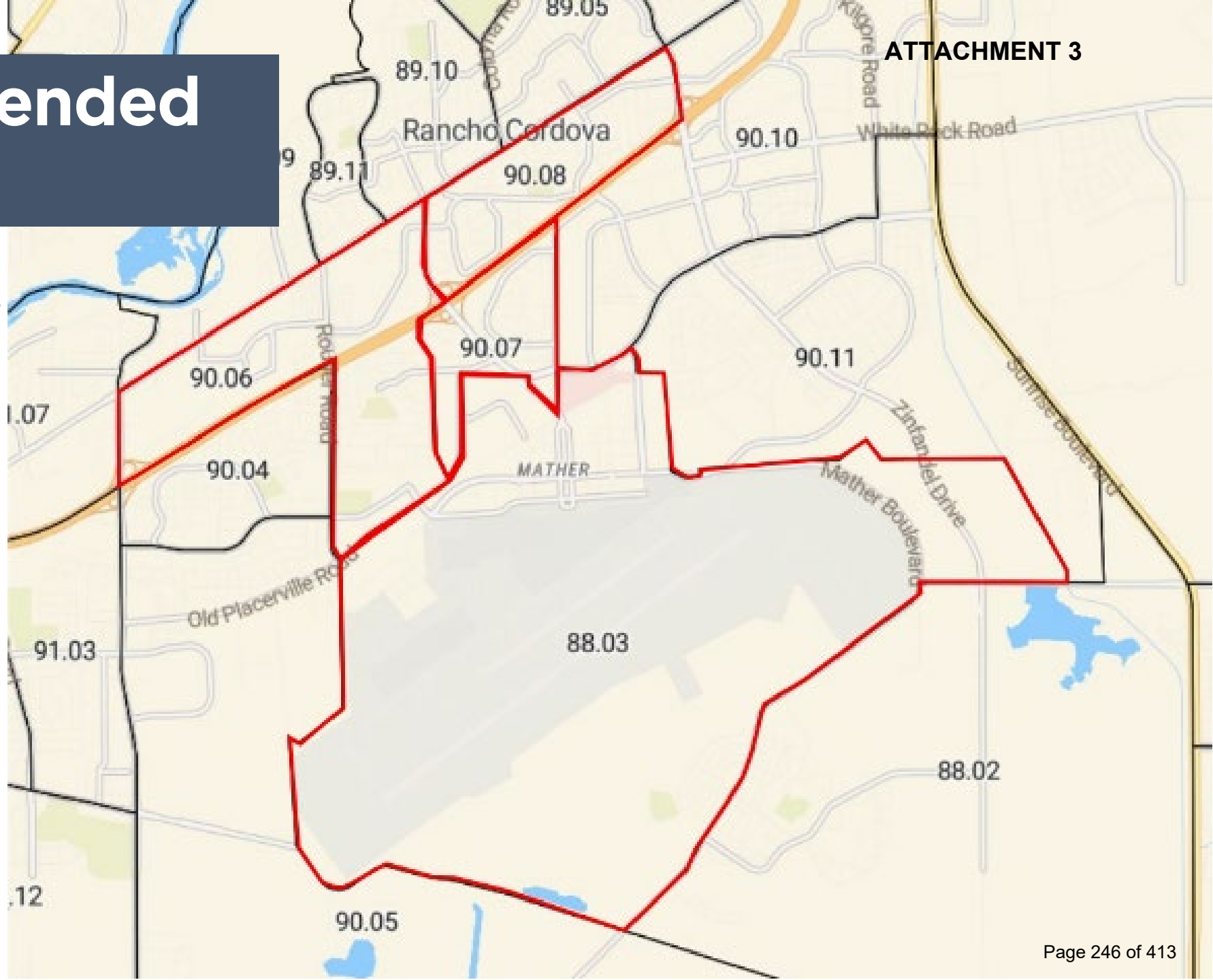
Recommended Eligible Tracts

Tracts selected based on:

- Eligibility
- Development opportunity:
  - Vacant land
  - Underutilized sites
  - Office/industrial or mixed use/multifamily housing zoning

Proposed Priority Order:

1. 88.03
2. 90.07
3. 90.06
4. 90.08



Staff Recommendation and Next Steps

- Staff Recommendation: Adopt the resolution

- If Adopted:
  - Staff will collaborate with Sacramento County to submit one nomination form for census tract 88.03 (Mather)

  - Staff will submit nomination forms for the three other nominated census tracts along with the City Council's resolution of support

  - During the public comment window in August, staff will gather and submit letters of support from area property owners, developers, businesses and agencies

  - Further education and economic strategic planning and collaboration with stakeholders will take place to identify potential projects and market opportunities for the tracts that are selected by the Governor's Office of Economic Development

THANK YOU

Questions or Comments?

MEMORANDUM

ITEM 12.2.

DATE: July 6, 2026

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Planning Manager

SUBJECT: **DISCUSSION AND DIRECTION ON THE GENERAL PLAN UPDATE PREFERRED LAND USE ALTERNATIVE**

RECOMMENDATION

Review and discuss the Land Use Alternatives, consider the community feedback and the Planning Commission recommendations, and recommend approval of a Preferred Land Use Alternative.

RESULT OF RECOMMENDED ACTION

The Preferred Land Use Alternative will be the proposed Land Use Diagram for the updated 2050 General Plan. Approval of a Preferred Land Use Alternative will also enable the project team to initiate the General Plan Update Environmental Impact Report and move to the next phase of the project, which focuses on formulating draft goals and policies for different elements in the General Plan.

BACKGROUND

A General Plan is the city's guiding policy document for meeting the community's long-term vision for the future. General Plans are required by California law to address the mandated elements in Government Code Section 65302, including land use, circulation, housing, conservation, open space, noise, safety and environmental justice. A General Plan is typically a 20-year community vision for how the city will grow.

General Plan Elements

The City of Rancho Cordova's General Plan was adopted in 2006 and has undergone a few minor updates throughout the years. Given changing economic conditions, environmental considerations, housing needs, and new State requirements, this General Plan update provides an opportunity for the city to reaffirm and identify new goals to guide growth in the community through the year 2050.

LAND USE ALTERNATIVES

The General Plan Update process provides an opportunity for the Rancho Cordova community to shape future growth within the city. The land use alternatives phase asks community members to help determine the location, type, and intensity of future development.
Each alternative presents various concepts that represent different options for the future in Rancho Cordova, addressing goals for housing, jobs, entertainment options, and gatherings places within bikeable/walkable neighborhoods and districts. The complete Land Use Alternatives Report is included as Attachment 1.

While the alternatives vary in the extent and distribution of land uses, they all focus on the following objectives:

- Removing barriers to infill development to encourage new development and reinvestment in older parts of Rancho Cordova;
- Allowing flexibility for new uses in office parks to encourage them to adapt to changing trends;
- Promoting a wider variety of housing types along commercial corridors, in office parks, and in transit-rich areas to meet housing needs and invigorate these areas with new residents;
- Creating more neighborhood and community gathering places and dynamic entertainment options for residents and visitors from the region.

COMMUNITY OUTREACH FOR LAND USE ALTERNATIVES PHASE

Community outreach for the land use alternatives phase focused on working with the community to identify land use options that will shape the future of the city, including reimagining underused office parks, and creating vibrant places where people can live, gather, and discover. The goals of this phase of engagement were to continue raising awareness about the General Plan Update and land use alternatives and to gather a broad range of community feedback to understand preferences for future land use and development. The team focused on connecting with youth, longtime and new residents, workers, and other representative community member groups through in-person and online methods. The feedback collected during this community outreach phase has been used to inform the preferred land use alternative.

The Land Use Alternatives Phase community outreach included the following events:

- Community Workshop on February 26, 2026
- Two pop-up events at the Farmer's Market and KP International on March 14, 2026
- Cordova High School Outreach on February 26, 2026
- Online Feedback Form Available from February 26 through April 1, 2026
- Youth Career Workshop at Hagan Park on April 11, 2026
- Three stakeholder meetings hosted by Folsom Cordova Community Partnership on April 14, April 15, and April 16, 2026

As of mid-April 2026, approximately 200 people were engaged in this specific phase of the project. A full report of the community outreach events is provided in Attachment 2.

PLANNING COMMISSION MEETING ON PREFERRED LAND USE ALTERNATIVE

On April 22, 2026, city staff presented the General Plan Update Staff Recommended Land Use Alternative for Planning Commission consideration. The Planning Commission highlighted the following matters during their deliberation and discussion on future land use designations in the city:

- Conserving some existing office professional uses to support any future potential high-tech businesses that may return to the office parks
- Providing flexibility in land use for the office parks to accommodate future uses
- Challenges for new development along Folsom Boulevard and maintaining commercial uses that serve as activity centers
- Multi-level development may be more expensive, so carefully consider the appropriate density
- Consider how traffic will be affected by additional density and intensity along Folsom Boulevard

- Encouraging multiple activity centers throughout the community along with a "Downtown"
- There are many existing State laws that limit the ability to regulate higher density housing

After the discussion, Planning Commission voted to recommend the Staff Recommended Land Use Alternative to the City Council for approval. The Staff Recommended Land Use Alternative identifies specific General Plan land use designations for all parcels within the city and also highlights key areas of change. The Staff Recommended Land Use Alternative incorporates the following Planning Strategies:

- **Planning Strategy #1**: Reimagining Office Parks. Community feedback favored Alternative A, which removes the restrictive 50 percent office mandate and allows mixed-use redevelopment at densities up to 40 units per acre. However, given the community support for even higher densities expressed in the feedback on Planning Strategy #5 and the Mixed-use Multifamily Housing Study concepts, city staff is recommending Alternative B, which allows a maximum density to 80 units/acre and includes the Advanced Industrial land use designation to preserve employment-only areas.
- **Planning Strategy #2**: Removing Barriers to Redeveloping Folsom Boulevard. Consistent with community feedback, city staff is recommending Alternative B, which applies the higher-density version of Transit Corridor Mixed-Use (TCMU), allowing densities up to 60 units/acre, and a Transit-Oriented Development (TOD) overlay permitting up to 100 units/acre near light rail stations.
- **Planning Strategy #3**: Reenvisioning the Downtown. Community feedback generally favored Alternative B's model of dispersed activity centers distributed throughout the city; however, there was also community support for a new City Center surrounding the proposed arena. Staff is recommending a hybrid of Alternatives A and B, which replaces the Convention Overlay with a new Entertainment Mixed-Use District (EMUD) land use designation and identifies a new larger City Center Planning Area in response to City Council's desire for a centralized downtown focused on entertainment and housing.
- **Planning Strategy #4**: Activating Commercial Centers. Consistent with community feedback, Staff is recommending Alternative A, which designates most commercial nodes as Commercial Mixed-Use (CMU). The updated CMU designation provides greater flexibility to accommodate a mix of uses at these activity centers throughout the city, including standalone residential at densities of 10-30 units per acre.
- **Planning Strategy #5**: Increasing Housing Choices in Infill Areas. Consistent with community feedback, Staff is recommending Alternative B, which provides higher densities within the Transit Corridor Mixed-Use (TCMU) and Innovation Mixed-Use (IMU) land use designations.

The Staff Recommended Land Use Alternative, as shown in Attachment 3, is a result of input and feedback received during the community outreach activities focused on the land use alternatives and further review and analysis by the General Plan Technical Advisory Committee.

CITY COUNCIL STUDY SESSION ON PREFERRED LAND USE ALTERNATIVE

On May 26, 2026, city staff presented the General Plan Update Preferred Land Use Alternative for consideration. The City Council highlighted the following topics during their discussion on future land use designations in the city:

- Consider the balance between residential and employment generating uses, especially in the office parks and commercial areas.
- Encourage and support high-quality development that contributes to a cohesive environment and strong public realm.
- Review areas proposed for increased residential densities to ensure future development is consistent with city goals and priorities.
- Consider expansion of “City Center” area to include City Hall, the Sacramento Children’s Museum, and other surrounding parcels.
- Future land uses should support a city with adequate infrastructure, amenities, and utilities.

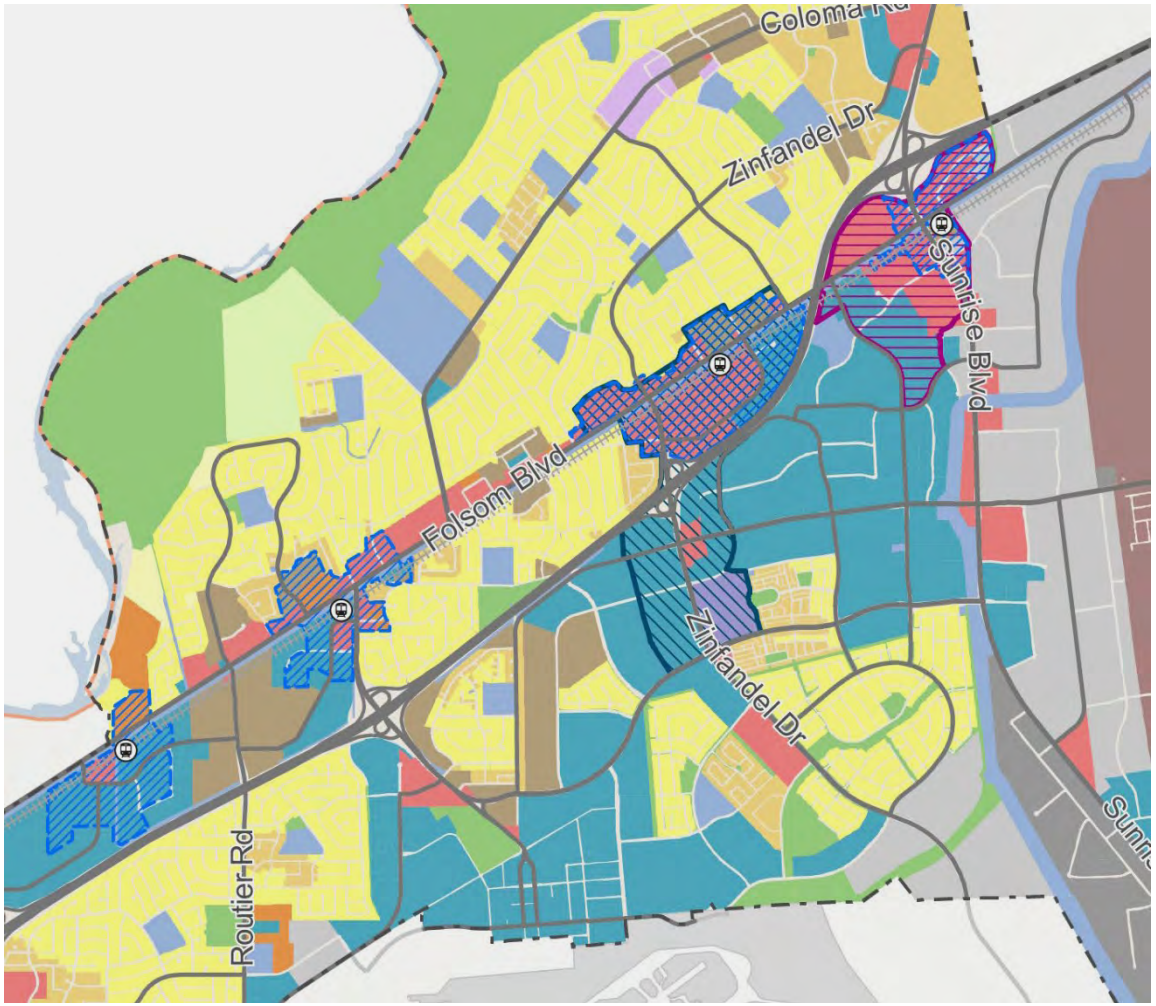
After the discussion, City Council instructed staff to continue the discussion at a subsequent meeting and provide responses to the different concerns brought up by councilmembers. Tonight’s meeting will review recommended revisions to the Preferred Land Use Alternative previously recommended for approval by Planning Commission and city staff.

FISCAL IMPACT

The city has collected $1.3 million in General Plan fees through the issuance of permits that will go towards the cost of the General Plan update. The remaining cost will come from the general fund.

ATTACHMENT(S)

1. Land Use Alternatives Report
2. Phase 3 Community Outreach Summary Report
3. Staff Recommended Land Use Alternative
4. Presentation



LAND USE ALTERNATIVES REPORT

February 2026

RANCHO CORDOVA GENERAL PLAN 2050

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1. INTRODUCTION

This section describes the purpose of the Land Use Alternatives Report and provides an overview of the broader General Plan Update process. It summarizes community input gathered since the process began in May 2024 and presents the vision and guiding principles that guide each phase of the General Plan Update.

Purpose of the Land Use Alternatives

The General Plan Update process provides an opportunity for the Rancho Cordova community to shape future growth within the city. During this land use alternatives phase, community members are being asked to help determine the location, type, and intensity of future development. These alternatives are based on input provided by community members and elected and appointed officials over the past year, as well as city staff and consultant team expertise.

The purpose of this Land Use Alternatives Report is to provide the city with a framework for making decisions about how to accommodate future development, support a range of housing options, encourage economic growth, and maintain fiscal sustainability. The community is being asked to review three different land use alternatives and consider the best path to achieve Rancho Cordova's vision for the future.

Community feedback on these alternatives will help create the Preferred Land Use Alternative, which will become the city's new General Plan Land Use Diagram that establishes rules for how properties can develop. Community feedback will be presented to decision-makers as they consider making changes to the Land Use Diagram. Ultimately it is the City Council who will provide direction on the Preferred Alternative. The Preferred Alternative does not have to be just one of these alternatives. Instead, it will likely combine the best features from each alternative along with new ideas from public discussions.

FIGURE 1: LAND USE ALTERNATIVES PROCESS

Overview of the General Plan Update

What is a General Plan?

Every city and county in California must have a general plan, which provides a long-term framework for future development. The general plan represents the community's vision of the future and contains goals and policies upon which elected officials, appointed commissioners, and staff base their decisions.

The Rancho Cordova General Plan will contain topical chapters called "elements." Each element will contain goals, policies, and programs designed to implement the community vision and address the issues and opportunities facing the city through 2050. The Preferred Land Use Alternative will become the General Plan Land Use Diagram included in the Land Use Element and will be accompanied by policies to guide development in the city.

General Plan Update Process

The City of Rancho Cordova initiated the General Plan update in May 2024. The General Plan Update consists of several phases shown in Figure 2 to the right. The city has completed the project initiation, existing conditions, and visioning phases and is currently (Spring 2026) working on the land use alternatives. Following the land use alternatives phase, the city will be preparing the 2050 General Plan and analyzing the impacts in an environmental impact report. The city anticipates adoption of the Rancho Cordova 2050 General Plan in mid-2027.

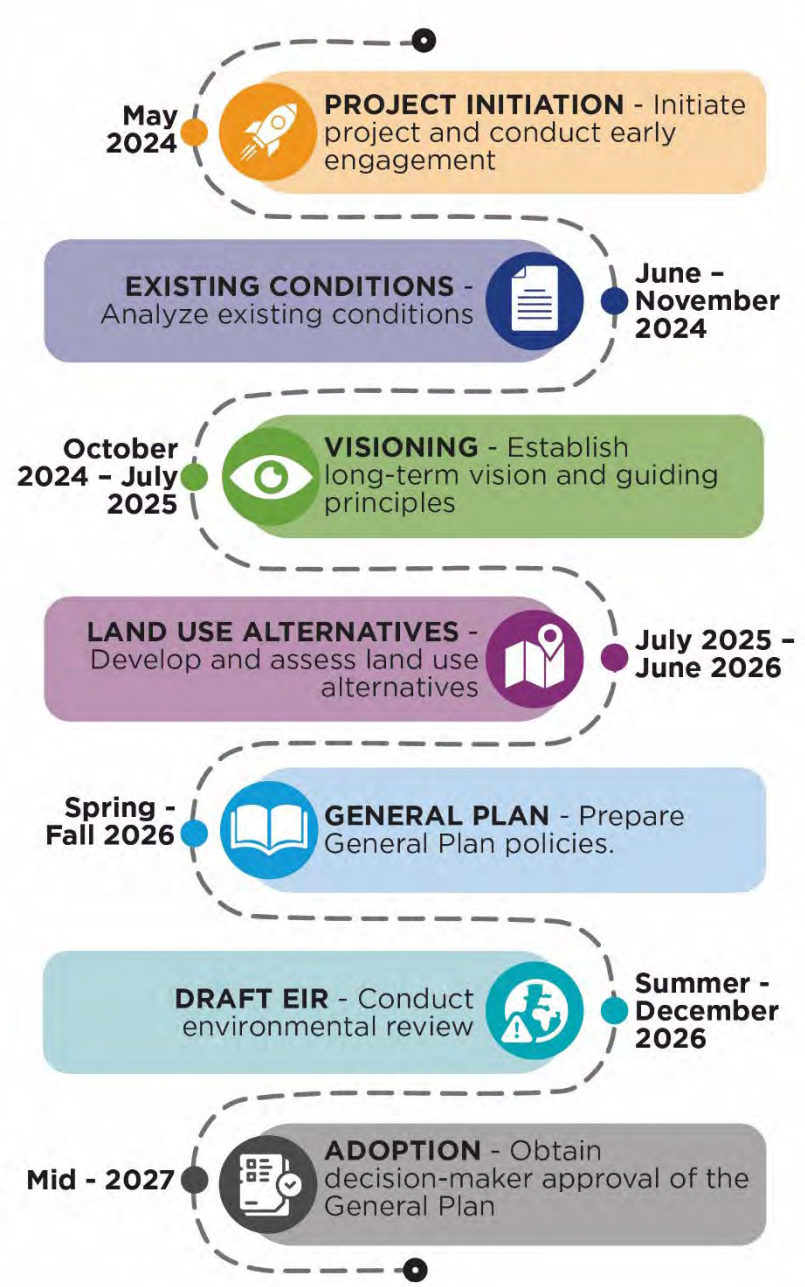


FIGURE 2: GENERAL PLAN PROCESS

Community Engagement

Workshop #1: Issues, Opportunities, Assets, and Big Ideas

The city kicked off community engagement on the General Plan Update in October 2024 with a focus on issues, opportunities, assets, and big ideas. Across all the outreach activities, which included a community workshop, pop-up events, and online survey, the following key themes emerged:

- **Education and youth opportunities**: Participants noted that there aren't enough quality schools in Rancho Cordova to serve the youth, and wanted to see more programming, social spaces, and educational opportunities for future generations.
- **Vibrant, accessible, local community:** Participants expressed a desire for denser, more walkable/bikeable neighborhoods, with amenities, attractions, and public spaces/events that bring community together.
- **Protect and enjoy Rancho Cordova's natural spaces:** Participants highly value the parks, river, and other open spaces in Rancho Cordova, and are enthusiastic about creating more opportunities for outdoor recreation.
- **Affordable housing, thriving local economy:** Participants were supportive of affordable housing options and local employment opportunities, so all Rancho Cordovans can thrive in their city.

The top priority among participants was to **create a new, energetic downtown in Rancho Cordova**. Protecting the environment, improving public safety, and investing in entertainment, arts, and culture were also among top priorities.

Workshop #2: Vision & Guiding Principles and Land Use Changes

The second phase of engagement, which took place from February through April 2025, was focused on refining the vision statement and guiding principles that were drafted based on community feedback from the first phase of engagement and gathering ideas about potential land use changes. Community members shared their ideas at a community workshop, at pop-up events, and through an online survey.

Across all the outreach activities during the second phase of engagement, the following key themes emerged:

- Create a vibrant downtown and gathering places
- Protect and enjoy Rancho Cordova's natural spaces
- Add multifamily housing where it makes sense
- Provide additional middle and high schools
- Improve connectivity throughout Rancho Cordova
- Provide a medical Center for Rancho Cordova residents

Vision and Guiding Principles

The main outcome of community engagement efforts to date is the 2050 General Plan vision and guiding principles shown below.

Guiding Principles

GATHERING PLACES

Create vibrant activity centers that serve as local gathering places and regional destinations for socializing, shopping, dining, and entertainment. Cultivate a unique identity and sense of place in these centers through attractive streetscapes, active public spaces, and dedicated spaces for local small businesses.

SUSTAINABILITY

Prioritize sustainability through smart and fiscally-responsible land use patterns that create a balanced and integrated mix of uses, preserve natural resources, improve air quality, support active transportation, and promote a healthy community.

ENTERTAINMENT, ARTS, AND CULTURE

Establish Rancho Cordova as a premier regional destination for entertainment, arts, music, and culture by creating vibrant civic spaces and entertainment venues that foster a variety of events and programs that celebrate the city's unique cultures, honor its history, attract visitors, and enhance community pride and connection.

NEIGHBORHOODS

Ensure all residential areas throughout the city are walkable neighborhoods that promote diverse housing options and foster strong community identity and social interactions. Strengthen connections from residential neighborhoods to parks, schools, shopping, jobs, and amenities and revitalize older areas to foster unity and a sense of one cohesive city.

ECONOMIC PROSPERITY

Strengthen Rancho Cordova's position as a dynamic regional economic center by encouraging the creative evolution of commercial and employment areas, adopting emerging technologies, positioning the City as a hub for innovation and future-ready industries - all while supporting long-term fiscal sustainability.

ACCESS TO OPEN SPACE AND RECREATION

Ensure access to safe, well-maintained parks, open spaces, and recreational opportunities that foster community well-being and promote healthy connections to the natural environment for all residents. Enhance access to the American River Parkway as a vital regional asset.

MOBILITY

Create a comprehensive, interconnected transportation network that ensures a range of safe, attractive, and convenient transportation options for people of all ages and abilities to walk, bike, roll, drive, and take public transit throughout all areas of the city. Invest in improved infrastructure and explore emerging mobility solutions to ensure Rancho Cordova remains adaptable, forward-thinking, and accessible for all.

UPLIFT OUR YOUTH

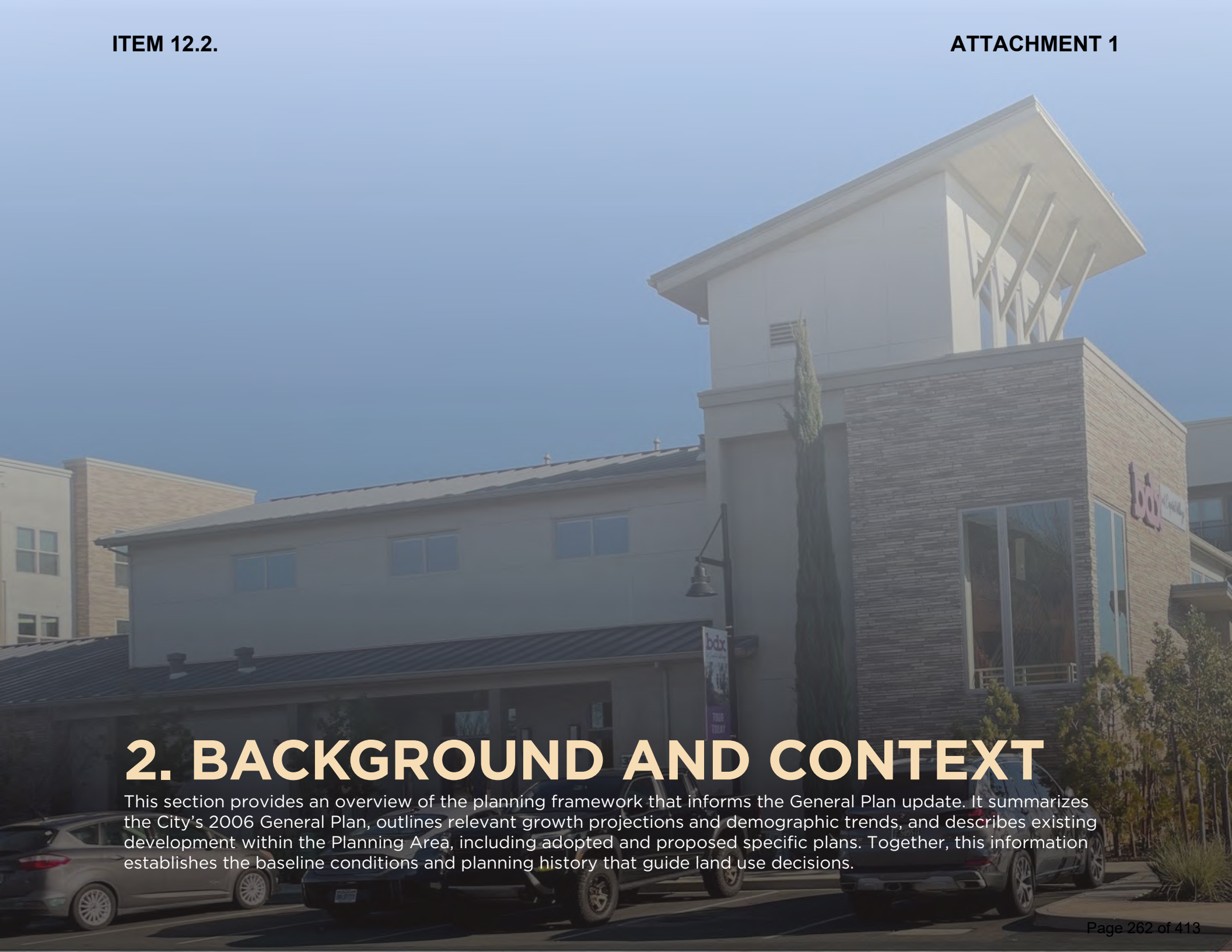
Support Rancho Cordova's identity as a family-friendly community by empowering and uplifting the youth of our community. Foster access to high-quality education, enriching extracurricular activities, and safe and inclusive spaces that ensure the next generation is equipped to thrive and contribute to a bright future.

HEALTHY COMMUNITY FOR ALL

Ensure Rancho Cordova is a thriving and healthy city where all people have access to clean air, water, nutritious food, recreation, and opportunities to participate in civic life.

SAFETY

Enhance community safety and livability by providing effective and responsive police, fire, and emergency response services, and proactively planning for long-term resilience to climate-related risks.



2. BACKGROUND AND CONTEXT

This section provides an overview of the planning framework that informs the General Plan update. It summarizes the City's 2006 General Plan, outlines relevant growth projections and demographic trends, and describes existing development within the Planning Area, including adopted and proposed specific plans. Together, this information establishes the baseline conditions and planning history that guide land use decisions.

Existing 2006 General Plan

2006 General Plan Boundaries

The existing Rancho Cordova General Plan was adopted in 2006 and establishes land use designations for areas within the 2006 General Plan Planning Area, which includes both city limits and over 40,000 acres of surrounding unincorporated lands in Sacramento County. These unincorporated areas were identified as locations where the city had an interest in guiding development decisions and were envisioned as potential areas for future city expansion.

Planning Areas vs. Land Use Designations

The 2006 General Plan includes 16 individual Planning Areas covering areas both within and outside city limits, as shown on Figure 4. The Land Use Element contains conceptual land use plans for each of these Planning Areas rather than specific land use designations for each parcel. The parcels within the remaining areas are each assigned a specific land use designation, with low-density residential, medium-density residential, parks and open space, and office mixed-use being the predominant designations.

With recent changes in State law, it is important that every parcel of land within city limits has an assigned land use designation. This is one of the goals of this land use alternatives process, which is discussed more in the next section of this report.

Smart Growth Principles

The 2006 General Plan prioritizes Smart Growth principles to enhance quality of life. It proposes developing neighborhoods, villages, districts, and centers with mixed land uses, walkability, transportation options, and preserved open space. These "building blocks", illustrated below in Figure 3, are aimed at creating compact, sustainable, and livable communities through interconnected residential, commercial, and natural spaces. The building blocks concept has guided the land use patterns of the new growth areas within the city, as the specific plans adopted for these areas have incorporated smart growth principles.

The city is proposing to retain these smart growth principles in the 2050 General Plan, and one of the goals of this land use alternatives process is to find ways to retrofit the older commercial corridors, employment centers, and neighborhoods to better reflect smart growth principles.

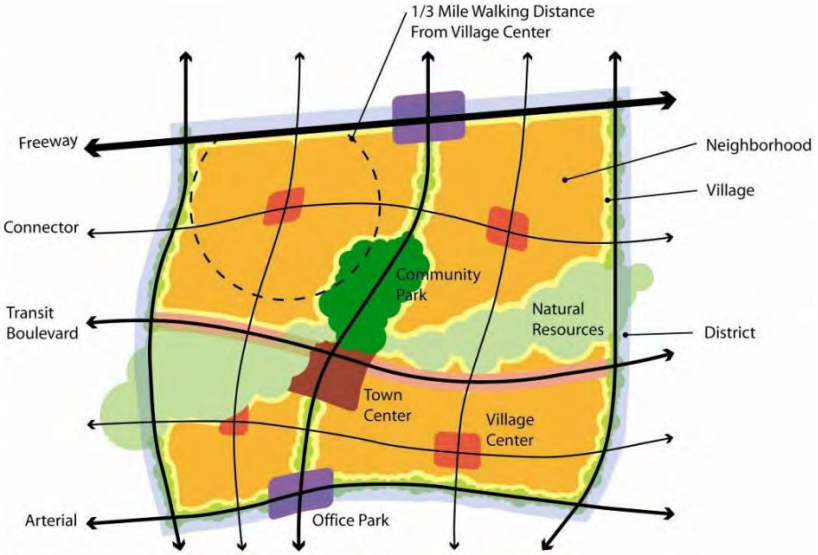
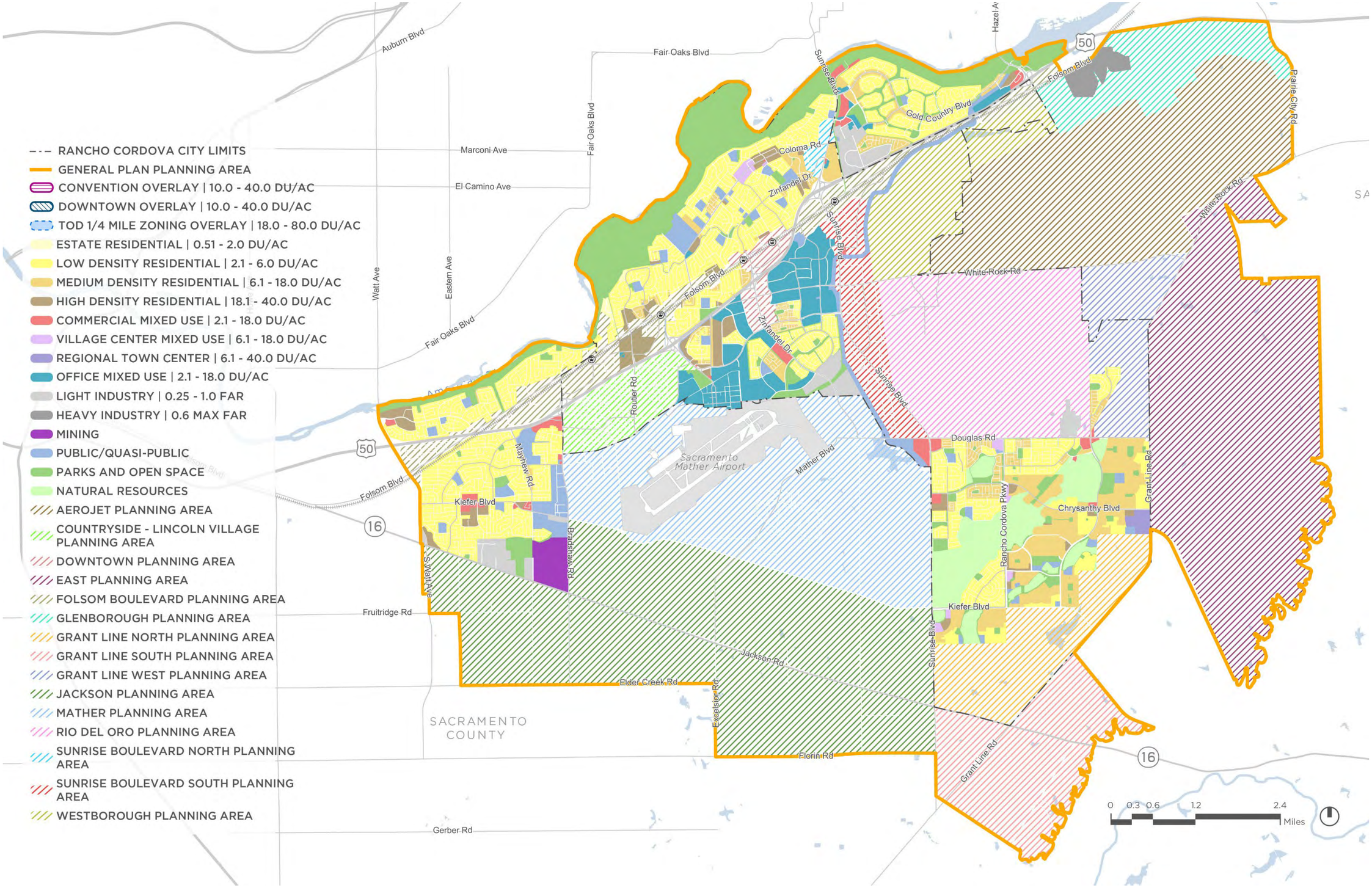


FIGURE 3: BUILDING BLOCKS OF THE CITY

FIGURE 4: 2006 GENERAL PLAN LAND USE DIAGRAM



Specific Plan Development Capacity

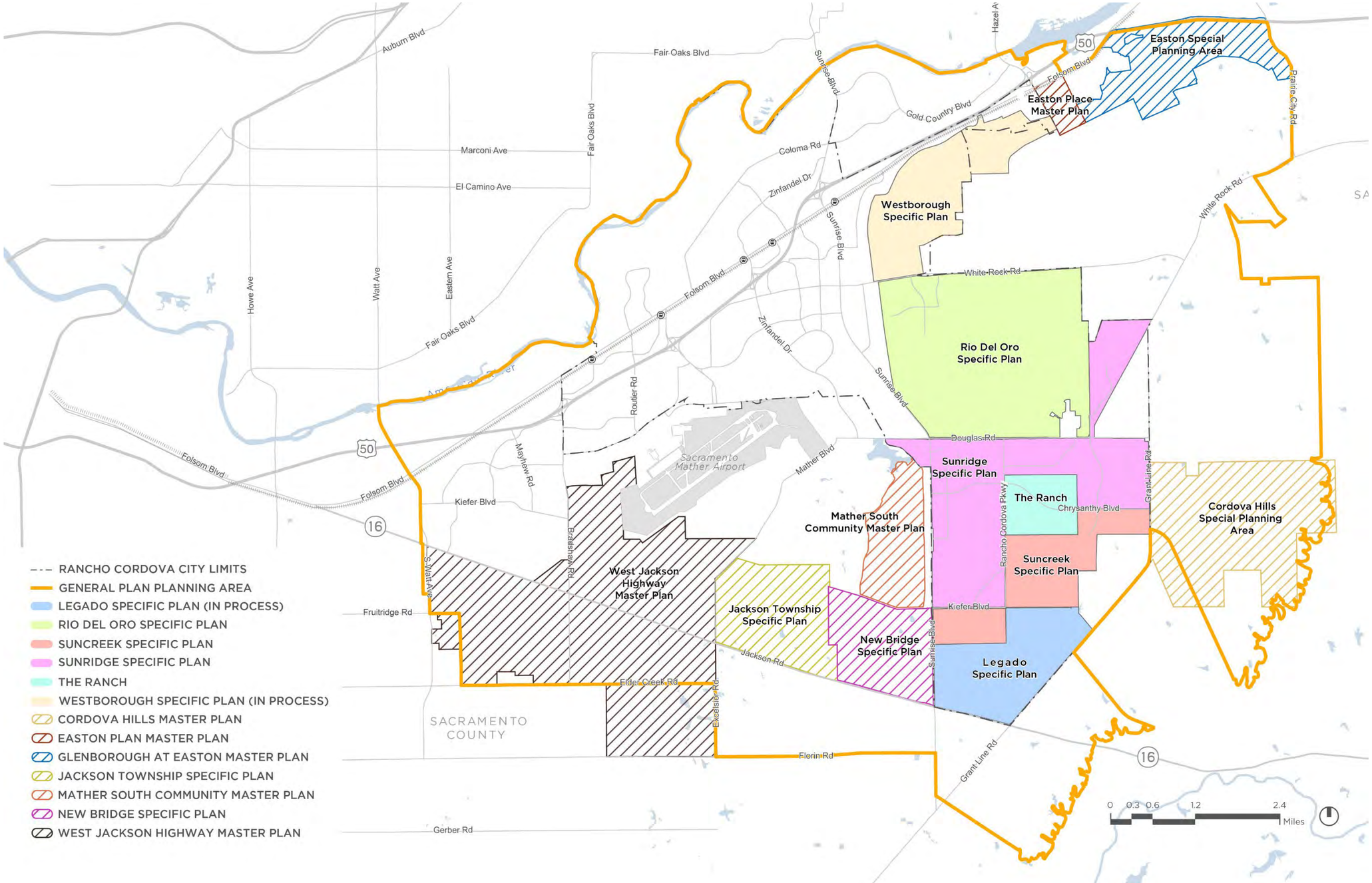
Significant growth is anticipated within specific plan areas both inside and outside city limits. Within the city limits, there are six specific plans or master plans, shown in Figure 5, that are either adopted or in process. While specific plans are required to be consistent with the General Plan, the specific plans contain the more detailed land use designations and development standards that apply to these areas. Land use alternatives in this report focus on changes to "infill areas" within the city limits. As shown in Table 1, the specific plans within city limits have remaining capacity for over 38,000 housing units and over 7.4 million square feet of non-residential development. Additionally, as shown in Figure 5, there are seven specific plans or master plans controlled by the County within the broader General Plan Planning Area that have capacity for over 41,000 housing units.

TABLE 1. REMAINING DEVELOPMENT CAPACITY WITHIN CITY SPECIFIC PLAN AREAS

Specific Plan	Residential Units Remaining		Non-Residential Square Footage Remaining		
	Single Family	Multifamily	Commercial	Office	Industrial
Westborough at Easton Specific Plan (in process)	4,100	3,000	-	-	-
Legado (in process)	4,200	800	-	-	-
Rio Del Oro Specific Plan	9,000	3,000	2,398,000	1,181,000	2,430,000
Sunridge Specific Plan	8,200	1,200	245,000	-	-
Suncreek Specific Plan	2,600	1,400	1,189,000	-	-
The Ranch	800	200	32,000	-	-
Total	**28,900**	**9,600**	**3,864,000**	**1,181,000**	**2,430,000**

Notes: The capacity numbers are estimates as of 2025. Some of these estimates are subject to change as plans that are in process are still being finalized or updated. Non-residential square footage is estimated based on non-residential acreages.

FIGURE 5: CITY AND COUNTY SPECIFIC PLANS WITHIN THE PLANNING AREA



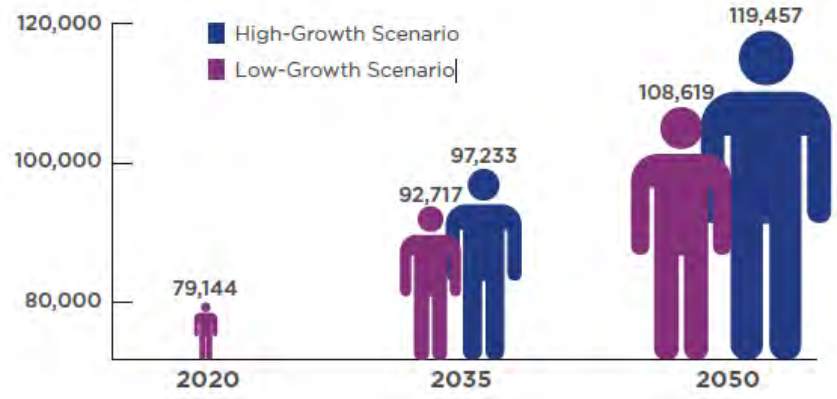
Growth Projections

When updating the land use plan, cities typically start by estimating future population and job growth. They need to ensure there's enough land to accommodate that growth. However, the City of Rancho Cordova is in a different situation. Because the city has large amounts of vacant land within city limits, the usual question – "Do we have enough land?" – isn't the main concern. As demonstrated below, Rancho Cordova already has sufficient land designated for new housing and jobs by 2050 – the horizon year of the General Plan. This means the city can focus on a different question: "What mix of housing, jobs, and amenities will create the vibrant, connected city we want?"

Population Projections

To account for the uncertainty of various factors influencing future population growth in the city, a low-growth scenario and a high-growth scenario were developed for the period of 2020 to 2050. The projections show that the city may add between **30,000 to 40,000 residents by 2050**, resulting in a 2050 population of about 109,000 to 119,000 residents.

FIGURE 6: POPULATION PROJECTIONS, 2020-2050

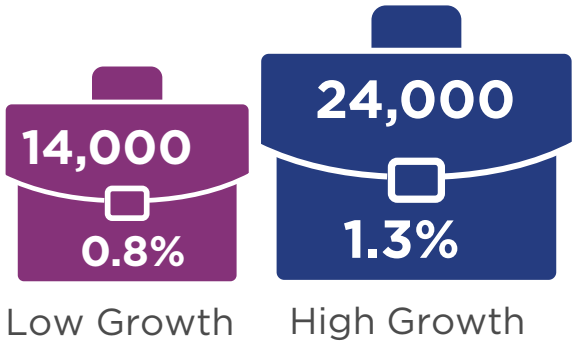


Source: Economic & Planning Systems, Inc. (EPS), 2025.

Job Projections

Sacramento County employment is projected to grow at approximately 0.6 percent annually from 2025 to 2050, adding roughly 131,000 jobs countywide—a slower pace than historical growth. Based on SACOG projections, the city's share of county growth, and historical trends, Rancho Cordova is estimated to add between **14,000 to 24,000 jobs by 2050**, reaching a total employment base of 78,000 to 88,000 jobs. While the city's job growth averaged over 2 percent annually from 2010 to 2020, future growth is expected to be below 1 percent per year. The low-growth scenario projects 0.8 percent annual growth (about 600 jobs per year), while the high-growth scenario assumes 1.3 percent annual growth (nearly 1,000 jobs per year).

FIGURE 7: EMPLOYMENT PROJECTIONS, 2025-2050

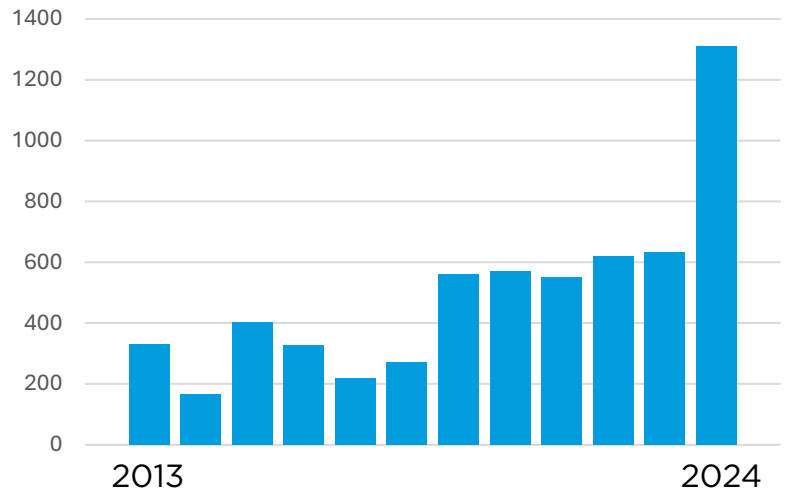


Source: Economic & Planning Systems, Inc. (EPS), 2025.

Housing Unit Projections

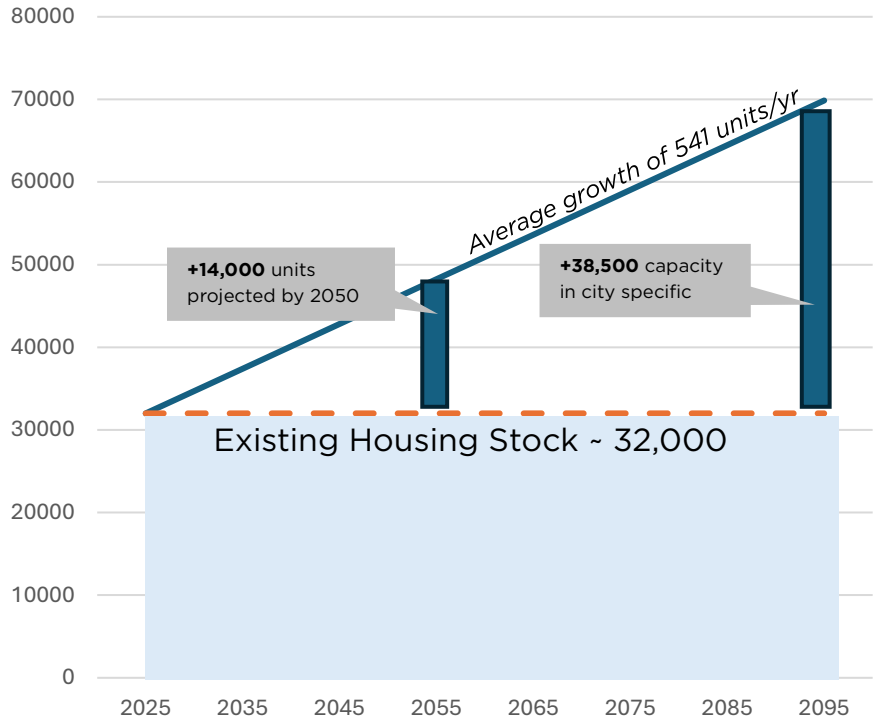
Between 2013 and 2024, the city issued a total of 6,496 building permits for new housing units. This equates to an annual **average of 541 new housing units per year**. This included a record year in 2024 when the city issued 1,309 permits. During this period, multifamily units in buildings with five or more units comprised 11 percent of the total permitted units, while single-family units accounted for the remaining 89 percent.

FIGURE 8: HOUSING UNITS PERMITTED BY YEAR, RANCHO CORDOVA 2013-2024



If housing continues to be built at this same rate, it is anticipated that the city might add **14,000 new housing units by 2050**, the horizon year of the General Plan. At this same average rate, the city's specific plan areas alone would have capacity to accommodate new housing growth through about 2080.

FIGURE 9: HOUSING UNIT PROJECTIONS VS. CAPACITY IN SPECIFIC PLANS



City specific plans have enough remaining capacity for housing growth **through 2095** *(based on the 10-year average of 541 units/year)*

Environmental Constraints

Environmental constraints are an important consideration in land use planning to ensure that new development occurs in safe locations and protects natural resources. Rancho Cordova must carefully consider hazards such as flooding, wildfire risk, airport safety zones, protected habitat areas, and other environmental issues when determining where and how growth should occur. Most of the infill areas that are the focus of the land use alternatives—including commercial centers, office parks, and corridors like Folsom Boulevard—are already developed and are not as impacted by environmental hazards. Environmental constraints have a greater impact on undeveloped areas at the city's edges. These areas are addressed through specific plans that include mitigation measures and development standards to ensure safe and sustainable growth.

Flooding

While most of the city is outside of floodplains, flooding is a threat to some areas of Rancho Cordova, particularly along the northern boundary near the American River. Around 5 percent of the city is within the 1 percent annual chance floodplains (aka 100-year flood zones), with additional localized flooding due to undersized drainage systems.

Wildfire Severity Zones

Rancho Cordova faces relatively low direct wildfire risk in most developed areas, with the primary concerns being wildland-urban interface areas near the American River Parkway and in some developments with large wetland preserves containing natural vegetation. Cal Fire's fire hazard severity maps place portions of Rancho Cordova in the moderate and high hazard zones, but there are no areas in the city in the very high fire hazard severity zones.

FIGURE 10: FLOOD HAZARDS

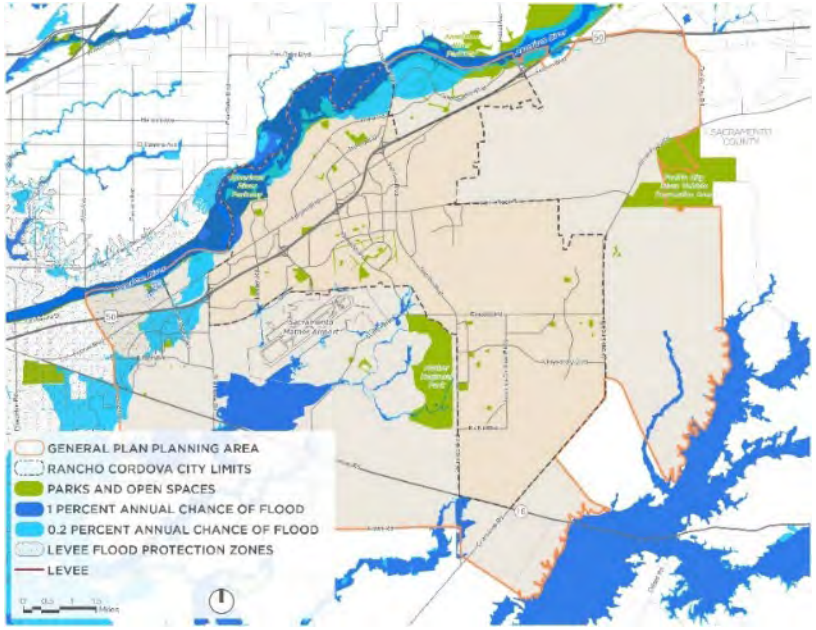
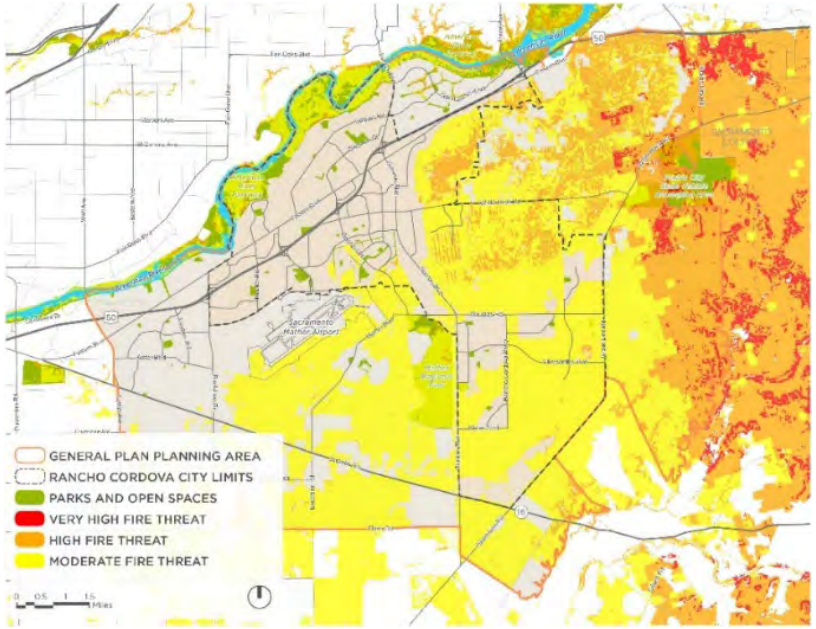


FIGURE 11: WILDFIRE THREAT



Airport Hazards

Mather Airport is located just outside city limits. The Mather Airport Land Use Compatibility Plan (ALUCP) places restrictions on development to maintain compatibility between Mather Airport and surrounding land uses, protecting the airport from incompatible developments and minimizing noise and safety risks for nearby populations. The ALUCP establishes six safety zones that set limits on allowed uses, densities, intensities, and lot coverage. However, Zone 6 is the zone that covers the largest area within city limits. This zone places the fewest restrictions on land uses, with no limits on density; however, it does places a few conditions on uses such as assembly facilities, care facilities, schools, and certain industrial uses.

FIGURE 12: AIRPORT LAND USE COMPATIBILITY ZONES

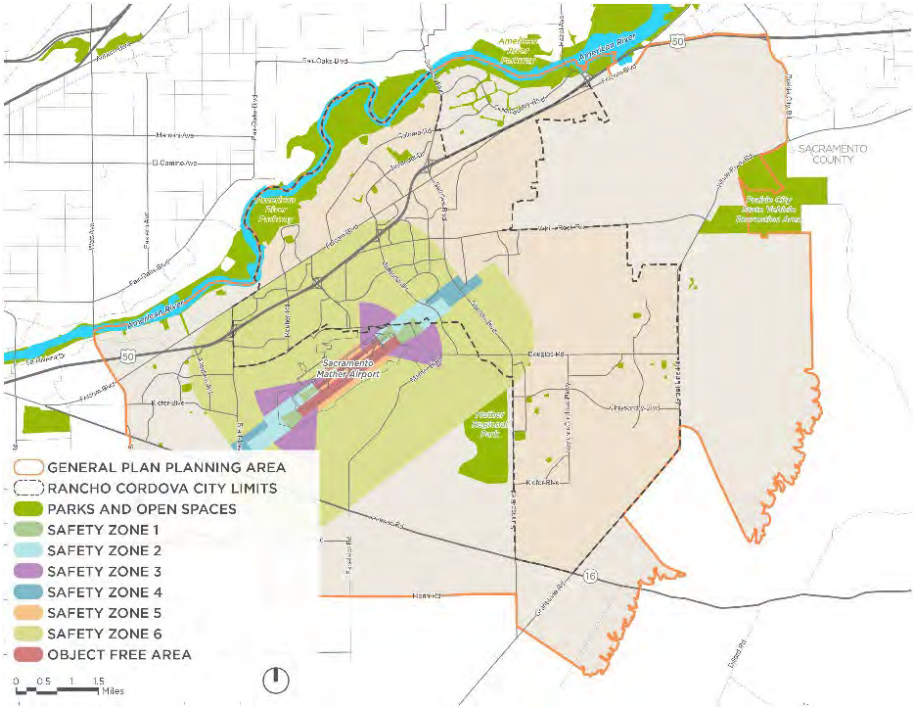


FIGURE 13: VERNAL POOLS

Habitat Preservation

The South Sacramento Habitat Conservation Plan (SSHCP), approved by Sacramento County in 2018, takes a regional approach to protect federal and state endangered and threatened species while streamlining the development permitting process in areas planned for growth (i.e., Urban Development Area). The SSHCP covers 317,000 acres in south Sacramento County, Rancho Cordova, and Galt. The SSHCP is a consolidated effort to protect and enhance wetlands (primarily vernal pools), aquatic habitats, and upland habitats for 28 special-status plant and animal species, including 10 state and federally listed species. Development projects within the Urban Development Area must either preserve habitat or pay mitigation fees to offset any habitat impacted by development.

3. LAND USE ALTERNATIVES

This section of the report describes the three land use alternatives developed for community feedback. It starts with a discussion of the land use designations used in the alternatives and then identifies the defining features of each alternative.

Overview

Each alternative presents various concepts that represent different options for the future in Rancho Cordova, addressing goals for housing, jobs, entertainment options, and gatherings places within bikeable/walkable neighborhoods and districts. While the alternatives vary in the extent and distribution of land uses, they all focus on the following objectives, which are reflected in the Planning Strategies later in this section:

- Removing barriers to infill development to encourage new development and reinvestment in older parts of Rancho Cordova;
- Allowing flexibility for new uses in office parks to encourage them to adapt to changing trends;
- Promoting a wider variety of housing types along commercial corridors, in office parks, and in transit-rich areas to meet housing needs and invigorate these areas with new residents;
- Creating more neighborhood and community gathering places and dynamic entertainment options for residents and visitors from the region.

Key Terms Used in this Section

- **Infill Development.** New development on vacant or underused sites within already-built areas, such as redeveloping old shopping centers.
- **Specific Plan.** A detailed planning document for a specific area that provides more precise land use rules than the General Plan.
- **Mixed-Use.** Development that combines different uses—such as housing, retail, and offices—in one building or area, allowing people to live, work, and shop nearby.
- **Density.** The number of housing units allowed per acre of land.

The **Preferred Alternative** can mix and match pieces of the three alternatives and/or add new ideas from the community or decision-makers.

THE THREE ALTERNATIVES ARE GENERALLY DESCRIBED AS FOLLOWS:

BASE ALTERNATIVE

Slightly modified version of the land use plan from the City's existing 2006 General Plan. This alternative assigns land use designations to all parcels within Planning Areas inside city limits, based on the conceptual land use plans in the 2006 General Plan.

ALTERNATIVE A

Focuses on creating a new dynamic City Center as the heart of Rancho Cordova and is the most flexible in removing barriers to development in other infill areas of the city.

ALTERNATIVE B

Focuses on multiple centers of activity throughout the city rather than one City Center, with more flexibility for infill development compared to the Base Alternative but slightly more restrictions than Alternative A.

Land Use Designations

General Plan land use designations specify the type of future development allowed on each parcel of land in the city (e.g., residential, commercial, industrial) and how dense or intense that development can be, meaning the number of housing units per acre (units/acre) or the size of buildings. These designations are not the same as zoning. Zoning sets more detailed development rules, such as allowed uses, setbacks, and building heights. However, zoning must be consistent with the General Plan land use designations.

Table 2 includes descriptions of the land use designations used in the three land use alternatives. Most of these designations come from the existing 2006 General Plan and continue in all three alternatives. However, some of the existing designations have been modified and others have been replaced with new designations, as described below.

How is Density and Intensity Measured?

Residential Density measures how many homes are allowed on a piece of land. It's expressed as units per acre (units/acre). For example, a density of 10 units/acre means you could build 10 homes on one acre of land. This could be 10 single-family homes on small lots or 10 apartment units on a one-acre lot.

Higher density numbers allow more homes on the same amount of land, which typically means smaller lots or multi-family housing like apartments or condos.

The diagram below shows various building configurations representing different density ranges. Standards of population density can be determined based on an assumption of persons per household.

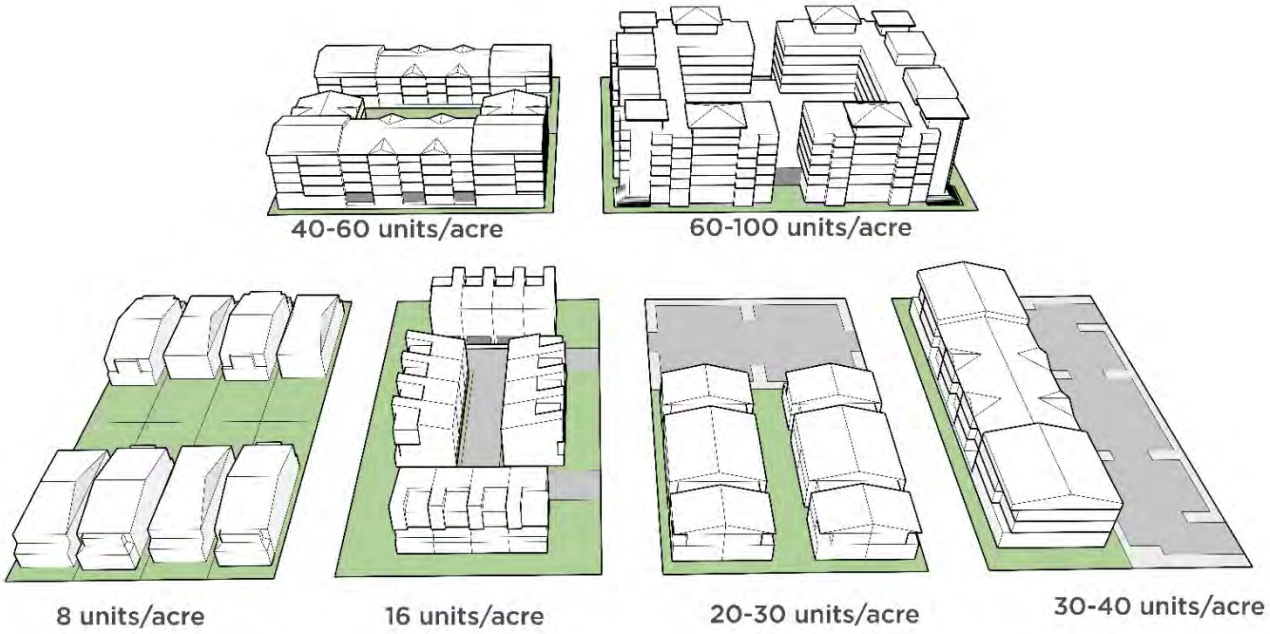


FIGURE 14: CONCEPTUAL DIAGRAM OF RESIDENTIAL DENSITY

Floor Area Ratio (FAR) is used to regulate the intensity of nonresidential and mixed-use development. It's a measure of building size compared to the size of the lot, calculated by dividing the total building floor area by the lot area.

For example, a FAR of 1.0 means a building could be one story covering the entire lot, or two stories covering half the lot. A FAR of 2.0 allows twice as much building space—like a two-story building covering the entire lot, or a four-story building covering half the lot.

Higher FAR numbers allow taller or larger buildings on the same size lot.

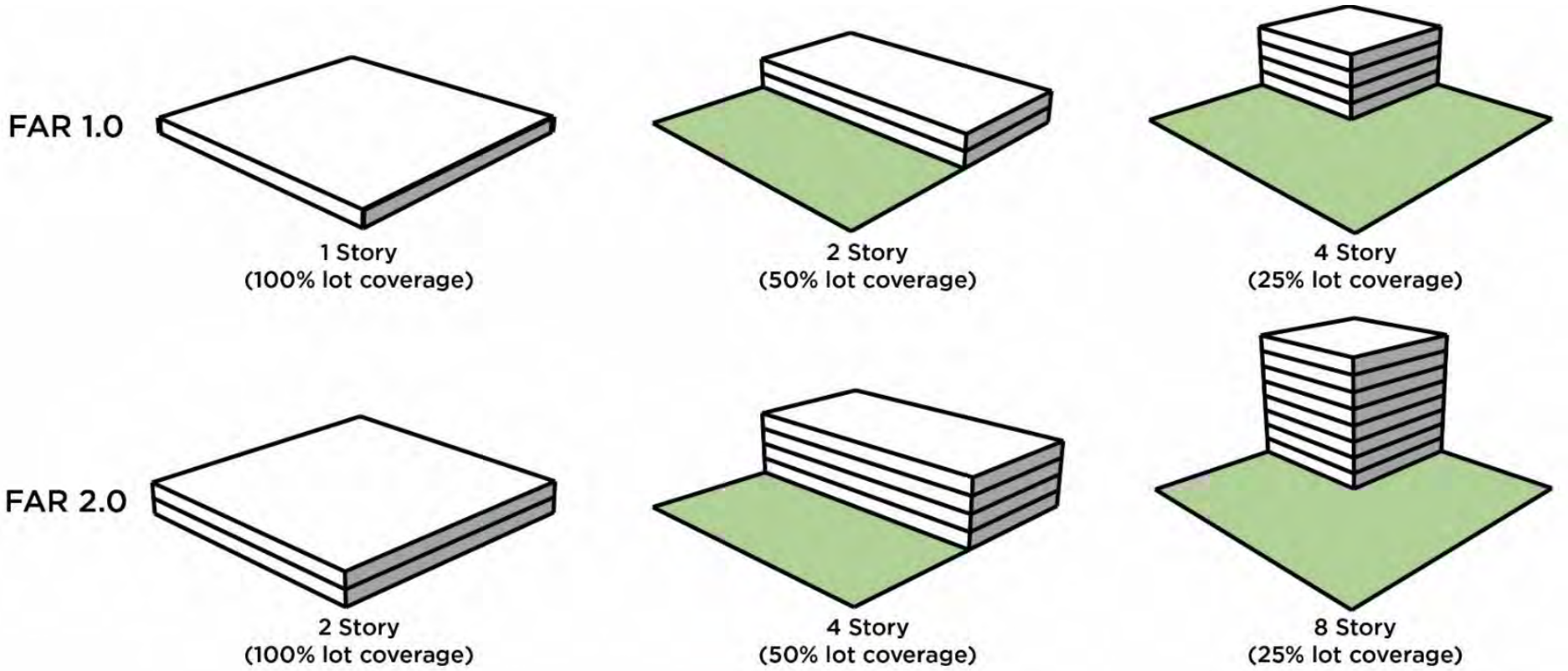


FIGURE 15: CONCEPTUAL DIAGRAM OF FLOOR AREA RATIO (FAR)

Figure 15: Conceptual Diagram of Floor Area Ratio (FAR)

TABLE 2: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
General Agriculture (GA)	
Lands within the General Agriculture category are set aside for commercial-level agricultural production. Sites for General Agriculture are considered economically viable for farming operations.	N/A
Urban Agriculture (UA) – NEW	
The Urban Agriculture designation allows for small-scale agricultural operations that include crop production, animal raising, beekeeping, market gardens, community gardens, and produce stands in a form and at a scale appropriate for the urban context of Rancho Cordova.	N/A
Estate Residential (ER)	
The Estate Residential category is characterized by larger, "executive"-style homes on generous lots. It allows a smooth transition between the rural areas of the city and the more intensively developed neighborhoods.	0.51-2 units/acre
Low Density Residential (LDR)	
The Low Density Residential designation represents the traditional single-family neighborhood with a majority of single-family detached homes. This is the predominant land use designation of the city's neighborhoods.	2.1-6 units/acre
Medium Density Residential (MDR)	
The Medium Density Residential designation allows for small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.	6.1-20 units/acre
High Density Residential (HDR)	
The High Density Residential designation allows for development of larger multi-family housing complexes, including apartments and condominiums.	20-40 units/acre
Residential Mixed-Use (RMU)	
The Residential Mixed-Use designation allows for commercial or office uses to be co-located on the same property, either vertically or horizontally, with residential development at medium to high densities. It does not preclude residential development within the designation but rather encourages a mixing of uses.	6.1-40 units/acre FAR: 1.5 Max

What's Changing in the Alternatives?

General Agriculture is removed from the land use designations in Alternatives A and B because there are no lands within the city for large-scale, commercial agriculture.

Urban Agriculture is a new designation in Alternatives A and B to allow for community gardens and other urban-scale agriculture appropriate within city limits.

The maximum density for **Medium Density Residential** is increased from 18 to 20 units/acre across all alternatives to better align with density limits in State Housing Element law.

The minimum density for **High Density Residential** is changed from 18.1 to 20 units/acre across all alternatives to better align with density limits in State Housing Element law.

TABLE 2: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
Commercial Mixed-Use (CMU)	
The Commercial Mixed-Use designation encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor; however, standalone residential is allowed with active ground floor uses.	**Base Alternative** 2.1-18 units/acre FAR: 0.25-1.5 **Alternative A + B** 10-30 units/acre FAR: 0.25-1.5
General Commercial (GC) - NEW	
The General Commercial designation allows for a broad range of commercial uses, including retail, personal services, restaurants, and entertainment uses.	**Alternative B** FAR: 0.25 - 1.0
Transit Corridor Mixed-Use (TCMU) - NEW	
The Transit Corridor Mixed-Use designation is intended to activate the Folsom Boulevard corridor with transit-oriented development. This designation provides for high density residential and a broad range of commercial uses, including retail, services, restaurants, hotels, and offices. Uses may be either freestanding or co-located on the same property, either vertically or horizontally integrated.	**Alternative A** 10-40 units/acre FAR: 0.25-2.0 **Alternative B** 20-60 units/acre FAR: 0.5-2.5
Village Center (VC)	
The Village Center designation meets daily shopping needs for residents in a village as described in the building blocks concept. Typical uses include small- to medium-sized grocery stores, drug stores, dry cleaners, and coffee shops. This designation also allows housing as part of a mixed-use commercial center. Development is pedestrian friendly with neighborhood gathering places.	**Base Alternative + A** 6.1-18 units/acre FAR: 0.25-1.0 **Alternative B** 18-30 units/acre FAR: 0.25-1.0
Local Town Center (LTC) / Community Activity Center (CAC)	
The Local Town Center designation provides retail, restaurant, and entertainment uses within a district as described in the building block concept. Typical uses include a combination of retail, restaurant, office, and residential. This designation may also include large retail stores, lodging, entertainment, public/quasi-public, and indoor and outdoor recreational facilities. Development is pedestrian friendly with gathering places for both daytime and nighttime activities.	**Base Alternative + A** 6.1-18 units/acre FAR: 0.3-1.5 **Alternative B** 18-40 units/acre FAR: 0.3-1.5
Regional Town Center (RTC)	
The Regional Town Center designation is generally characterized by a horizontal or vertical mix of integrated retail, office, and residential uses that serve both the entire City and the region. Large retail stores, restaurants, public/quasi-public uses, and entertainment venues are common. Regional activity centers are vibrant destination places for the entire region and foster an active nightlife.	6.1-40 units/acre FAR: 0.35-4.0

The density range for **Commercial Mixed-Use** is increased to 10-30 units/acre and standalone residential is allowed in Alternatives A and B to facilitate infill housing.

General Commercial is a new designation used in Alternative B on parcels where the city might want to consider allowing only commercial uses.

The density range for **Village Center** is increased to 18-30 units/acre in Alternative B to allow for a greater variety of housing types.

Local Town Center is renamed "**Community Activity Center**" in Alternatives A and B and the density range is increased to 18-40 units/acre in Alternative B to allow for a greater variety of housing types.

Regional Town Center is renamed "**Regional Activity Center**" and is only used in one of the city's specific plan areas. It does not appear in the land use alternatives.

TABLE 2: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
City Center (CC) - NEW	
The City Center is envisioned to become the vibrant core of Rancho Cordova, where commerce, culture, entertainment, and government converge. This designation allows for the densest concentration of retail, restaurants, entertainment, personal services, hotels, civic uses, multifamily housing, and employment in a pedestrian-oriented environment. Uses may be either freestanding or co-located on the same property, either vertically or horizontally integrated.	**Alternative A** 30-100 units/acre FAR: 0.5-5.0
Entertainment Mixed-Use District (EMUD) - NEW	
The Entertainment Mixed-Use District designation is intended to establish an area in the city specifically for the development of a large-scale entertainment center with related and supporting uses including retail, restaurants, hotels, and multifamily housing. The district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike.	**Alternative B** 20-80 units/acre FAR: 0.35-4.0
Office Mixed-Use (OMU)	
The Office Mixed-Use designation encourages the integration of commercial and/or residential use in conjunction with office use of a site. Office uses are the predominant use, but others may be included in a vertical or horizontal configuration.	**Base Alternative** 2.1 – 18 units/acre FAR: 0.25-1.5
Innovation Mixed-Use (IMU) - NEW	
The Innovation Mixed-Use designation provides for professional offices and innovative businesses in an amenity-rich environment that integrates employment with commercial and residential. This designation allows for a variety of businesses and professional offices with supporting services, retail, and multifamily housing. Uses may be either freestanding or co-located on the same property, either vertically or horizontally integrated. Existing industrial uses may remain and expansions with clean industrial uses are allowed; however, new industrial uses shall be limited to those with a low environmental impact to ensure compatibility with adjacent residential.	**Alternative A** 20-40 units/acre FAR: 0.25 - 3.0 **Alternative B** 20-80 units/acre FAR: 0.25 - 3.0
Advanced Industrial (AI) - NEW	
The Advanced Industrial designation encourages the growth of creative and innovative industries and businesses. The designation allows for professional office, research and development, incubator spaces, light industrial uses with low environmental impacts, and supportive retail and commercial development.	**Alternative B** FAR: 0.25 - 3.0

City Center is a new designation in Alternative A that replaces the Convention Overlay with a larger City Center at the intersection of Sunrise and Folsom Boulevards

Entertainment Mixed-Use District is a new designation in Alternative B that replaces the Convention Overlay with an entertainment district.

Innovation Mixed-Use replaces Office Mixed-use in Alternatives A and B. This designation allows for increased density and FAR to encourage innovative new residential, commercial, and employment uses within the city's office parks.

In Alternative B, **Advanced Industrial** replaces some areas designated Office Mixed-Use to reserve areas within the city's office parks for employment uses only, ensuring land use reserved for new and expanding industries.

TABLE 2: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
Light Industrial (LI)	
The Light Industrial designation allows industrial or manufacturing activities that occur entirely within an enclosed building. This designation also includes warehousing activities or distribution centers but excludes corporation yards. Employee intensive operations (e.g., research and development) that would otherwise not occur within the Office Mixed-Use designation are permitted. The designation also allows hospitals and other public/quasi-public uses.	FAR: 1.0 Max
Heavy Industrial (HI)	
The Heavy Industrial designation allows for industrial or manufacturing activities that may occur inside or outside of a building or structure. This designation includes corporation yards and surface mining and related operations.	FAR: 0.6 Max
Public/Quasi-Public (QP)	
The Public/Quasi-Public designation allows for uses including civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others. Most buildings in this designation are high profile and prominent within the community. To meet future community needs, new development projects should include public/quasi-public sites for future, undetermined uses.	FAR: 0.1-1.0
Parks and Open Space (OS)	
The Parks and Open Space designation allows for both active and passive recreational activities, such as parks, lakes, golf courses, and trails.	N/A
Natural Resources (NR)	
The Natural Resources designation sets aside land as natural habitat that typically has no urban development on it. Often, open space trails will be sited adjacent to Natural Resource areas.	N/A

What is an Overlay?

An overlay designation is a special set of rules placed over existing land use designations to add extra requirements or standards. It modifies or adds to the existing land use rules, allowing specific uses or development that may not be permitted in the base designation. For example, the Transit-Oriented Development (TOD) Overlay is placed over various land use designations on parcels within one-quarter mile of transit stops, including Commercial Mixed-Use, Office Mixed-Use, and other designations, and allows for increased density, intensity, and height beyond what would otherwise be allowed in those designations.

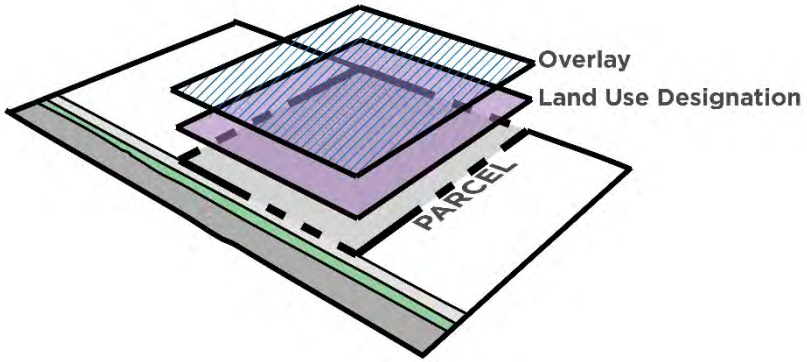


FIGURE 16: OVERLAY

TABLE 2: LAND USE DESIGNATION DESCRIPTIONS (CONT.)

Transit-Oriented Development (TOD) Overlay	
The Transit-Oriented Development (TOD) Overlay applies within one-quarter mile of light rail stations. The purpose of the TOD Overlay is to promote and provide for higher density and intensity uses as part of or in proximity to transit stations. The objective of locating more intensive uses near transit stations is to promote transit services along major transit corridors of the city.	**Base Alternative** 18-80 units/acre FAR: 0.5-2.5 **Alternative A** 20-80 units/acre FAR: 0.5-3.0 **Alternative B** 20-100 units/acre FAR: 0.5-3.0
Convention Overlay (CO)	
The Convention Overlay applies to an area around Sunrise Boulevard and Folsom Boulevard. It allows higher densities and intensities and modifies the uses allowed by the underlying land use designations to support a convention center district, including hotels, restaurants, and meeting spaces. Retail, office, and higher-density residential uses are permitted if they support the convention center. The Convention Overlay area is also a prime location for a performing arts or entertainment complex.	**Base Alternative** 10-40 units/acre FAR: 0.25-3.0
Downtown Planning Area (DPA)	
The Downtown Planning Area (DPA) is envisioned in the 2006 General Plan as the heart of Rancho Cordova - a vibrant place to live, work, play, and shop. The DPA acts as an overlay, allowing higher intensities (i.e., FAR) and height than what is allowed in the underlying designations.	**Base Alternative** No change to underlying density FAR: 0.25-3.0

The Land Use Alternatives propose modified densities for the **TOD Overlay**, increasing to 20-80 units/acre in Alternative A and 20-100 units/acre in Alternative B, with a maximum FAR of 3.0 in both alternatives. The boundaries of the TOD Overlay have been modified in all three alternatives to snap to parcel lines and exclude single-family parcels.

The **Convention Overlay** is replaced by the **City Center** designation in Alternative A and **Entertainment Mixed-Use District** in Alternative B.

The **Downtown Planning Area** is only reflected in the Base Alternative. Alternative A shifts the focus to the City Center at Sunrise and Folsom, and Alternative B focuses on multiple centers of activity rather than a downtown.

Senate Bill 79 and Transit-Oriented Development

Senate Bill (SB) 79 is a State law that allows for higher-density housing development within one-half mile of transit stops. Beginning July 1, 2026, land zoned for residential, commercial, or mixed-use near transit stops may be eligible for increased development standards. These standards vary based on transit type and proximity, with greater densities allowed closer to higher-capacity, more frequent transit.

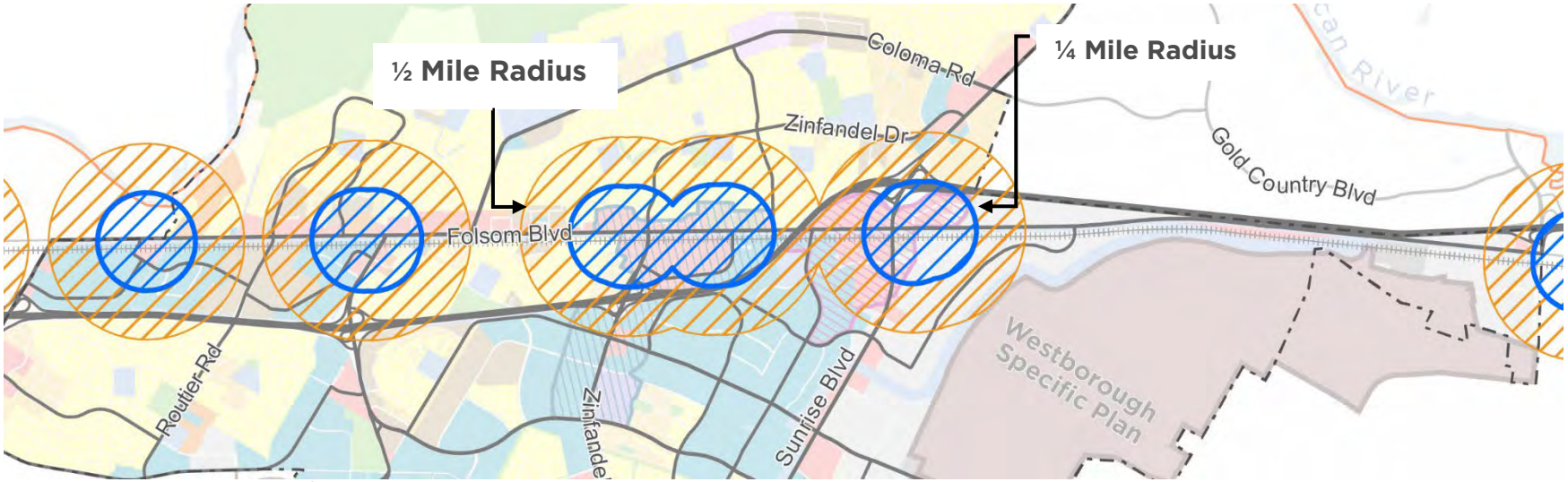
In Rancho Cordova, parcels surrounding Mather Field/Mills, Zinfandel, Cordova Town Center, Sunrise, Hazel, and the planned Horn Road light rail stations are eligible for SB 79. Parcels of land within one-quarter mile of a light rail station may develop up to 65 feet in height, 100 units/acre, and a 3.0 FAR, while parcels located within one-half mile may develop up to 55 feet, 80 units/acre, and a 2.5 FAR.

The city's Transit-Oriented Development (TOD) Overlay, as proposed in the land use alternatives, is a locally-tailored zoning tool that directs higher-density development to select areas within one-quarter mile of light rail stations, while generally excluding existing single-family neighborhoods. In contrast, SB 79 establishes a statewide, one-size-fits-all framework intended to broadly increase housing capacity near transit within a larger half-mile area. Under SB 79, development projects must provide a minimum percentage of affordable housing, comply with anti-displacement measures, and meet other eligibility criteria that do not apply to projects utilizing the city's TOD Overlay.

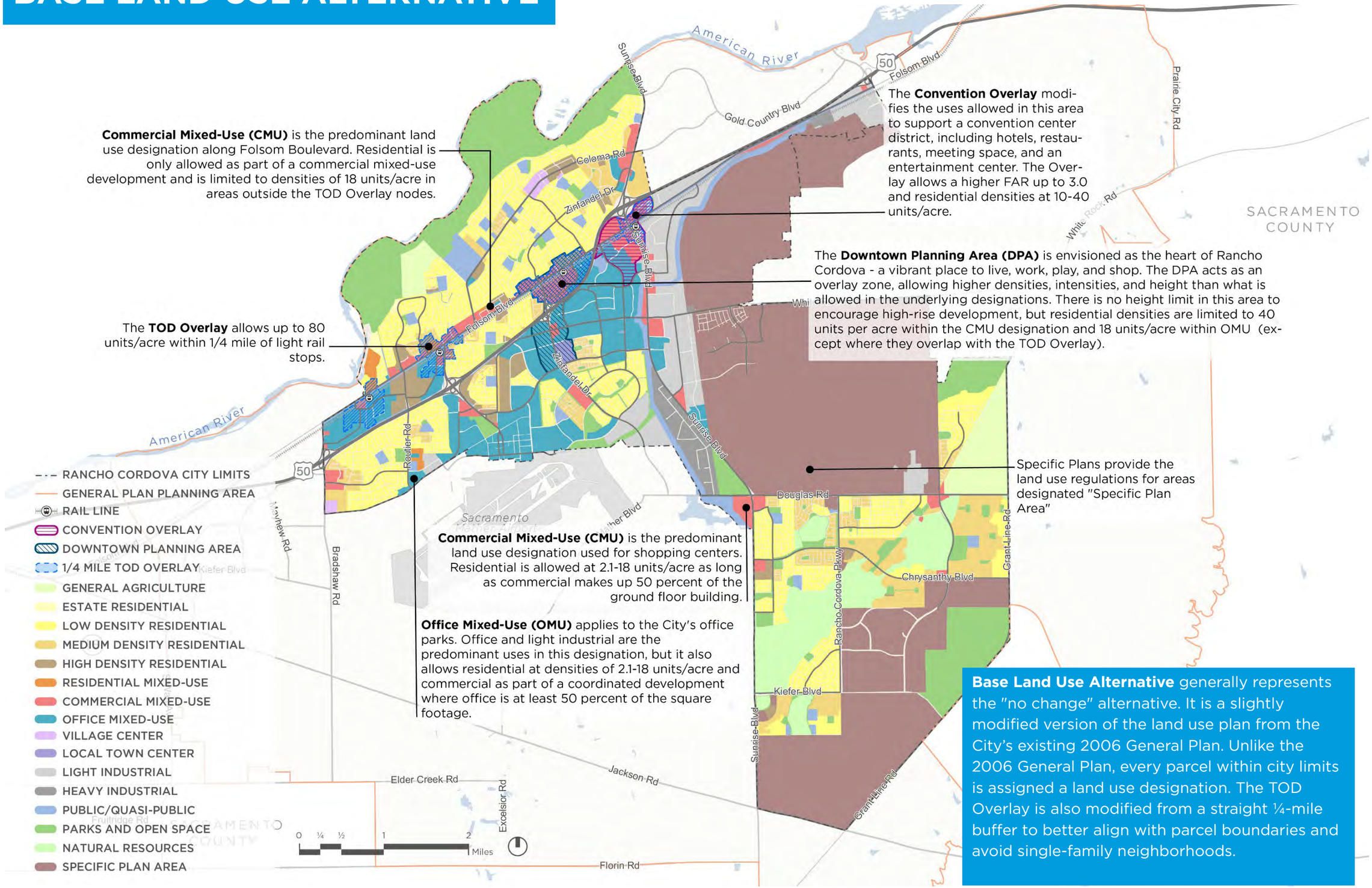
While the TOD Overlay and SB 79 allow comparable densities within one-quarter mile of light rail stations, the State law is more expansive in the area that is eligible for increased density. In practice, however, development under either framework remains concentrated along the Folsom Boulevard corridor. Both the TOD Overlay and SB 79 support the vision for transit-oriented development around light rail stations, with the state law potentially enabling additional housing capacity across a wider area.

SB 79 allows jurisdictions to exempt certain sites or adopt TOD alternative plans. However, the alternative plans must allow the same total net zoned capacity and must comply with other rules that are fairly restrictive. The State has not yet provided guidance on SB 79 implementation.

FIGURE 17: SB 79 ELIGIBLE AREAS



BASE LAND USE ALTERNATIVE



Commercial Mixed-Use (CMU) is the predominant land use designation along Folsom Boulevard. Residential is only allowed as part of a commercial mixed-use development and is limited to densities of 18 units/acre in areas outside the TOD Overlay nodes.

The **TOD Overlay** allows up to 80 units/acre within 1/4 mile of light rail stops.

Commercial Mixed-Use (CMU) is the predominant land use designation used for shopping centers. Residential is allowed at 2.1-18 units/acre as long as commercial makes up 50 percent of the ground floor building.

Office Mixed-Use (OMU) applies to the City's office parks. Office and light industrial are the predominant uses in this designation, but it also allows residential at densities of 2.1-18 units/acre and commercial as part of a coordinated development where office is at least 50 percent of the square footage.

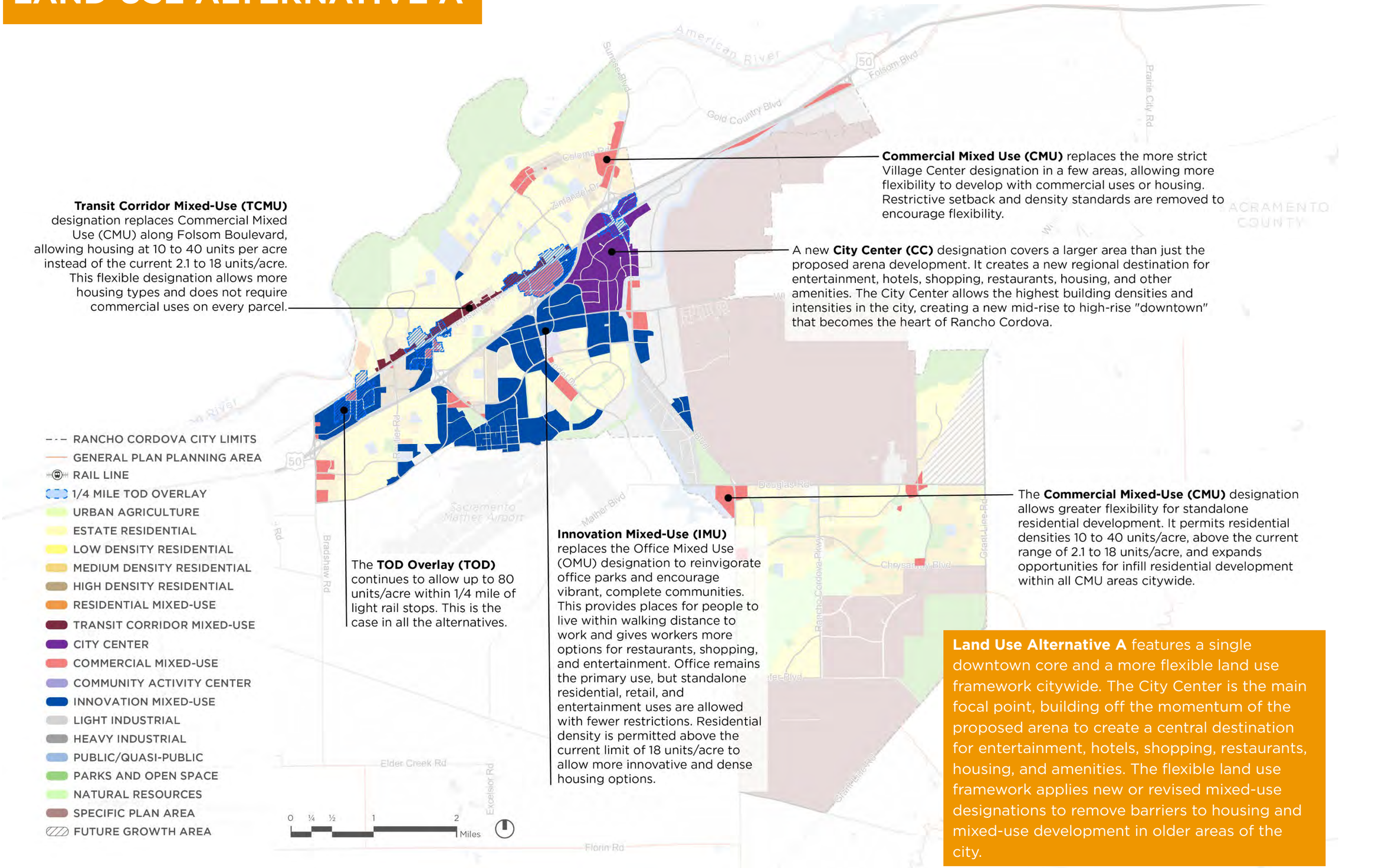
The **Convention Overlay** modifies the uses allowed in this area to support a convention center district, including hotels, restaurants, meeting space, and an entertainment center. The Overlay allows a higher FAR up to 3.0 and residential densities at 10-40 units/acre.

The **Downtown Planning Area (DPA)** is envisioned as the heart of Rancho Cordova - a vibrant place to live, work, play, and shop. The DPA acts as an overlay zone, allowing higher densities, intensities, and height than what is allowed in the underlying designations. There is no height limit in this area to encourage high-rise development, but residential densities are limited to 40 units per acre within the CMU designation and 18 units/acre within OMU (except where they overlap with the TOD Overlay).

Specific Plans provide the land use regulations for areas designated "Specific Plan Area"

Base Land Use Alternative generally represents the "no change" alternative. It is a slightly modified version of the land use plan from the City's existing 2006 General Plan. Unlike the 2006 General Plan, every parcel within city limits is assigned a land use designation. The TOD Overlay is also modified from a straight ¼-mile buffer to better align with parcel boundaries and avoid single-family neighborhoods.

LAND USE ALTERNATIVE A



Transit Corridor Mixed-Use (TCMU) designation replaces Commercial Mixed Use (CMU) along Folsom Boulevard, allowing housing at 10 to 40 units per acre instead of the current 2.1 to 18 units/acre. This flexible designation allows more housing types and does not require commercial uses on every parcel.

Commercial Mixed Use (CMU) replaces the more strict Village Center designation in a few areas, allowing more flexibility to develop with commercial uses or housing. Restrictive setback and density standards are removed to encourage flexibility.

A new **City Center (CC)** designation covers a larger area than just the proposed arena development. It creates a new regional destination for entertainment, hotels, shopping, restaurants, housing, and other amenities. The City Center allows the highest building densities and intensities in the city, creating a new mid-rise to high-rise "downtown" that becomes the heart of Rancho Cordova.

- RANCHO CORDOVA CITY LIMITS
- GENERAL PLAN PLANNING AREA
- RAIL LINE
- 1/4 MILE TOD OVERLAY
- URBAN AGRICULTURE
- ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- RESIDENTIAL MIXED-USE
- TRANSIT CORRIDOR MIXED-USE
- CITY CENTER
- COMMERCIAL MIXED-USE
- COMMUNITY ACTIVITY CENTER
- INNOVATION MIXED-USE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- PARKS AND OPEN SPACE
- NATURAL RESOURCES
- SPECIFIC PLAN AREA
- FUTURE GROWTH AREA

The **TOD Overlay (TOD)** continues to allow up to 80 units/acre within 1/4 mile of light rail stops. This is the case in all the alternatives.

Innovation Mixed-Use (IMU) replaces the Office Mixed Use (OMU) designation to reinvigorate office parks and encourage vibrant, complete communities. This provides places for people to live within walking distance to work and gives workers more options for restaurants, shopping, and entertainment. Office remains the primary use, but standalone residential, retail, and entertainment uses are allowed with fewer restrictions. Residential density is permitted above the current limit of 18 units/acre to allow more innovative and dense housing options.

The **Commercial Mixed-Use (CMU)** designation allows greater flexibility for standalone residential development. It permits residential densities 10 to 40 units/acre, above the current range of 2.1 to 18 units/acre, and expands opportunities for infill residential development within all CMU areas citywide.

Land Use Alternative A features a single downtown core and a more flexible land use framework citywide. The City Center is the main focal point, building off the momentum of the proposed arena to create a central destination for entertainment, hotels, shopping, restaurants, housing, and amenities. The flexible land use framework applies new or revised mixed-use designations to remove barriers to housing and mixed-use development in older areas of the city.

LAND USE ALTERNATIVE B

The Local Town Center becomes **Community Activity Center (CAC)** and applies to the commercial node at Sunrise and Coloma, reflecting its role as a community gathering place. This designation encourages this shopping center to transform over time into a more vibrant mixed-use destination for shopping, services, and housing.

Transit Corridor Mixed-Use (TCMU) designation expands to include additional parcels south of Folsom Boulevard. The maximum density for TCMU is higher in Alternative B at 60 units/acre (compared to 40 units/acre in Alternative A) to increase capacity for new infill housing.

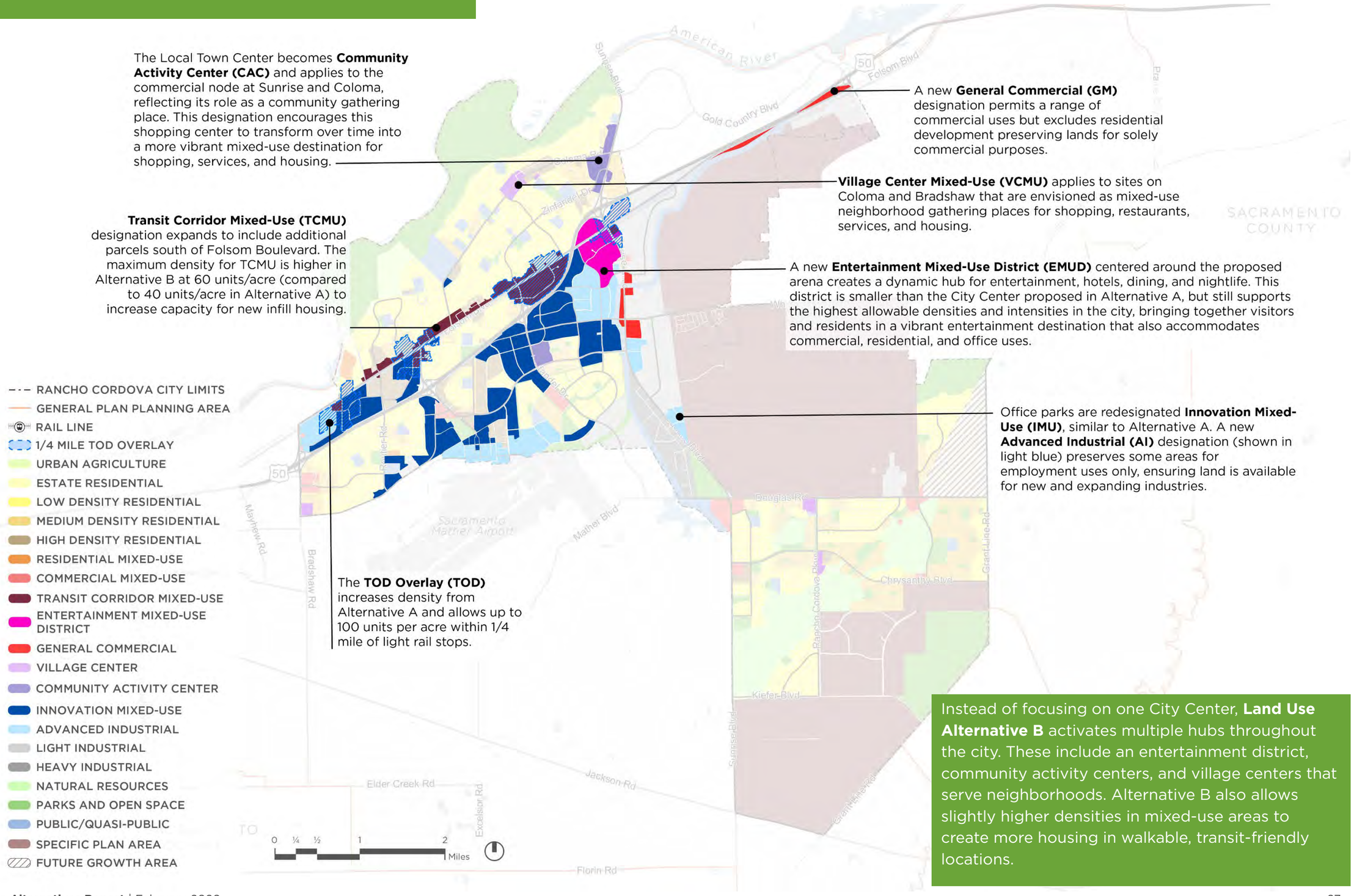
A new **General Commercial (GM)** designation permits a range of commercial uses but excludes residential development preserving lands for solely commercial purposes.

Village Center Mixed-Use (VCMU) applies to sites on Coloma and Bradshaw that are envisioned as mixed-use neighborhood gathering places for shopping, restaurants, services, and housing.

A new **Entertainment Mixed-Use District (EMUD)** centered around the proposed arena creates a dynamic hub for entertainment, hotels, dining, and nightlife. This district is smaller than the City Center proposed in Alternative A, but still supports the highest allowable densities and intensities in the city, bringing together visitors and residents in a vibrant entertainment destination that also accommodates commercial, residential, and office uses.

Office parks are redesignated **Innovation Mixed-Use (IMU)**, similar to Alternative A. A new **Advanced Industrial (AI)** designation (shown in light blue) preserves some areas for employment uses only, ensuring land is available for new and expanding industries.

The **TOD Overlay (TOD)** increases density from Alternative A and allows up to 100 units per acre within 1/4 mile of light rail stops.


American River
Folsom Blvd
Gold Country Blvd
Sunrise Blvd
Coloma Rd
Zinfandel Dr
Rancho Cordova Pkwy
Rancho Cordova Pkwy
Rancho Cordova Pkwy

4. PLANNING STRATEGIES

This section describes five key Planning Strategies and how the three Land Use Alternatives respond to each. These strategies address the city's challenges and opportunities based on current conditions, market trends, community input, and policy goals, and provide direction for Rancho Cordova's long-term growth. Together, they form the foundation of the Land Use Alternatives, guiding where and how development should occur to support economic vitality, housing diversity, and quality of life.

Planning Strategy #1: Reimagining Office Parks
Planning Strategy #2: Removing Barriers to Redeveloping Folsom Boulevard
Planning Strategy #3: Reenvisioning the Downtown
Planning Strategy #4: Activating Commercial Centers
Planning Strategy #5: Increasing Housing Choices in Infill Areas

Planning Strategy #1: Reimagining Office Parks

Across the region and the nation, office vacancy rates have climbed with the reduced demand for traditional office space, leaving many office parks underutilized and challenging communities to consider new approaches to these large employment areas.

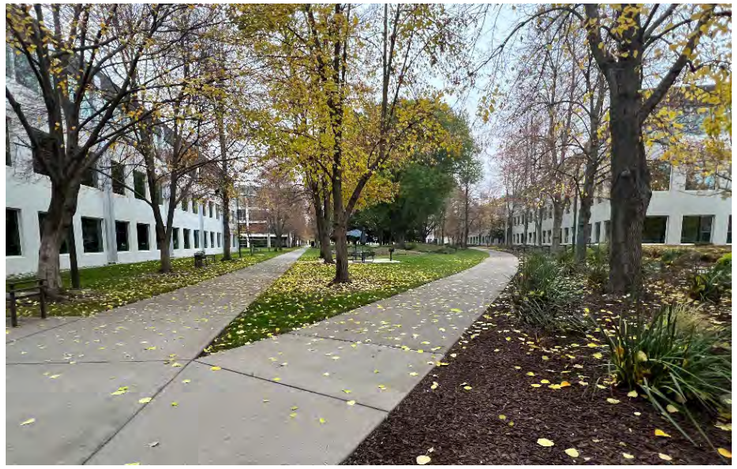
As of 2024, the office vacancy rate in Rancho Cordova reached approximately 23 percent—nearly twice the regional average. More than 1,500 acres within the city are designated as **Office Mixed-Use**, much of which is characterized by conventional office buildings surrounded by extensive surface parking. In many cases, parking areas occupy more land than the buildings themselves.

Recognizing these dynamics, both the Planning Commission and City Council identified the reimagining of office parks as a key priority for the General Plan Update. This direction aligns with the City's Economic Development Strategic Plan, which emphasizes transforming underutilized office park areas into vibrant, revenue-generating districts. Community input has reinforced this vision, with strong support for integrating mixed-use housing, destination retail, and public gathering spaces.

At the same time, the city remains committed to supporting existing employers and positioning Rancho Cordova as an attractive location for new businesses. Repositioning office parks is therefore both a challenge and an opportunity: to adapt to a changing economic landscape while advancing broader goals for economic vitality, housing diversity, and community livability.

Why do we need to reimagine office parks?

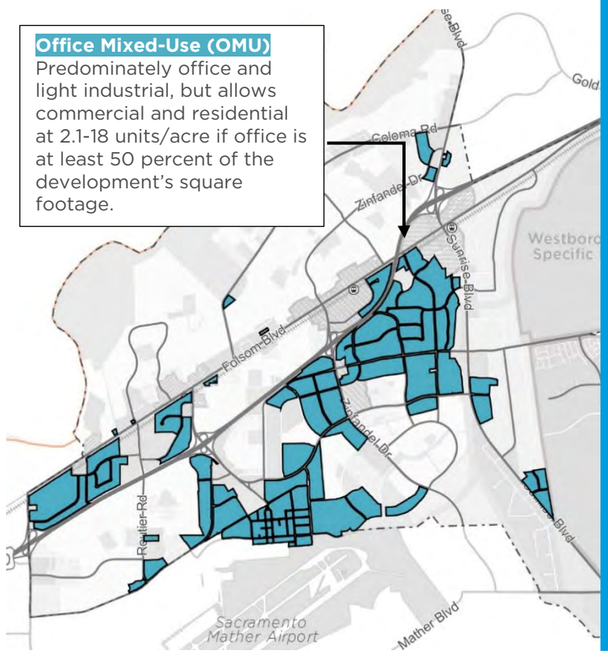
- **Changing Work Patterns:** Traditional office demand has declined across the region and nation, requiring new approaches to these large employment areas.
- **High Vacancy Rates:** Rancho Cordova's office vacancy rate is 23%—nearly double the regional average—leaving major employment areas underutilized.
- **Inefficient Land Use:** Over 1,500 acres are designated for office use, with parking lots often taking up more space than the buildings themselves.
- **Economic Opportunity:** Transforming underutilized office parks can create vibrant, revenue-generating districts that strengthen the city's fiscal health.
- **Community Vision:** Residents support adding mixed-use housing, destination retail, and public gathering spaces to office park areas.
- **Supporting Business Growth:** More flexible regulations help the city attract new employers while supporting existing businesses in a changing economy.



Office parks that were once active now face high vacancy rates. These vacant spaces present opportunities to reimagine these areas, attract new forms of business, and integrate housing and commercial services in innovative mixed-use developments.

BASE ALTERNATIVE

Office Mixed-Use (OMU)
Predominately office and light industrial, but allows commercial and residential at 2.1-18 units/acre if office is at least 50 percent of the development's square footage.


Gold
Geleme Rd
Zinfandel Dr
Sunrise Blvd
Folsom Blvd
Zinfandel Dr
Rancho Cordova Pkwy
Rancho Cordova Pkwy
Rancho Cordova Pkwy

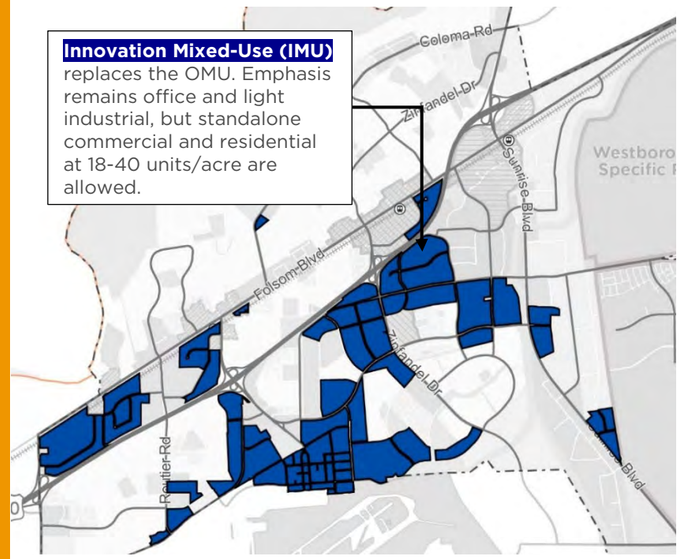
Planning Strategy #1: Reimagining Office Parks

A new **Innovation Mixed-Use (IMU)** designation replaces the Office Mixed-Use designation, with a vision of transforming office parks into thriving districts where people can live near their jobs and workers can walk to shops, restaurants, and services. This more flexible designation allows mixed-use developments or standalone uses, including office, industrial, residential, retail, or entertainment uses. Densities of 20-40 units/acre allow for multifamily housing, and an FAR of 0.25-3.0 provides more flexibility for higher-intensity mixed-use developments. New development would be expected to provide amenities, such as public plazas, gathering spaces, and large sidewalks and pedestrian paths connecting adjacent buildings to create a more cohesive district.

Innovation Mixed-Use FAR

Innovation Mixed-Use Density

ALTERNATIVE A

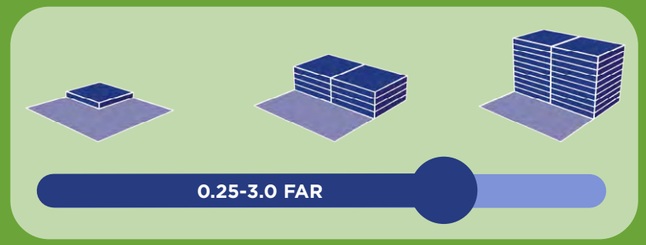


Innovation Mixed-Use *continues to encourage office, light industrial, and new innovative employment uses.*

Innovation Mixed-Use *allows for standalone residential development or mixed-use developments at densities of up to 40 units/acre (e.g., 2-3 story apartments).*

Planning Strategy #1: Reimagining Office Parks

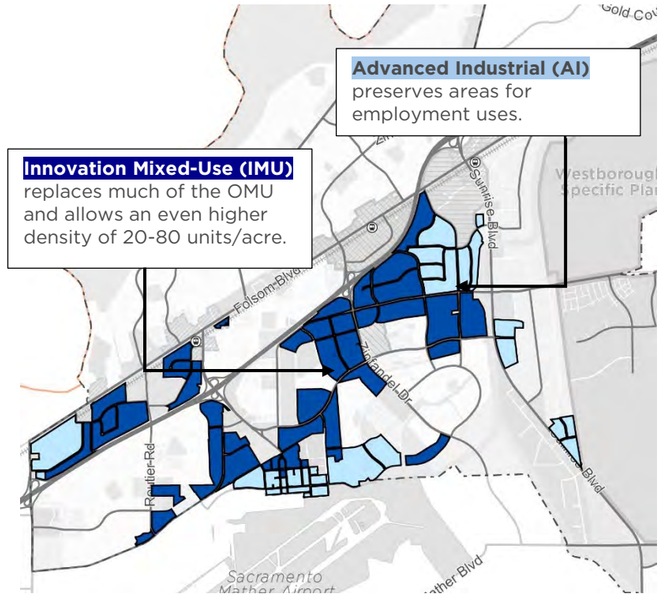
A higher density version of **Innovation Mixed-Use (IMU)** applies to large parts of the office parks, allowing a greater range of multifamily housing types at 20-80 units/acre. This allows for vibrant districts with housing close to employment and shops within walking distance of jobs. Another new designation, **Advanced Industrial (AI),** applies to portions of the office parks to preserve these areas for employment uses only, ensuring space remains available for businesses that need dedicated industrial areas.



Innovation Mixed-Use FAR

Innovation Mixed-Use Density

ALTERNATIVE B



*Employment uses are allowed anywhere in the IMU designation, but Alternative B preserves 450 acres for employment uses only by designating them **Advanced Industrial.***

*In Alternative B, **Innovation Mixed-Use** allows for housing and mixed-use development*

Planning Strategy #2: Removing Barriers to Redeveloping Folsom Boulevard

Folsom Boulevard is Rancho Cordova's most prominent corridor – a major east-west roadway that parallels the light rail line and connects key destinations throughout the city. This major transportation corridor is a key redevelopment opportunity, with the potential to evolve into a more vibrant and active urban corridor.

Community feedback included a strong desire to transform Folsom Boulevard into a more active area, with gathering spaces, entertainment venues, cultural destinations, retail amenities, and mixed-use housing.

Currently, the existing mixed-use land use designations and the Folsom Boulevard Specific Plan allow for a range of commercial and residential uses although certain regulatory requirements present barriers for housing. Permitted residential densities are relatively low, and standalone housing development is generally not permitted, requiring instead that housing be integrated into commercial mixed-use projects.

While the corridor's proximity to the light rail presents opportunities for transit-oriented development (TOD), the alignment of the tracks parallel to the roadway limits development on one side of the corridor difficult to create a cohesive urban environment. In addition, community feedback has identified safety concerns and lingering negative perceptions of the corridor, which pose challenges to attracting new investment.

Addressing these barriers will be essential to realizing the full potential of Folsom Boulevard as a safe, connected, and livable urban corridor that combines housing, services, and amenities in ways that enhance Rancho Cordova's identity and economic vitality.

Why remove barriers on Folsom Boulevard?

- **Major Redevelopment Opportunity**: Folsom Boulevard is the city's most prominent corridor with strong potential to become a vibrant urban center.
- **Community Vision**: Residents want an active destination with gathering spaces, entertainment, retail, and mixed-use housing.
- **Current Barriers Limit Housing**: Low densities and requirements to pair housing with commercial projects restrict residential development.
- **Transit Access Underutilized**: Proximity to light rail creates transit-oriented development opportunities that current regulations do not fully support.
- **Safety and Perception Challenges**: Community safety concerns and negative perceptions deter investment and need addressing.
- **Economic Vitality**: Removing barriers will attract investment and create a safe, livable corridor that enhances the city's identity.

Folsom Boulevard is a major transportation corridor supporting bus and light rail access within the community.

BASE ALTERNATIVE

The Base Alternative maintains the existing **Commercial Mixed-Use (CMU)** designation along Folsom Boulevard as established in the 2006 General Plan. Under this designation, residential development is only allowed when integrated with commercial uses, with commercial space required to occupy at least 50 percent of the ground floor. Standalone residential buildings are not permitted. Residential densities are capped at 18 units/acre in most areas, with higher densities of up to 80 units/acre allowed only within the **Transit-Oriented Development (TOD)** overlay near transit stations. These restrictions prioritize maintaining Folsom Boulevard as a commercial corridor but limit flexibility for new housing development and may constrain the corridor's ability to attract investment in both residential and commercial amenities.

How the Alternatives Address Planning Strategy #2

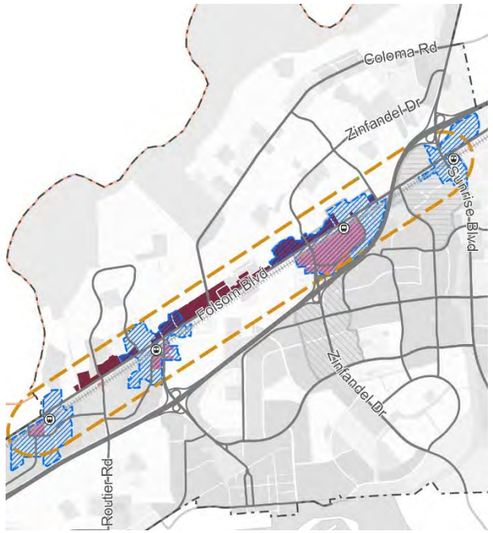
ALTERNATIVE A

In Alternative A, a new **Transit Corridor Mixed-Use (TCMU)** land use designation replaces much of the area currently designated as **Commercial Mixed-Use (CMU).** This new designation provides greater flexibility by allowing standalone residential or commercial uses, as well as integrated mixed-use development along the corridor. It also increases residential densities to 10-40 units/acre and maintains the current high density allowed within the TOD overlay areas (80 units/acre). While the TCMU designation allows for more housing, the intent is to maintain Folsom Boulevard's role as a vital commercial corridor, not to replace commercial uses entirely with residential development.

The emphasis on facilitating housing along Folsom Boulevard is based on the idea that building a variety of housing options can transform older parts of the city into thriving destinations. More residents mean more customers for local businesses, and more foot traffic creates safer, livelier streets. By allowing residential development alongside commercial uses rather than requiring them to be integrated, the city can attract investment in both housing and commercial amenities. The goal is a balanced corridor where housing supports and strengthens commercial activity, leading to better restaurants, shops, and services that benefit both residents and the broader community.

Transit Corridor Mixed-Use FAR

Transit Corridor Mixed-Use Density



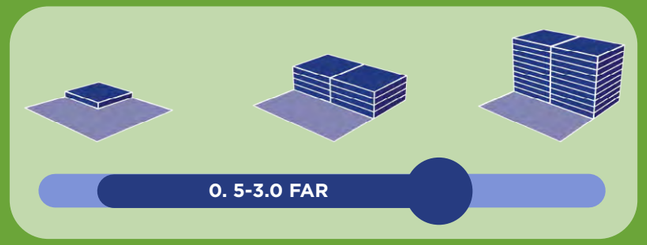
*In Alternative A, **Transit Corridor Mixed-Use** allows for housing and mixed use up to 40 units/acre.*

*In Alternative A, the **TOD Overlay** allows for housing and mixed use up to 80 units/acre.*

How the Alternatives Address Planning Strategy #2

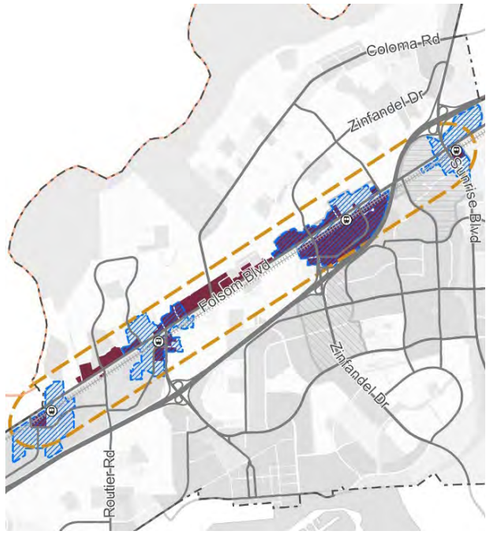
ALTERNATIVE B

Alternatives B expands the **TCMU designation** to include additional parcels south of Folsom Boulevard. Like Alternative A, it provides greater flexibility by allowing standalone residential or commercial uses alongside integrated mixed-use development, while maintaining Folsom Boulevard's role as a vital commercial corridor. However, Alternative B takes a more intensive approach by **increasing the density range of the TCMU designation to 20-60 units/acre** (compared to 10-40 units/acre in Alternative A) and raising the TOD overlay density to 100 units/acre (compared to 80 units/acre in Alternative A). These higher densities increase capacity for new infill housing on Folsom Boulevard while still supporting the balance between residential and commercial uses. The underlying goal remains the same—creating a thriving corridor where more residents support local businesses and attract quality restaurants, shops, and amenities—but Alternative B is flexible in accommodating even more urban types of housing.



Transit Corridor Mixed-Use FAR

Transit Corridor Mixed-Use Density



*In Alternative B, **Transit Corridor Mixed-Use** allows for housing and mixed use up to 60 units/acre.*

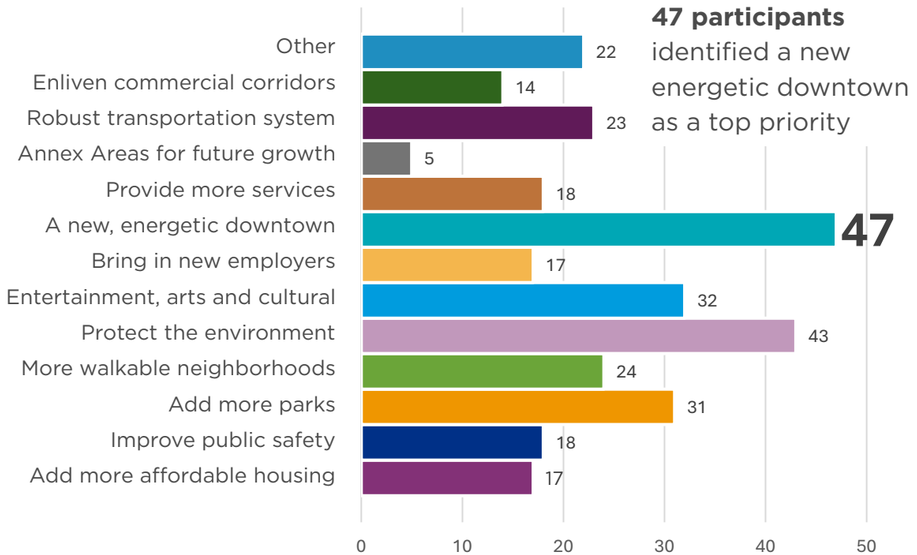
*In Alternative B, the **TOD Overlay** allows for housing and mixed use up to 100 units/acre.*

Planning Strategy #3: Reenvisioning the Downtown

Rancho Cordova has lacked a true downtown since its incorporation 22 years ago. The existing 2006 General Plan envisions a vibrant Downtown along Zinfandel Drive from Folsom Boulevard to International Drive that is a destination for residents, workers, and visitors, anchored by retail, civic, office, and residential uses. It is envisioned as a walkable area with wide urban sidewalks that connect to plazas and other pedestrian-friendly gathering areas. The General Plan allows for the tallest buildings in the city to be located in the Downtown, with no height limit for buildings to encourage a high-density urban core with a recognizable skyline visible from the surrounding areas. While the General Plan set the stage of a new downtown, the vision for downtown in this area has never been realized.

In 2025, a new vision called Downtown Dova (also known as Cordova City Center) has emerged, centered around a proposed 7,500-seat arena at Kilgore Road and Trade Center Drive. Beyond the arena, the project includes up to 1,000 residential units, two hotels totaling 800 rooms, and approximately 150,000 square feet of retail and dining space. The goal is to transform this area into a mixed-use entertainment district—a regional destination where people can live, work, shop, and play.

Community feedback shows strong support for creating an energetic and distinctive downtown for Rancho Cordova, with many residents ranking it as a top priority. However, residents also expressed interest in having multiple vibrant centers throughout the city rather than concentrating all civic and cultural activity in a single downtown area. This suggests a need to balance the downtown vision with broader citywide placemaking goals (see Strategy #4).

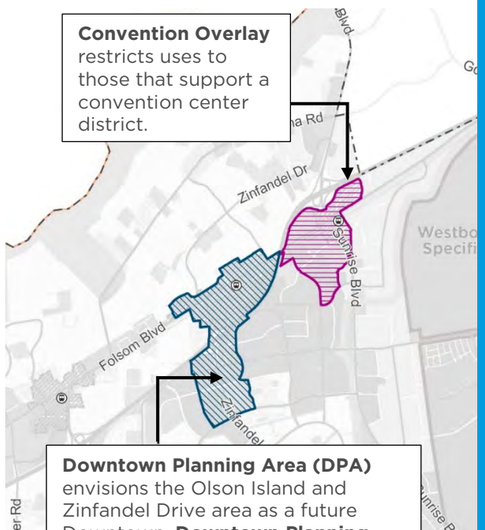


47 participants identified a new energetic downtown as a top priority

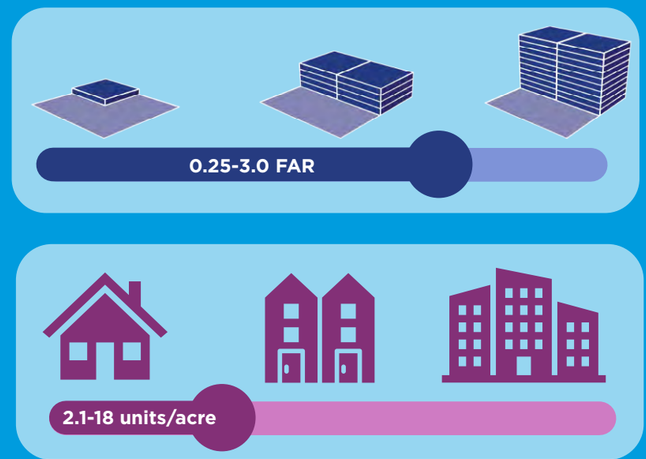
What is Rancho Cordova's Vision for a Downtown?

- **Downtown Planning Area**: The 2006 General Plan identified a downtown area along Folsom Boulevard, but this vision has never been built.
- **New Opportunity**: A proposed 7,500-seat arena at Kilgore Road and Trade Center Drive anchors the proposed Downtown Dova, creating an opportunity to build a new city center.
- **Strong Community Support**: Residents strongly support creating an energetic downtown and rank it as a top priority.
- **Balancing Priorities**: Some residents prefer multiple vibrant centers throughout the city rather than one downtown, suggesting the need to balance a strong downtown with neighborhood-scale destinations citywide.

BASE ALTERNATIVE



The Base Alternative reflects the existing 2006 General Plan vision for a Downtown that spans 360 acres of Folsom Boulevard, Olson Drive, and extending south to International Drive. The General Plan establishes a **Downtown Planning Area (DPA)** that functions as an overlay, modifying the underlying land use designations to allow more intensive development with higher FARs and no height limits. However, the DPA does not increase residential densities beyond what the underlying designations already allow—mostly capped at 18 units/acre, except within the Transit-Oriented Development (TOD) overlay, which permits up to 80 units/acre. The Convention Overlay applies to the area around Folsom Boulevard and Sunrise Boulevard. This Overlay modifies the allowed uses in support of a convention center district, including hotels, restaurants, meeting space, and an entertainment center.



How the Alternatives Address Planning Strategy #3

ALTERNATIVE A

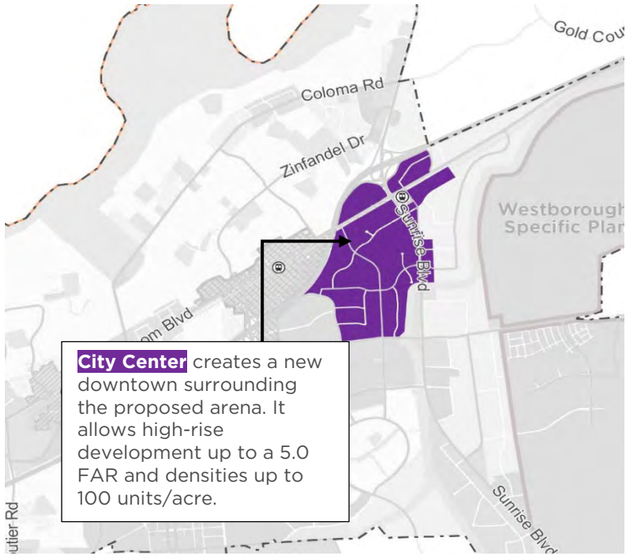
Alternative A shifts the focus from Zinfandel to a new Downtown/City Center at Folsom Boulevard and Sunrise Boulevard. This Alternative envisions a mixed-use destination centered around the Downtown Dova (aka Cordova City Center) concept and the proposed arena at Kilgore Road and Trade Center Drive but extends beyond the current project proposal.

This Alternative replaces the Convention Overlay and Downtown Planning Area with a new **City Center (CC)** designation covering over 420 acres, generally bounded by Highway 50 to the north, White Rock Road to the south, Sunrise Boulevard to the east, and Prospect Park Drive to the west. The City Center designation allows a wide range of uses, including entertainment venues, hotels, shops, restaurants, offices, housing, and other amenities at the highest density and intensity. While not unlimited in height, buildings will be tall enough to shape Rancho Cordova's skyline and urban identity.

The Rancho Cordova City Center aims to become the Sacramento region's second most urbanized downtown after Sacramento itself, transforming Rancho Cordova into a true urban destination with a vibrant downtown core.

City Center FAR

City Center Density



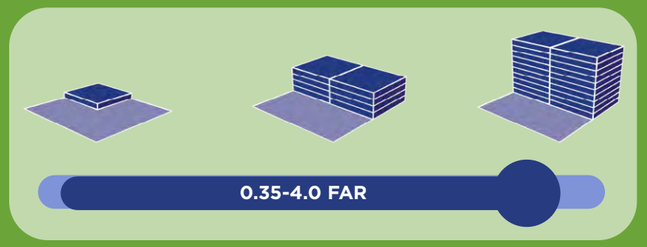
Alternative A builds off the momentum of the proposed arena to create a larger downtown district that provides entertainment, hotels, shops, dining, and housing in a walkable, transit friendly setting.

The proposed arena and surrounding development can move forward under any of the alternatives.

How the Alternatives Address Planning Strategy #3

Alternative B also shifts away from building a single Downtown and instead focuses on creating multiple mixed-use activity centers dispersed throughout the city. This Alternative removes the Downtown Planning Area from Zinfandel and replaces the Convention Overlay with a new **Entertainment Mixed-Use District (EMUD)** centered around the proposed arena. The EMUD still supports the proposed arena at Kilgore Road and Trade Center Drive, along with surrounding hotels, shops, restaurants, and housing, but covers a much smaller area than the City Center envisioned in Alternative A.

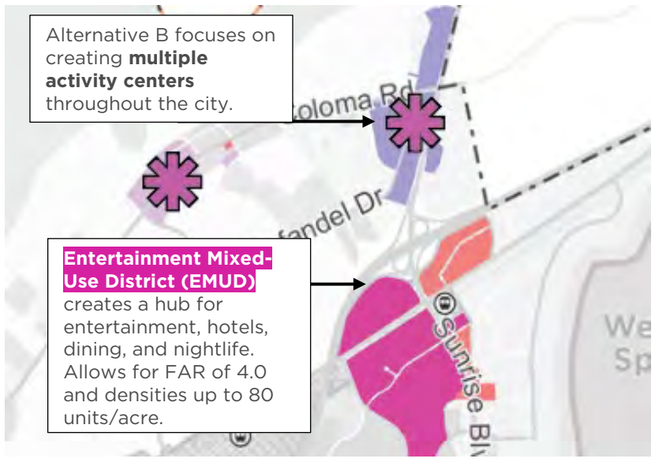
Alternative B applies various mixed-use designations to strengthen activity centers throughout the city, including **Village Center and Commercial Mixed-Use (CMU)** for commercial areas serving nearby neighborhoods and Community Activity Center for larger commercial centers serving the broader community. This aspect of Alternative B is discussed further in Planning Strategy #4.



Entertainment Mixed-Use District FAR

Entertainment Mixed-Use District Density

ALTERNATIVE B



*Rather than a new downtown, Alternative B focuses on creating new **activity centers** in neighborhoods throughout the city.*

The proposed arena and surrounding development can move forward under any of the alternatives.

Planning Strategy #4: Activating Commercial Centers

The fourth Planning Strategy focuses on activating the city's commercial centers to create vibrant gathering places that support entertainment, cultural activities, amenities, and mixed-use housing. This was one of the top priorities identified by the community during General Plan engagement events.

One of the core concepts of the 2006 General Plan is the "building blocks" – a system designed to ensure walkable, livable, and sustainable development in both existing and new areas of the community. The building blocks consist of neighborhoods, villages, and districts. Each village, or cluster of neighborhoods, is supported by a pedestrian-friendly "village center" that serves residents' daily shopping needs. Larger districts, made up of three to four villages, are centered around a "town center." Town centers – either local or regional – are vibrant activity hubs that provide major retail and entertainment options for the district. These centers are designed to include a concentration of higher-density housing near activity centers. These Village Center and Town Center designations are implemented through form-based zoning codes with prescriptive urban design standards intended to create pedestrian-friendly places. However, feedback from city staff and developers indicates that some of these form-based standards create barriers to development on certain sites.

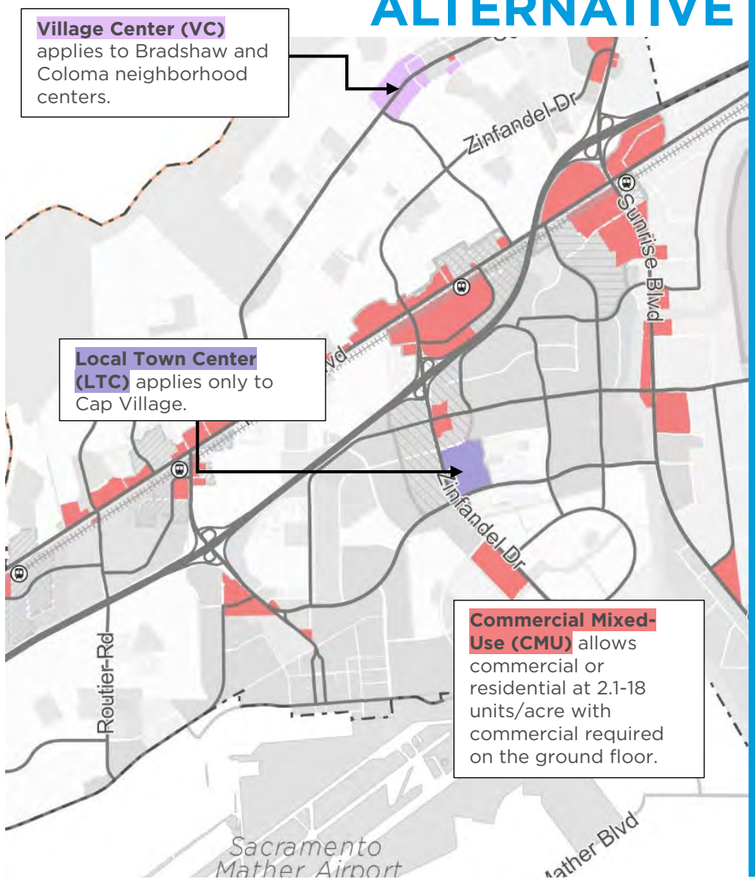
The building blocks concept has guided development in newer growth areas of Rancho Cordova, such as Rio del Oro, Suncreek, and Sunridge. However, retrofitting existing neighborhoods and retail centers in older parts of the city built before incorporation has proven more challenging. While Village Center and Local Town Center designations apply to shopping centers along Coloma, Bradshaw, and other major corridors, these centers are not redeveloping into the walkable, mixed-use gathering places envisioned in the General Plan.

FIGURE 20: BUILDING BLOCKS OF THE CITY

How can the city encourage vibrant, gathering places for Rancho Cordova residents?

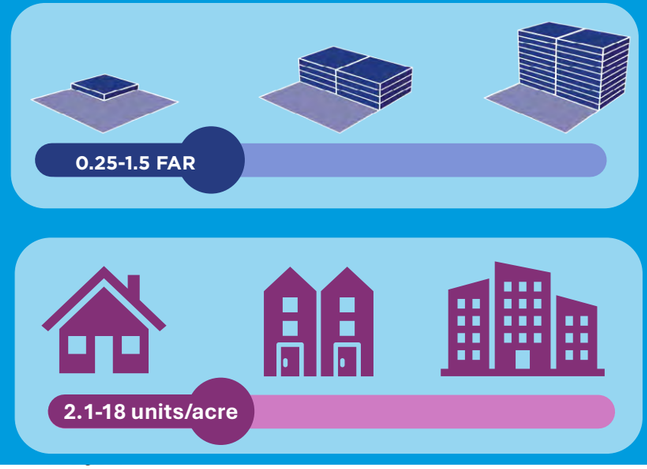
- **Community Priority for Vibrant Centers**: Activating commercial centers to create gathering places with entertainment, cultural uses, amenities, and mixed-use housing emerged as a top community priority during General Plan engagement.
- **Building Blocks Concept**: The 2006 General Plan established a "building blocks" system of neighborhoods, villages, and districts, with village centers serving daily needs and town centers providing major retail and entertainment.
- **Success in New Growth Areas**: The building blocks concept has successfully guided development in newer specific plan areas.
- **Challenge in Established Areas**: Retrofitting existing shopping centers built before incorporation has proven difficult. Centers along Coloma, Bradshaw, and other corridors are not redeveloping into the walkable, mixed-use gathering places envisioned.
- **Regulatory Barriers Identified**: City staff and developers report that regulatory constraints, particularly around infill development and housing, prevent shopping centers from reaching their full potential as dynamic mixed-use environments.

BASE ALTERNATIVE



The Base Alternative designates most existing shopping centers as **Commercial Mixed-Use (CMU),** except for two **Village Center (VC)** designated sites at Bradshaw and Old Placerville Road and Coloma Road at Benita Drive; and a **Local Town Center (LTC)** at Cap Village. All three of these mixed-use designations are predominately commercial, encourage horizontal or vertical mixed-use development (i.e., mixing of housing and commercial), and have similar intensity/density standards: CMU: FAR 0.25-1.5; 2.1-18 units/acre; VC: FAR 0.25-1.0; 6.1-18 units/acre; and LTC: FAR 0.3-1.5; 6.1-18 units/acre.

The main difference is that the VC and LTC designations are implemented through prescriptive form-based zoning standards that require buildings to be configured in specific ways to create pedestrian-friendly (rather than auto-friendly) places. The zoning that implements CMU is more flexible in how commercial uses are laid out.



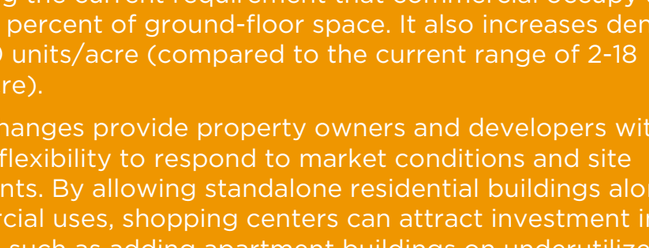
How the Alternatives Address Planning Strategy #4

ALTERNATIVE A

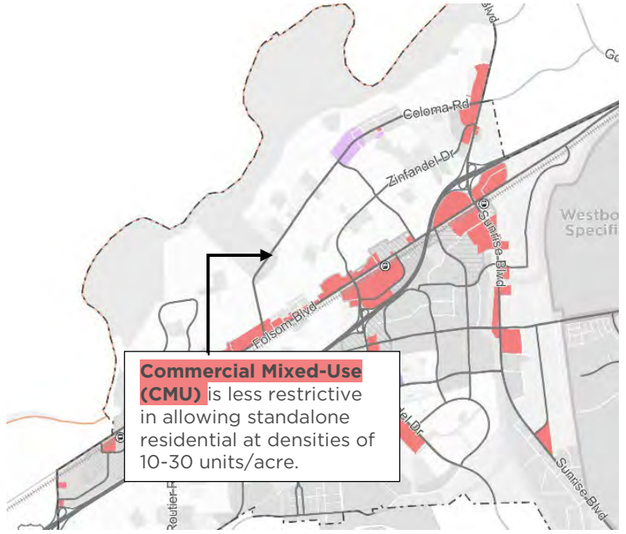
Alternative A is the most flexible of the alternatives in its rules for shopping centers. It designates all shopping centers in established parts of the city as **Commercial Mixed-Use (CMU)**. It loosens the restrictions on standalone residential in the CMU designation – removing the current requirement that commercial occupy at least 50 percent of ground-floor space. It also increases densities to 10-30 units/acre (compared to the current range of 2-18 units/acre).

These changes provide property owners and developers with greater flexibility to respond to market conditions and site constraints. By allowing standalone residential buildings alongside commercial uses, shopping centers can attract investment in phases—such as adding apartment buildings on underutilized parking areas while maintaining existing commercial tenants. The increased densities enable a wider range of housing types, from townhomes to small apartment buildings, bringing more residents to support local businesses and create demand for better amenities. This flexible approach can help transform aging shopping centers into more dynamic, mixed-use destinations without prescriptive design standards that may create development barriers.

Commercial Mixed-Use FAR



Commercial Mixed-Use District



*Increased density allows for housing at up to 30 units/acre in the **Commercial Mixed-Use** designation.*

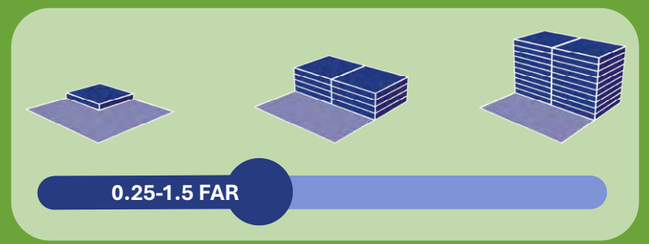
*Alternative A applies a more flexible **Commercial Mixed-Use** designation to most shopping centers in the city, allowing for standalone residential to be built next to commercial uses in shopping centers, similar to the current Stone Creek development.*

How the Alternatives Address Planning Strategy #4

ALTERNATIVE B

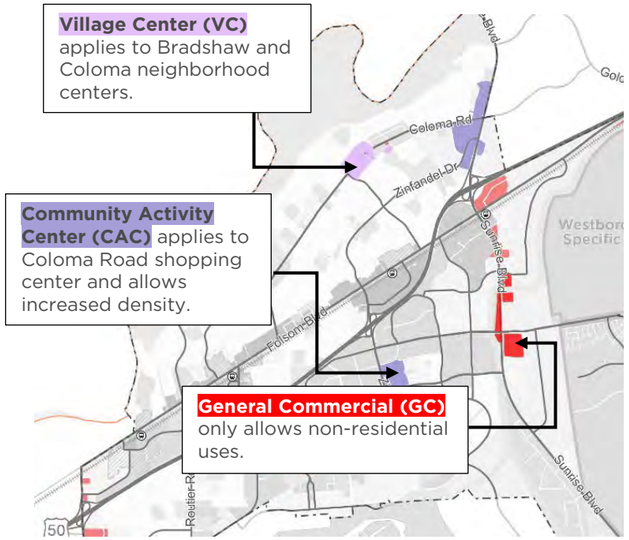
Alternative B takes a more prescriptive, tailored approach to designations based on each center's location and vision. It introduces a new **General Commercial (GC)** designation that does not allow residential, applied to areas that are less appropriate for housing. Alternative B refines existing mixed-use designations to reflect the community's desire for active gathering spaces. **Village Center (VC)** is retained for sites at Bradshaw and Old Placerville Road and Coloma Road at Benita Drive. The **Community Activity Center (CAC)** designation applies to a shopping center that serve the broader community on Sunrise Boulevard at Coloma Road. This Alternative increases the density of VC and CAC designations to 18-30 and 18-40 units/acre, respectively, (compared to 6.1-18 units/acre in the Base Alternative), enabling more housing while supporting commercial activity. Alternative B also recommends revising form-based zoning standards to facilitate development while still ensuring they encourage walkable, mixed-use centers.

By strategically applying different designations, increasing housing capacity, and removing regulatory barriers, Alternative B aims to activate commercial centers throughout the city as vibrant mixed-use hubs and neighborhood-scale destinations.



Village Center / Community Activity Center FAR

Village Center / Community Activity Center Density



*In Alternative B, higher density housing up to 40 units/acre with commercial on the ground floor is permitted in the **Village Center and Community Activity Center** designations to encourage new community gathering places.*

*In Alternative B, **General Commercial** is applied to areas where commercial is preferred and residential is not a compatible use.*

*In Alternative B, **Village Centers and Community Activity Centers** are designed around active gathering spaces.*

Planning Strategy #5: Increasing Housing Choices in Infill Areas

Detached single-family units have consistently made up the largest portion of the city's housing supply, increasing from 57 percent to 62 percent of the total housing units over the past 10 years. Multi-unit structures with 5 or more units saw more moderate growth, comprising 20 percent of the total inventory in Rancho Cordova in 2023.

The city's Specific Plan Areas, shown earlier in Table 1, will perpetuate this trend. Over 75 percent of the remaining capacity in these new growth areas is for single-family homes.

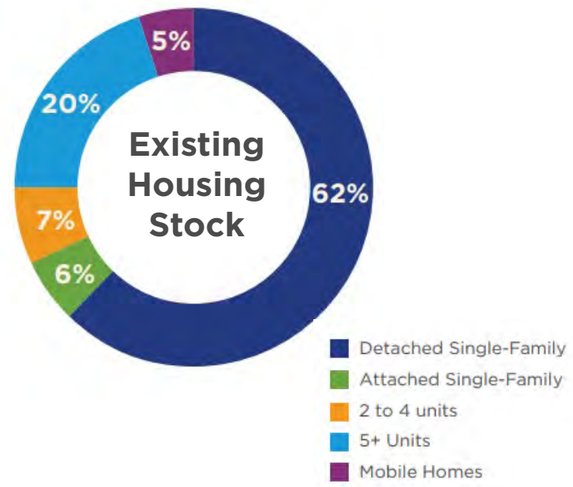
Different people need different types of housing at different stages of life. Young professionals, seniors looking to downsize, families needing affordability, and people who want to live near work or transit all have different housing needs. Single-family homes do not work for everyone—they require higher incomes, car ownership, and a lifestyle centered around driving. Without townhomes, apartments, and other housing types, many residents are priced out.

The lack of housing variety also impacts the city's economic health and fiscal sustainability. When the only option is single-family homes on large lots, land is used inefficiently and the city must extend services and infrastructure over greater distances. Diverse housing types, especially near transit and services, create more efficient use of land and generate more tax revenue per acre.

The city's infill areas – near transit stops, in office parks, and along aging commercial corridors like Folsom Boulevard – provide opportunities to ensure a greater variety of housing types are available for Rancho Cordova residents.

Diverse housing options can also transform older areas of the city into thriving destinations where people want to be. More neighbors mean more customers for local businesses. More foot traffic means safer, livelier streets. More residents mean better restaurants, shops, and amenities worth walking to.

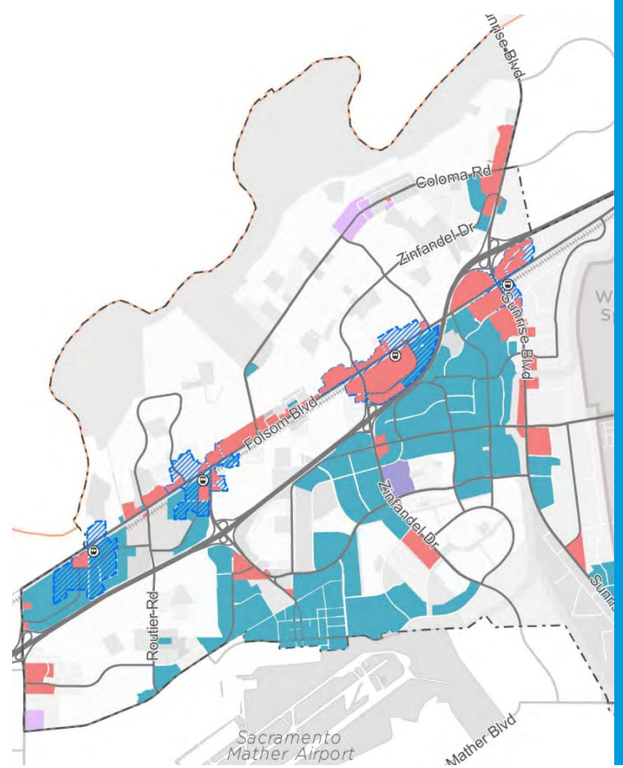
FIGURE 18: EXISTING HOUSING STOCK



Why Housing Choice Matters?

- **Limited Options.** Single-family homes currently make up 62 percent of the housing stock, and over 75 percent of future capacity in Specific Plan Areas is single-family.
- **Diverse Needs.** Young professionals, downsizing seniors, and families seeking affordability all need different housing types beyond single-family homes.
- **Affordability.** Single-family homes require higher incomes and car ownership, pricing out residents who need apartments or other housing options.
- **Fiscal Efficiency.** Diverse housing near transit and services uses land efficiently and generate more tax revenue per acre than single-family development.
- **Better Amenities for Everyone:** More housing in infill areas supports new restaurants, shops, and gathering spaces that benefit all residents.

BASE ALTERNATIVE



As described in the growth projections, the General Plan has sufficient capacity to accommodate future housing needs, and the Plan is built on several smart growth principles that strive to improve housing choices. However, the Base Alternative has limitations on housing choice. While the **TOD Overlay** allows dense housing near transit (up to 80 units/acre), the **CMU designation** permits housing on Folsom Boulevard, and the **OMU designation** allows housing in the office parks, constraints on multifamily housing remain.

The maximum density of 18 units/acre in most mixed-use areas allows townhomes but not multifamily housing, while minimum densities of 2.1 or 6.1 units/acre allow single-family homes. Furthermore, most mixed-use areas do not allow standalone housing; in the OMU designation, housing is only permitted as part of a coordinated development where office is at least 50 percent of the square footage, and in the CMU designation, residential is only allowed if it provides 50 percent commercial on the ground floor. These regulatory barriers ultimately limit the ability to build housing but serve to protect the areas for office and commercial development.

How the Alternatives Address Planning Strategy #5

Alternative A expands housing options in infill areas by removing restrictions on standalone residential development and increasing allowable densities. The new Transit Corridor Mixed-Use (TCMU) designation on Folsom Boulevard permits housing at 10-40 units per /acre, with up to 80 units per /acre allowed near transit stations under the TOD Overlay. The new Innovation Mixed-Use (IMU) designation allows standalone housing in office parks at 20-40 units per/acre. Housing is permitted in the City Center at up to 100 units/acre. These density ranges enable more multifamily housing types alongside commercial and office development in mixed-use areas, while limiting single-family homes in recognition of ample capacity elsewhere in the city. One consideration is whether protections are needed to prevent the loss of commercial space and job opportunities when allowing standalone residential in these areas.

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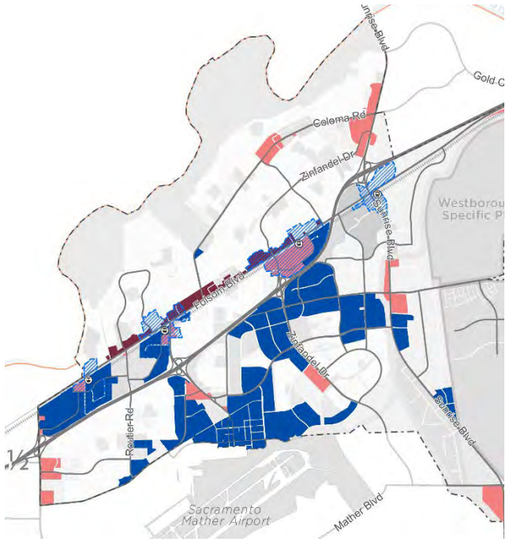
Transit Corridor Mixed-Use Density

ALTERNATIVE A



*In Alternative A, densities of up to 40 units/acre in the **Transit Corridor Mixed-Use** and **Innovation Mixed-Use** allow a broader range of multifamily housing types.*

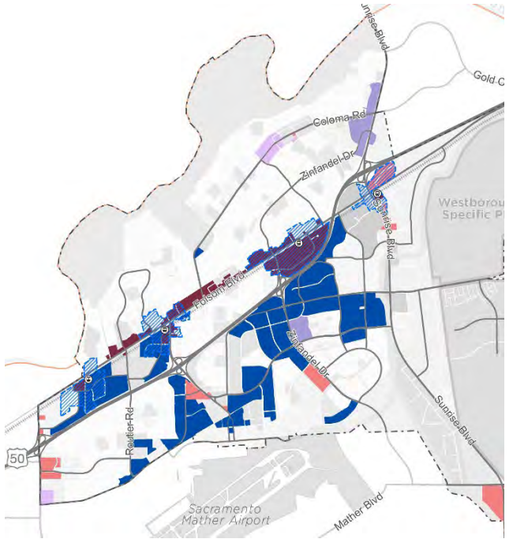
*In Alternative A, the **TOD Overlay** allows for housing and mixed use up to 80 units/acre.*

How the Alternatives Address Planning Strategy #5

Alternative B is like Alternative A in removing restrictions and allows slightly greater maximum densities for housing in infill areas. This includes densities of 20-60 units/acre in **TCMU-designated** parcels along Folsom Boulevard and 20-80 units/acre in the **IMU-designated office parks.** With an enhanced focus on multiple community activity centers, Alternative B also introduces higher densities in the **Village Center** (18-30 units/acre) and **Community Activity Center** (18-40 units/acre) designations.

Transit Corridor Mixed-Use Density

ALTERNATIVE B



*In Alternative B, densities of up to 60 and 80 units/acre in the **Transit Corridor Mixed-Use** and **Innovation Mixed-Use** allow the broadest range of multifamily housing types.*

*In Alternative B, the **TOD Overlay** allows for housing and mixed use up to 100 units/acre.*

How the Alternatives Address Planning Strategy #5

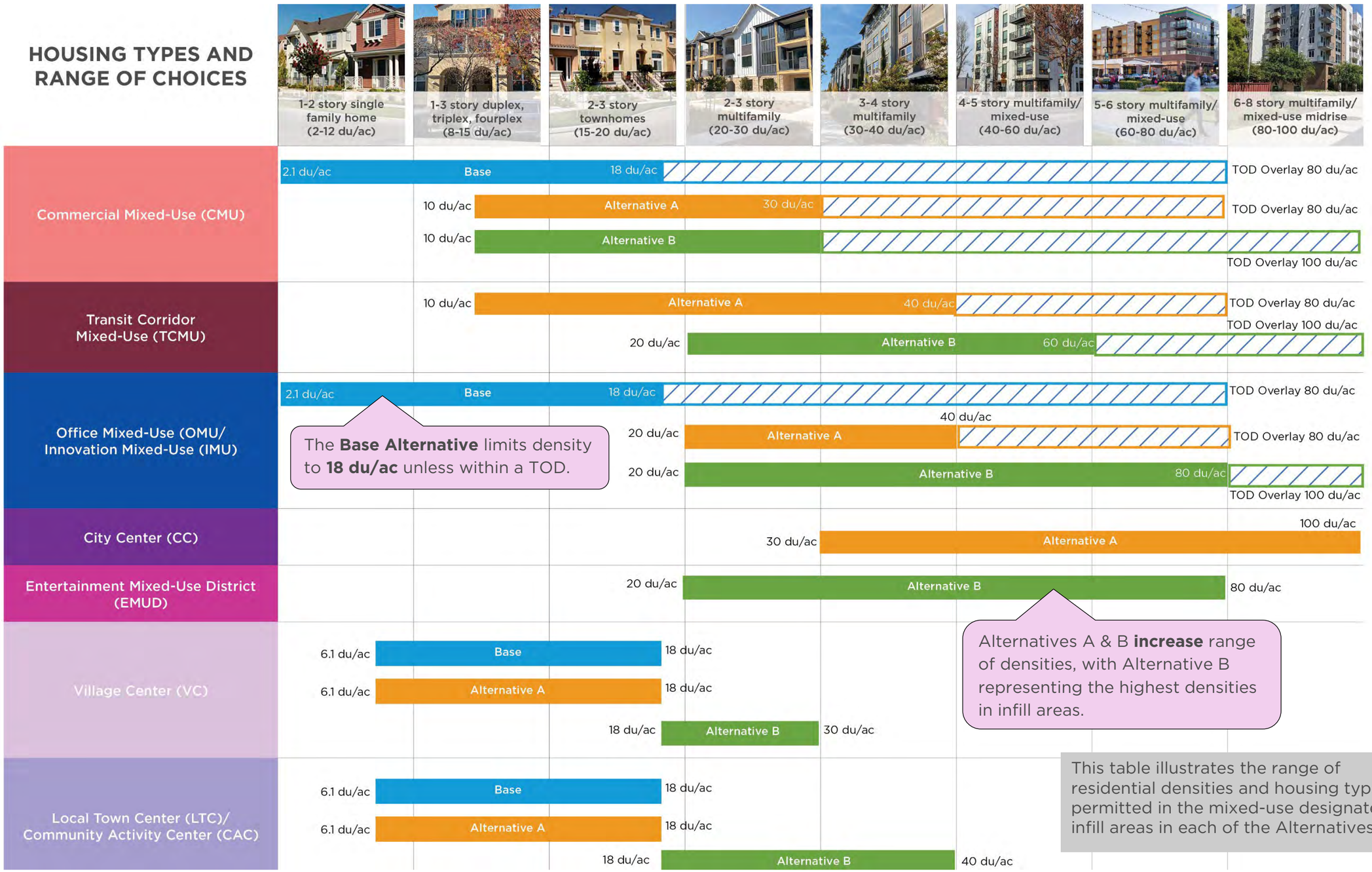


TABLE 4: COMPARISON OF HOW THE LAND USE ALTERNATIVES ADDRESS THE FIVE PLANNING STRATEGIES

	Base Alternative	Alternative A	Alternative B
#1: Reimagining Office Parks	• **Restrictive Office Requirements**: Maintains current restrictions requiring 50 percent of office space in any development, which limits the ability to add housing or retail to office parks. • **Low Density Limits**: Low density limits (2.1-18 units/acre) prevent multifamily housing in underutilized office areas.	• **Removes Office Mandate**: Removes the 50 percent office requirement, allowing office parks to transform into mixed-use neighborhoods with housing, retail, and jobs. • **Moderate Density Increase**: Increases density to 20-40 units/acre, enabling multifamily housing near employment centers.	• **Preserves Employment-Only Areas:** Balances mixed-use transformation with job preservation through the new Advanced Industrial designation. • **Most Flexible Densities**: Provides the most flexibility with densities up to 80 units/acre in some areas, maximizing housing opportunities near jobs.
#2: Removing Barriers to Redeveloping Folsom Boulevard	• **Maintains CMU Designation:** Keeps the 2006 General Plan's Commercial Mixed-Use designation, requiring residential development to be integrated with commercial uses (50% ground-floor commercial required). • **Limited Housing Flexibility:** Prohibits standalone residential buildings and caps densities at 18 units/acre in many areas (80 units/acre near transit stations in TOD overlay). • **Prioritizes Commercial Corridor:** Protects Folsom Boulevard's commercial character but may limit investment opportunities in both housing and commercial amenities.	• **New TCMU Designation with Greater Flexibility:** Replaces CMU with Transit Corridor Mixed-Use, allowing standalone residential or commercial buildings alongside integrated mixed-use development. • **Increased Housing Capacity:** Permits residential densities of 10-40 units/acre (80 units/acre in TOD overlay). • **Balanced Growth Strategy:** Aims to create a thriving corridor where more residents support local businesses, generating safer streets and attracting better restaurants, shops, and amenities.	• **Expanded and Denser TCMU:** Extends TCMU designation to additional parcels south of Folsom Boulevard with higher densities (20-60 units/acre). • **Maximum Housing Capacity:** Increases TOD overlay density to 100 units/acre (compared to 80 in Alternative A), accommodating more urban housing types. • **Intensified Mixed-Use Vision:** Maintains the same balanced corridor goals as Alternative A but with slightly greater capacity for infill housing development.
#3: Reenvisioning the Downtown	• **Maintains 2006 Downtown Vision:** Preserves the existing Downtown Planning Area (DPA) spanning Folsom Boulevard, Olson Drive, and south to International Drive as an overlay zone. • **Allows Taller Buildings, Not Denser Housing:** Permits higher floor area ratios and no height limits but does not increase residential densities beyond 18 units/acre (80 units/acre in TOD overlay).	• **New City Center at Folsom and Sunrise:** Shifts focus from Zinfandel to a 420-acre City Center centered on Downtown Dova/Cordova City Center and the proposed arena, replacing the Convention Overlay and Downtown Planning Area. • **Highest Density Mixed-Use Development:** Allows a wide range of uses—entertainment, hotels, shops, restaurants, offices, and housing—at the highest densities and intensities with buildings tall enough to shape the city's skyline. • **Regional Urban Destination:** Aims to create an urbanized downtown, transforming Rancho Cordova into a true urban destination with a vibrant downtown core.	• **Dispersed Activity Centers:** Shifts away from a single downtown to create multiple mixed-use activity centers throughout the city, spreading civic and cultural activity across multiple locations (discussed further in Planning Strategy #4). • **Smaller Entertainment District:** Replaces Convention Overlay with a focused Entertainment Mixed-Use District (EMUD) around the proposed arena that is still a regional destination, but much smaller than Alternative A's City Center footprint.
#4: Activating Commercial Centers	• **CMU Designation with Limited Flexibility:** Designates most shopping centers as Commercial Mixed-Use (CMU) with densities of 2.1-18 units/acre, requiring residential to be integrated with commercial uses. • **Form-Based Standards for Select Centers:** Applies Village Center and Local Town Center designations to three sites (Bradshaw/Old Placerville, Coloma/Benita, and Cap Village) with prescriptive form-based zoning to create pedestrian-friendly places.	• **Maximum Flexibility:** Designates all older shopping centers as CMU and removes the requirement that residential be integrated with commercial, allowing standalone residential buildings. • **Increased Housing Capacity:** Raises residential densities to 10-30 units/acre, enabling townhomes and small apartment buildings. • **Allows Flexible Approach:** Allows shopping centers to add housing to underutilized areas while maintaining existing commercial tenants, transforming centers without prescriptive design barriers.	• **Tailored Designations:** Applies a range of designations (CMU, VC, CAC, GC) based on location and character. • **Higher Densities with Design Standards:** Increases VC and CAC densities to 18-40 units/acre (from 6.1-18) while using form-based codes for pedestrian-friendly design. • **Modified Zoning Standards:** Recommends revisiting form-based zoning standards that may create development barriers while maintaining the walkable, mixed-use vision.
#5: Increasing Housing Choices in Infill Areas	• **Limited Multifamily Options:** The maximum density of 18 units/acre in most mixed-use areas allows townhomes but excludes multifamily housing, while low minimum densities (2.1 or 6.1 units/acre) permit single-family homes. • **Restrictive Mixed-Use Requirements:** Most mixed-use areas prohibit standalone housing—OMU zones require office to comprise at least 50 percent of development, while CMU zones mandate 50 percent ground-floor commercial. • **Prioritizes Employment and Commercial:** These regulatory barriers limit housing development but intentionally protect areas for office and commercial uses.	• **Removes Restrictions on Housing:** Alternative A eliminates barriers to standalone residential development in infill areas and increases allowable densities to expand housing options. • **New Designations Enable Multifamily Housing:** The TCMU designation on Folsom Boulevard allows 10-40 units/acre (up to 80 near transit), while the IMU designation permits 20-40 units/acre in office parks, and City Center allows up to 100 units/acre. • **Prioritizes Multifamily Over Single-Family:** These density ranges facilitate diverse multifamily housing types in mixed-use areas while limiting single-family homes, which have ample capacity elsewhere in the city.	• **Removes Restrictions with Higher Densities:** Alternative B is like Alternative A but allows slightly greater maximum densities for housing in infill areas. • **Increased Density in TCMU and IMU:** Permits 20-60 units/acre along Folsom Boulevard (TCMU) and 20-80 units/acre in office parks (IMU), enabling denser multifamily development than Alternative A. • **Focuses on Community Activity Centers:** Introduces higher densities in Village Center and Community Activity Center designations at 18-30 and 18-40 units/acre, supporting multiple neighborhood hubs throughout the city.

5. COMPARISON

This section provides a comparative analysis of the three land use alternatives to help the community and decision-makers better understand the trade-offs and opportunities associated with each alternative. Each alternative represents a different approach to accommodating growth, balancing housing and employment, and shaping the city's character over the next 20 years. The following analysis examines key metrics across all three alternatives, including development capacity for residential and non-residential uses, estimated traffic generation and trip patterns, relative fiscal impacts on the city's budget, and per capita greenhouse gas emissions.

Development Capacity

Each land use alternative includes a different pattern of land uses in infill areas, which results in different capacity for new development. Development capacity represents the full buildout potential of all remaining developable land within city limits at a roughly average density/intensity. This includes capacity within specific plans (shown earlier in Table 1), anticipated development from approved projects, and capacity on vacant and underutilized sites. The capacity in the first two categories stays the same across all alternatives. Only the capacity for vacant and underutilized sites changes between alternatives, since the alternatives do not change assumptions for specific plan areas.

Residential Capacity

Figure 8 shows the total residential capacity of the three alternatives for single-family and multifamily housing units. All three alternatives have capacity for just over 29,000 single-family homes, with minor differences. The three alternatives vary in multifamily capacity, ranging from 13,640 units in the Base Alternative to 16,800 units in Alternative B and 18,190 units in Alternative A.

As described earlier, the city's specific plan areas contain significant development capacity. This is why the total capacity between alternatives is not very different. Figure 9 compares housing capacity outside of Specific Plan areas across the three alternatives. This shows very little remaining capacity for single-family homes in built-out areas of the city, while the alternatives differ in their multifamily housing capacity.

Although Alternative B introduces the highest housing densities, it also preserves more land exclusively for employment or commercial uses. This means Alternative B is anticipated to produce slightly less housing capacity compared to Alternative A, which provides more flexibility citywide for multifamily housing to develop.

FIGURE 19: HOUSING UNIT CAPACITY (CITYWIDE)

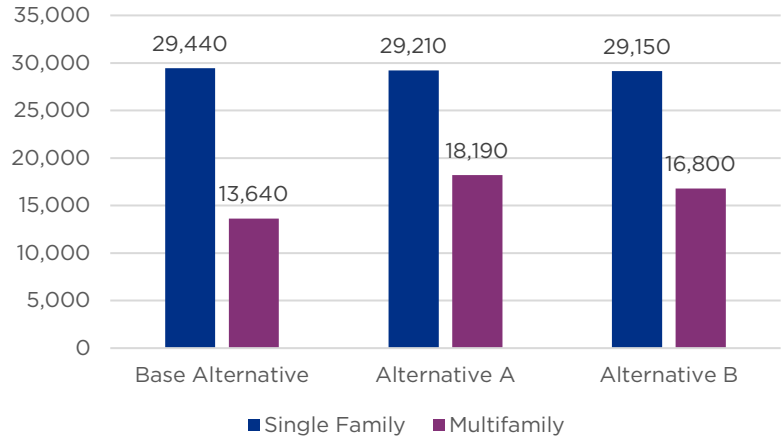
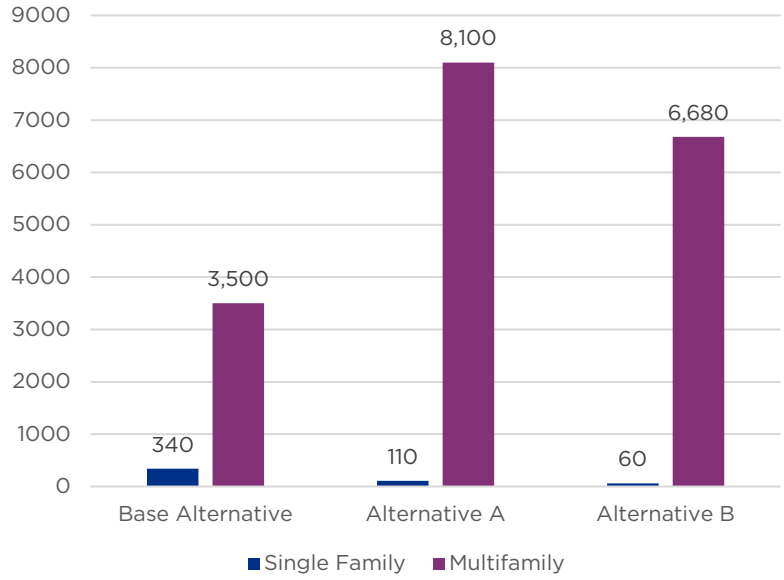


FIGURE 20: HOUSING UNIT CAPACITY (OUTSIDE SPECIFIC PLAN AREAS)



Future Regional Housing Needs Allocations

The Regional Housing Needs Allocation (RHNA) is a state-mandated process in California that determines how many new homes each city and county must plan for during an eight-year cycle. The California Department of Housing and Community Development (HCD) first calculates regional housing needs, then regional councils of governments (such as SACOG in the Sacramento region) allocate specific housing targets to each local jurisdiction. Each jurisdiction's allocation is divided into four income categories: very low, low, moderate, and above moderate income. Cities must adopt a housing element that demonstrates they have sufficient land zoned at appropriate densities to accommodate their assigned housing numbers. If a city fails to adequately plan for its RHNA allocation, it risks losing local land use control and facing state intervention, making RHNA compliance a critical planning requirement.

Rancho Cordova's current 6th Cycle RHNA (2021-2029) is 9,067 housing units. The lower-income categories (very low and low) are typically the hardest to meet because they require land zoned for multifamily housing at higher densities, while most cities have ample single-family capacity for above moderate-income housing. While future allocations are difficult to predict, the land use alternatives aim to ensure the city has enough capacity for anticipated 7th and 8th Cycle RHNAs. Without adequate residential sites designated in the General Plan Update, the next Housing Element (due in 2030) would require revising the land use map to accommodate more housing.

The Base Alternative's density cap of 18 units/acre in most areas limits multifamily development capacity, making it challenging to accommodate future lower-income RHNA allocations. Alternative A significantly improves capacity by allowing 10-40 units/acre in transit corridors and commercial centers, enabling apartment buildings and townhomes that can support affordable housing development. Alternative B provides the greatest flexibility with densities up to 80-100 units/acre in key areas, maximizing the city's ability to meet lower-income housing requirements in future RHNA cycles while distributing housing opportunities throughout the community.

All of the alternatives provide capacity for over 29,000 new single-family homes within city limits.

Table 5: City of Rancho Cordova Regional Needs Allocation for 2021 - 2029

Income Group	2021-2029 RHNA
Extremely Low	1,057 units
Very Low	1,058 units
Low	1,274 units
Moderate	1,684 units
Above Moderate	3,994 units
Total	**9,067 units**

Source: City of Rancho Cordova 2021-2029 Housing Element, Adopted June 21, 2021

Non-Residential Capacity

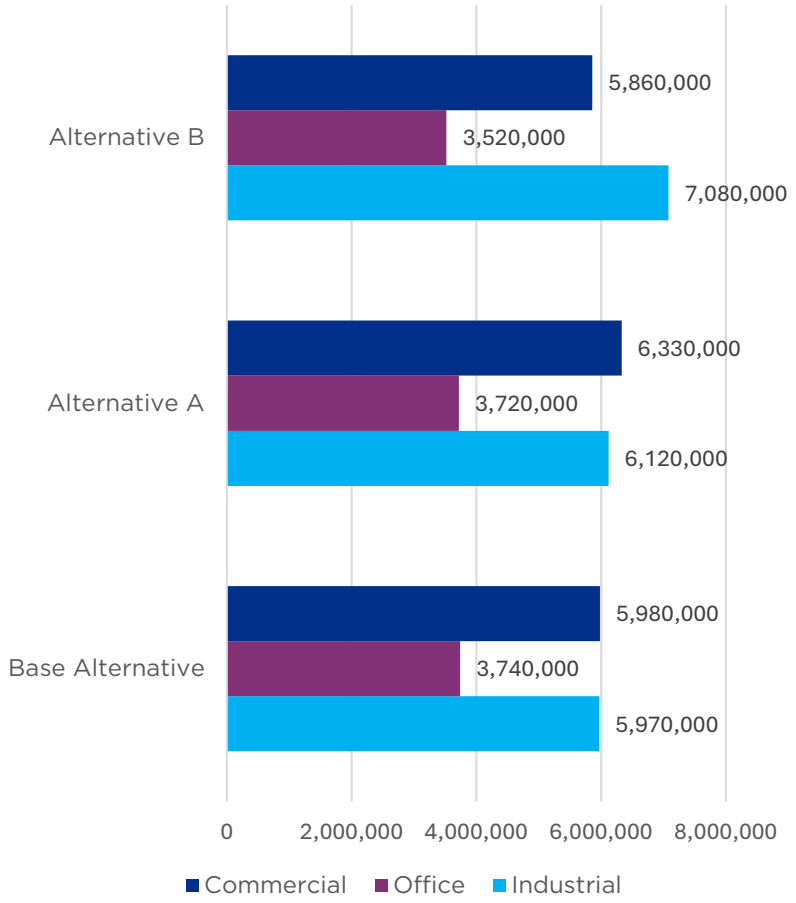
Figure 10 compares non-residential capacity across the three alternatives, including commercial, office, and industrial square footage. Like the residential development capacity, this represents the full buildout of all remaining developable land within city limits at a target FAR (not the maximum allowed FAR). All alternatives provide more than enough capacity to accommodate the projected demand for non-residential development through 2050.

Base Alternative provides capacity for approximately 5.97 million square feet (sf) of industrial, 3.74 million sf of office, and 5.98 million sf of commercial development—totaling about 15.69 million square feet of non-residential space.

Alternative A shows slightly higher overall non-residential capacity at approximately 16.17 million sf, with 6.12 million sf of industrial, 3.72 million sf of office, and 6.33 million sf of commercial space. The slight increase in commercial and office capacity reflects Alternative A's emphasis on relaxing regulations in some commercial and office areas, particularly in office parks and along Folsom Boulevard, to allow more housing and mixed-use development, reducing pure non-residential capacity. However, slight increases in the maximum FAR balance the reduction of land designated for purely commercial and office use.

Alternative B provides the highest non-residential capacity at approximately 16.46 million sf, with 7.08 million sf of industrial, 3.52 million sf of office, and 5.86 million sf of commercial development. The significant increase in industrial capacity reflects the Advanced Industrial designation, which protects areas for employment-generating uses while still allowing mixed-use transformation in other areas. Despite slightly lower office capacity (as some office parks can more easily convert to mixed-use), Alternative B maintains strong commercial capacity through its increased FAR and use of Village Center, Community Activity Center, and General Commercial to shopping centers throughout the city.

FIGURE 21: CAPACITY FOR NON-RESIDENTIAL BUILDING SQUARE FOOTAGE (CITYWIDE)



See Appendix for More Details

The methodology used to calculate development capacity is described in further detail in the Appendix.

Summary of Development Capacity

Table 6 breaks down the development capacity for each land use alternative by source: vacant/underutilized sites outside specific plan areas, approved specific plans, and pipeline projects already in the approval process. The table shows that while specific plans and pipeline projects remain constant across all alternatives (as these are already entitled), the only differences between alternatives occur in how vacant and underutilized sites can be developed—with Alternative A showing the greatest potential increase in capacity for multifamily housing (8,000 units compared to 3,500 in the Base Alternative), and Alternative B providing the highest industrial capacity (4.54 million square feet) while still supporting significant multifamily development (6,680 units).

TABLE 6: LAND USE ALTERNATIVE CAPACITY

	Single Family (units)	Multifamily (units)	Commercial (sq. ft.)	Office (sq. ft.)	Industrial (sq. ft.)
Base Alternative					
Vacant/ Underutilized Sites (Outside Specific Plan Areas)	340	3,500	2,009,800	2,500,900	3,425,300
Specific Plans	28,900	9,600	3,864,000	1,181,000	2,430,000
Pipeline Projects	190	540	109,400	59,700	114,700
Total Capacity	**29,430**	**13,640**	**5,983,200**	**3,741,600**	**5,970,000**
Alternative A					
Vacant/ Underutilized Sites (Outside Specific Plan Areas)	110	8,000	2,360,600	2,482,300	3,580,000
Specific Plans	28,900	9,600	3,864,000	1,181,000	2,430,000
Pipeline Projects	190	540	109,400	59,700	114,700
Total Capacity	**29,200**	**18,140**	**6,334,000**	**3,723,000**	**6,124,700**
Alternative B					
Vacant/ Underutilized Sites (Outside Specific Plan Areas)	60	6,680	1,887,700	2,279,100	4,539,300
Specific Plans	28,900	9,600	3,864,000	1,181,000	2,430,000
Pipeline Projects	190	540	109,400	59,700	114,700
Total Capacity	**29,150**	**16,820**	**5,861,100**	**3,519,800**	**7,084,000**

Note: *development capacity numbers may differ from those used in the transportation and economic analysis due to rounding.*

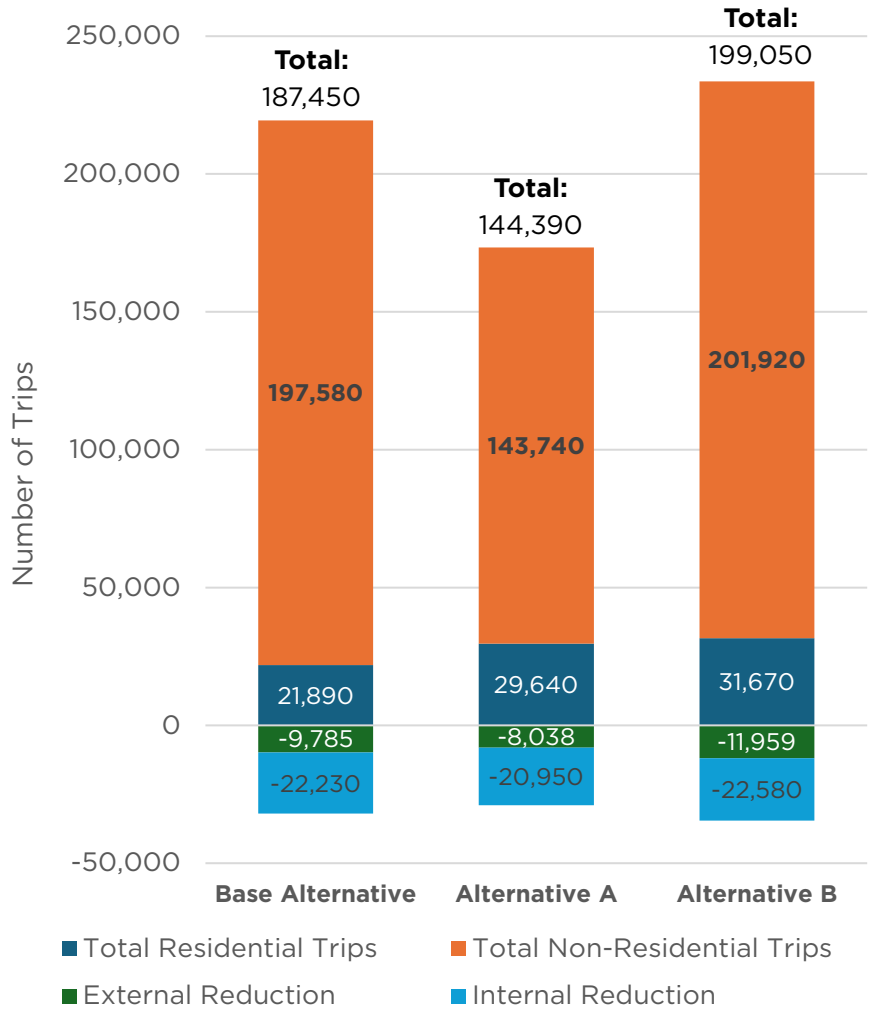
Transportation Impacts

The relative transportation impacts of the three land use alternatives were analyzed using the Mixed-Use Development Plus (MXD+) tool, a trip generation forecasting model designed to evaluate travel demand associated with different development patterns. The modeling assumes full buildout of all residential and nonresidential land under each land use alternative, which greatly exceeds expected buildout by 2050. The following summarizes the results of this analysis.

Base Alternative focuses more on business and commercial growth and less on housing. This would likely continue the current imbalance between where jobs and housing are located in Rancho Cordova. This option also has moderate mixed-use development (where homes and businesses are near each other) and smaller reductions on car trips outside the city. Total trip generation is 187,450 (see Figure 25). The trip generation rate for the Base Alternative is highest at 7.0 net new trips per service population because of the distance between where jobs and housing are located (see Table 7).

Alternative A creates the fewest new trips per day citywide (144,390). This happens mainly because it has less overall growth—similar housing to Alternative B but much less business development than the other two options. Alternative A also has the highest rate of internal trips (12.1 percent)—meaning people can walk, bike, or drive short distances within their neighborhood. It also shows strong reductions in car trips outside the city, with more people walking, biking, or using transit (4.6 percent). The trip generation rate for Alternative A is lowest at 5.1 net new trips per service population. This happens because homes and businesses are better mixed together, making local destinations easier to reach.

FIGURE 22: TOTAL TRIP GENERATION & REDUCTION BY ALTERNATIVE



Alternative B has the most growth overall for both housing and businesses, but growth is spread out differently than the other options. This creates a better balance between jobs and housing than what exists today. Alternative B has slightly lower internal trip rates than the other alternatives. However, it has the best potential for reducing car trips outside the city because growth is in areas with better sidewalks, bike lanes, and public transit. Overall total trip generation is highest at 199,050 because this alternative has the greatest capacity. The trip generation rate for Alternative B is 6.1 net new trips per service population.

Table 7: Trip Generation Rates			
Total Residential Trips / Population	2.2	2.0	2.0
Total Non-Residential Trips / Employment	11.7	10.8	12.1
Net New Trips/ Service Population	7.0	5.1	6.1

See Appendix for More Details

The Appendix contains the full trip generation analysis prepared, including a description of the MXD+ tool, the methodology, and detailed results at both a neighborhood level and citywide.

Developing new jobs and housing close together and near transit can result in reduction of vehicle trips, and subsequently a reduction in greenhouse gas emissions from cars.

Fiscal Impacts

A General Plan Update can shape a city's long-term finances by determining what gets built where, which affects how much revenue the city collects and how much it costs to provide services and infrastructure. In Rancho Cordova, changes in land use from the General Plan Update will impact General Fund revenues, operating costs, and capital improvement needs. However, fiscal impacts are just one consideration among many when making land use decisions—cities also weigh infrastructure costs, jobs-housing balance, housing affordability, environmental impacts, public health, walkability, and community priorities identified during the planning process. Additionally, fiscal outcomes of individual land uses should not be viewed in isolation, since cities need a balanced mix of residential, commercial, industrial, and public uses to support long-term economic health and meet community needs.

General Fund Revenue

The City of Rancho Cordova's fiscal operations are anchored by the General Fund, which serves as the city's primary operating fund. The General Fund supports public services and daily operations, such as police, public works, and general government functions. It is funded primarily by property tax and sales tax (which together account for about 60 percent of total revenues), along with other taxes, fees, and charges that support core city services. Property taxes are the largest single source of General Fund Revenue for the city, accounting for approximately half (48 percent) of tax revenue and 35 percent of overall General Fund revenues. Sales tax represents approximately 25 percent of all General Fund revenue, utility user tax, transient occupancy tax (TOT), and other taxes collectively account for the remaining portion of tax-related revenues.

FIGURE 23. CITY OF RANCHO CORDOVA GENERAL FUND REVENUES, FY 25/26

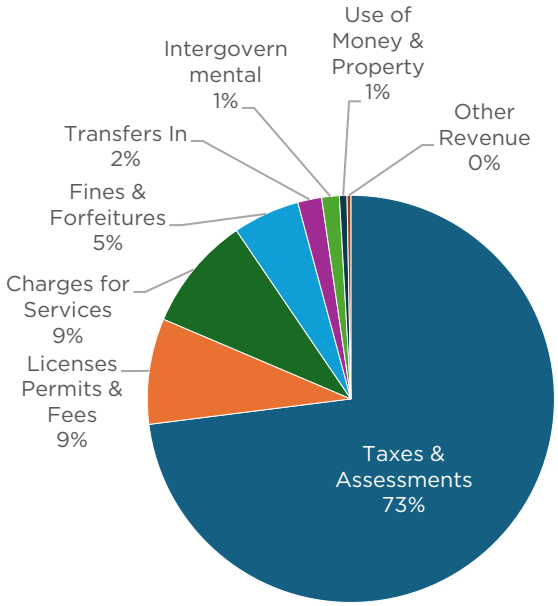
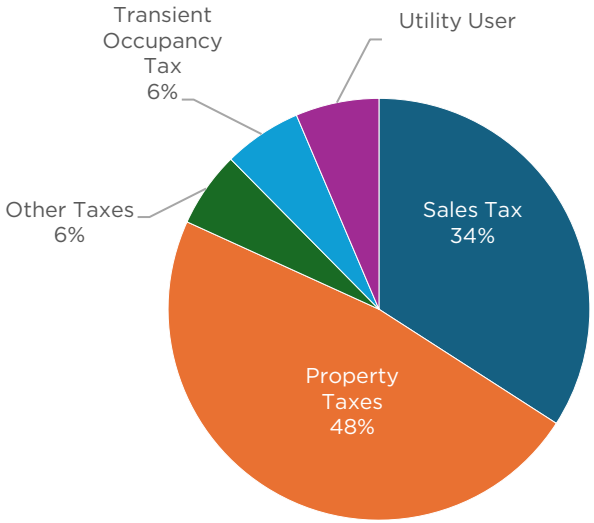


FIGURE 24. CITY OF RANCHO CORDOVA, BREAKDOWN OF TAXES AND ASSESSMENTS, FY 25/26



The following is an analysis of key General Fund revenues and associated land use alternative considerations.

Property Tax - Each land use alternative increases overall development capacity compared to the Base Alternative, meaning Alternatives A and B would be expected to generate higher total assessed value—and therefore higher property tax revenues—at full buildout. Differences between Alternatives A and B, however, are more nuanced and depend on the mix of residential and nonresidential uses that ultimately materialize and the relative assessed values of those uses.

Traditional fiscal analyses assume retail and office uses generate higher assessed values per square foot than industrial uses, suggesting Alternative A (with more retail and office capacity) might yield higher property tax revenues at full buildout. However, recent market trends in Rancho Cordova show stronger performance for residential and industrial development, while office and retail face higher vacancy rates and ongoing structural shifts related to remote work and e-commerce. If these trends persist, differences in long-term assessed value between Alternatives A and B may be modest, particularly if weak market demand limits office and retail development in either alternative.

Sales Tax - Differences in projected sales tax revenues among the land use alternatives are primarily associated with the amount of retail development permitted under each scenario. Alternative A allows the greatest amount of retail development and would therefore be expected, under full buildout assumptions, to generate higher sales tax revenues than the Base Alternative or Alternative B. Alternative A also allows for additional residential development, which may further support taxable sales by increasing local demand.

However, as with property tax, long-term sales tax outcomes depend not only on planned development capacity but also on market demand and the extent to which permitted retail development is ultimately realized.

Transient Occupancy Tax - The city's hotel market is driven largely by business travel, special events, and employment activity rather than destination tourism. As a result, the General Plan's influence on TOT revenues is indirect and occurs primarily through land use and economic development policies that support job-generating uses, commercial activity, and event venues, in addition to opportunities for new hotel development where market conditions support it. Land use alternatives that increase occupied commercial space, particularly professional office and other employment uses, may support incremental growth in hotel demand and associated TOT revenues over time. However, given current market conditions and the modest size of the city's hotel sector, differences in TOT revenues among the alternatives are expected to be small in the near term and will depend more on broader economic and hospitality trends than on land use decisions alone.

License Permits and Fees - Revenues from licenses, permits, and fees are generally designed to cover the city's costs of providing related services, such as plan review, inspections, tax administration, and code enforcement. When these revenues increase due to more development activity, the City's costs also increase to hire staff and deliver those services. While these revenue sources support city operations, they do not typically result in net increases to General Fund resources because the additional revenue is offset by additional costs. These revenue sources should be evaluated in the context of service capacity and staffing implications associated with each land use alternative.

Summary of Fiscal Analysis

The city's General Fund relies heavily on property tax and sales tax, which together account for approximately 60 percent of total revenues, with additional contributions from hotel taxes, utility taxes, and fees. This revenue structure provides a stable core funding base but also means that the city's fiscal performance is closely tied to stable and growing assessed valuation, taxable sales, and broader economic conditions to meet growing municipal service costs.

Implementation of the General Plan Update has the potential to support revenue growth over time, particularly through increases in assessed value from new development and reinvestment, continued sales tax generation associated with residential and job growth, and incremental gains in hospitality-related revenues as the local hotel market strengthens. Differences in long-term revenue outcomes among the land use alternatives are expected to be influenced as much by market conditions and development timing as by estimated development capacity.

At the same time, the city's fiscal outlook is shaped by factors largely independent of the land use alternatives. Most notably, the expiration of the property tax revenue neutrality agreement with Sacramento County in Fiscal Year 2028/29 will have a more immediate and significant positive impact on General Fund resources than differences among the land use alternatives.

Future growth will increase demand for city services, particularly Police and Public Works, which are already the largest General Fund expenditure categories. While development-related fees will help offset costs for planning, building, and inspection services, these revenues are designed for cost recovery rather than generating net new resources.

The General Plan Update provides a framework for balancing fiscal considerations with broader community objectives, including housing supply, economic development, environmental sustainability, and quality of life. Fiscal impacts represent an important input to long-range planning decisions but should be considered alongside other policy goals and implementation considerations. Ongoing monitoring of revenue performance, service demands, and infrastructure needs as development occurs will be important to maintaining the city's long-term fiscal sustainability as the General Plan is implemented.

See Appendix for More Details

The Appendix contains the full analysis of fiscal trends and conditions prepared by Economic & Planning Systems, Inc. (EPS).

GHG Greenhouse Gas Emissions

In 2023 the city adopted a Climate Action & Adaptation Plan (CAAP) that outlines strategies to reduce greenhouse gas (GHG) emissions and improve resilience to climate change. The following is a qualitative comparison of the relative difference in per capita GHG emissions of the three land use alternatives based on their different approaches to development density, mixed-use integration, and housing location.

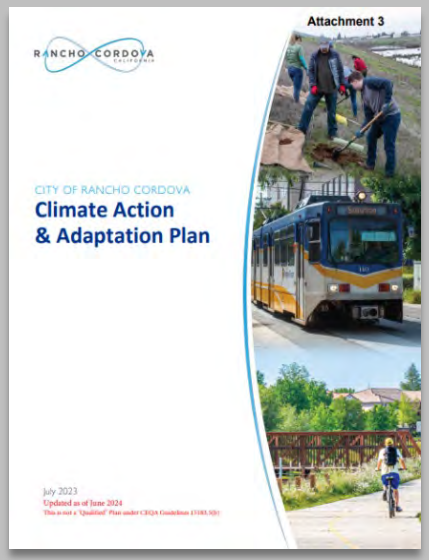
Base Alternative would have the highest per capita GHG emissions due to lower residential densities (capped at 18 units/acre in many infill areas), more limited mixed-use integration in office parks and commercial corridors requiring separate trips for housing and commercial needs, and restrictions that reduce capacity for housing near jobs and transit.

Alternative A would reduce per capita emissions the most because it has the lowest trip generation rate. Alternative A increases residential densities (increasing the maximum from 18 to 40 units/acre in various designations), allows standalone housing along transit corridors like Folsom Boulevard, and enables more mixed-use development in office parks. The concentrated City Center and flexibility to build housing near jobs, transit, and amenities can shorten trip distances and support walking, biking, and transit use.

Alternative B would reduce per capita emissions compared to the Base Alternative. It allows the highest residential densities (up to 80-100 units/acre in some areas), dispersed mixed-use activity centers throughout the city that reduce travel distances, and strong emphasis on housing near transit and employment centers. By creating multiple vibrant neighborhood destinations and maximizing housing capacity near jobs and transit, Alternative B would reduce emissions from transportation and support more sustainable, lower-carbon lifestyles.

FIGURE 25. RELATIVE GHG PER CAPITA

Alternative A is expected to result in the lowest per capita greenhouse gas emissions because it has the lowest trip generation rate, as described earlier.



Climate Action & Adaptation Plan

Visit the city's website for more information about the city's adopted Climate Action & Adaptation Plan: https://www.cityofranchocordova.org/residents/community-topics/climate-action-plan

APPENDIX

- Development Capacity Methodology
- Trip Generation Analysis Memo
- Fiscal Analysis Memo

RANCHO CORDOVA CALIFORNIA

Development Capacity Methodology

This section describes the methodology used to estimate the total housing and non-residential capacity for each alternative. As used in this report, development capacity is an estimate of the total housing units and non-residential building square footage derived from a set of development assumptions and calculations – it does not represent the maximum density or intensity. It reflects a theoretical buildout of all vacant and underutilized parcels within city limits. Full realization of this capacity by the General Plan horizon year of 2050 is unlikely; rather it represents the theoretical buildout of the entire city at target densities and intensities.

Step 1: Identify Vacant Parcels

Parcel data from the Sacramento County Assessor was used to identify vacant parcels outside Specific Plan areas. Parcels assigned a tax use code of "Vacant" were identified using GIS data from the Assessor and then visually verified against aerial photography to confirm actual vacancy. Once verified, the attributes of the vacant land GIS data were exported to an Excel spreadsheet for use in the capacity analysis.

Step 2: Identify Underutilized Parcels

In addition to vacant parcels, the analysis examined the redevelopment potential of underutilized parcels — those with existing development that could support more intensive uses based on what is permitted under the General Plan.

Step 3: Apply Development Assumptions

Tables A-1 through A-3 present the assumptions used to calculate development capacity for each alternative, including target residential densities, target floor area ratios (FARs) for non-residential uses, and the percentage distribution of uses within each land use designation. These assumptions were applied to the acreage of vacant and underutilized parcels within the city, excluding Specific Plan areas.

Step 4: Apply Redevelopment Factors to Underutilized Sites

Development capacity for both vacant and nonvacant parcels is calculated on an acreage basis. Vacant parcels were assigned a development potential of 100 percent, meaning the entire parcel was assumed to develop. For underutilized parcels, development potential was determined based on market trends and site conditions, and ranged from 10 to 100 percent. Where 100 percent development potential was assumed, existing structures were presumed to be demolished and replaced, and the square footage of existing buildings was subtracted from total capacity to determine net new capacity. Where a lower redevelopment factor was applied (e.g., 50 percent), existing uses were assumed to remain, with new development occurring on undeveloped portions of the parcel or in place of surface parking.

Step 5: Estimate Remaining Capacity in Specific Plan Areas

Remaining capacity within Specific Plan areas was calculated by comparing approved development with the amount that has received building permits. For residential uses, this involved subtracting permitted units from approved units. For non-residential development, not all Specific Plans quantified square footage — some identified only acreage by land use designation. In those cases, non-residential square footage was estimated by analyzing the FAR of developed commercial or industrial parcels and applying that FAR to remaining undeveloped lands. The capacity in specific plans is the same for all alternatives.

Step 6: Add Capacity in Pipeline Projects

Some parcels have development projects that have already been entitled by the city. The capacity on these parcels was added to the development capacity for each alternative.

TABLE A-1: LAND USE DEVELOPMENT ASSUMPTIONS - BASE ALTERNATIVE

General Plan Designation		Allowed Density/Intensity Range				Target Development Assumptions				Target Distribution of Uses					
		Minimum Density (Units/Acre)	Maximum Density (Units/Acre)	Minimum FAR	Maximum FAR	Assumed Percent FAR	Assumed Percent Density	Assumed FAR	Assumed Density	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Industrial	Percent Other/ Public
ER	Estate Residential	0.5	2	N/A	N/A	-	75%	-	1.5	100%	0%	0%	0%	0%	0%
LDR	Low Density Residential	2.1	6	N/A	N/A	-	80%	-	4.8	100%	0%	0%	0%	0%	0%
MDR	Medium Density Residential	6.1	18	N/A	N/A	-	50%	-	9.0	80%	20%	0%	0%	0%	0%
HDR	High Density Residential	18.1	40	N/A	N/A	-	80%	-	32.0	0%	100%	0%	0%	0%	0%
RMU	Residential Mixed Use	6.1	40	0.0	1.5	67%	50%	1.00	20.0	15%	80%	5%	0%	0%	0%
CMU	Commercial Mixed Use	2.1	18	0.25	1.5	25%	90%	0.38	16.2	10%	25%	60%	5%	0%	0%
OMU	Office Mixed Use	2.1	18	0.25	1.5	35%	80%	0.53	14.4	5%	20%	5%	45%	25%	0%
VC	Village Center Mixed Use	6.1	18	0.25	1.0	40%	70%	0.40	12.6	0%	25%	60%	15%	0%	0%
LTC	Local Town Center	6.1	18	0.3	1.5	30%	90%	0.45	16.2	0%	25%	60%	15%	0%	0%
LI	Light Industrial	-	-	-	1.0	40%	-	0.40	-	0%	0%	0%	10%	90%	0%
HI	Heavy Industry	-	-	-	0.6	50%	-	0.30	-	0%	0%	0%	0%	100%	0%
TOD Overlay	Office Mixed Use - TOD	18	80	0.5	2.5	35%	70%	0.88	56.0	0%	40%	5%	35%	25%	0%
	Commercial Mixed Use - TOD	18	80	0.5	2.5	25%	70%	0.63	56.0	0%	35%	60%	5%	0%	0%
	High Density Residential - TOD	18	80	-	-	-	70%	-	56.0	0%	100%	0%	0%	0%	0%
Convention Overlay	High Density Residential - Conv.	18	80	0.5	2.5	67%	70%	1.67	56.0	0%	100%	0%	0%	0%	0%
	Commercial Mixed Use - Conv.	10	40	0.25	3.0	30%	80%	0.90	32.0	0%	28%	50%	4%	0%	18%
	Light Industrial - Conv.	10	40	0.25	3.0	30%	80%	0.90	32.0	0%	28%	50%	2%	0%	20%
	Office Mixed Use - Conv.	10	40	0.25	3.0	40%	80%	1.20	32.0	5%	40%	40%	2%	0%	18%
Downtown Planning Area	Commercial Mixed Use - DPA	10	40	0.4	3.0	25%	80%	0.75	32.0	0%	48%	50%	2%	0%	0%
	Office Mixed Use - DPA	10	18	0.3	2.5	25%	80%	0.63	14.4	5%	50%	10%	40%	0%	0%

TABLE A-2: LAND USE DEVELOPMENT ASSUMPTIONS – ALTERNATIVE A

General Plan Designation		Allowed Density/Intensity Range				Target Development Assumptions				Target Distribution of Uses					
		Minimum Density (Units/Acre)	Maximum Density (Units/Acre)	Minimum FAR	Maximum FAR	Assumed Percent FAR	Assumed Percent Density	Assumed FAR	Assumed Density	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Industrial	Percent Other/ Public
ER	Estate Residential	0.5	2.0	N/A	N/A		75%		1.5	100%	0%	0%	0%	0%	0%
LDR	Low Density Residential	2.1	6.0	N/A	N/A		80%		4.8	100%	0%	0%	0%	0%	0%
MDR	Medium Density Residential	6.1	20	N/A	N/A		50%		10	80%	20%	0%	0%	0%	0%
HDR	High Density Residential	20	40	N/A	N/A		80%		32	0%	100%	0%	0%	0%	0%
RMU	Residential Mixed-Use	6.1	40	0.0	1.5	67%	50%	1.00	20	15%	80%	5%	0%	0%	0%
TCMU	Transit Corridor Mixed-Use	10	40	.25	2.5	40%	80%	1	32	10%	70%	18%	2%	0%	0%
CMU	Commercial Mixed-Use	10	30	0.25	1.5	25%	80%	0.375	24	5%	35%	55%	5%	0%	0%
IMU	Innovation Mixed-Use	20	40	0.25	3.0	20%	80%	0.6	32	0%	35%	5%	35%	25%	0%
CC	City Center	30	100	0.5	5.0	30%	70%	1.2	70	0%	50%	40%	10%	0%	0%
CAC	Community Activity Center	6.1	18	0.3	1.5	30%	75%	0.45	22.5	0%	25%	60%	15%	0%	0%
LI	Light Industrial	N/A	N/A	N/A	1.0	40%		0.4		0%	0%	0%	10%	90%	0%
HI	Heavy Industry	N/A	N/A	N/A	0.6	50%		0.3		0%	0%	0%	0%	100%	0%
TOD Overlay	High Density Residential - TOD	20	80	0.5	3.0		70%	0	56	0%	100%	0%	0%	0%	0%
	Innovation Mixed-Use - TOD	20	80	0.5	3.0	25%	70%	0.75	56	0%	40%	5%	30%	25%	0%
	Commercial Mixed-Use - TOD	20	80	0.5	3.0	25%	70%	0.75	56	0%	35%	60%	5%	0%	0%
	Transit Corridor Mixed-Use - TOD	20	80	0.5	3.0	40%	70%	1.2	56	0%	80%	18%	2%	0%	0%

TABLE A-2: LAND USE DEVELOPMENT ASSUMPTIONS – ALTERNATIVE B

General Plan Designation		Allowed Density/Intensity Range				Target Development Assumptions				Target Distribution of Uses					
		Minimum Density (Units/Acre)	Maximum Density (Units/Acre)	Minimum FAR	Maximum FAR	Assumed Percent FAR	Assumed Percent Density	Assumed FAR	Assumed Density	Percent Single Family	Percent Multifamily	Percent Commercial	Percent Office	Percent Industrial	Percent Other/ Public
ER	Estate Residential	0.5	2.0	N/A	N/A		75%		1.5	100%	0%	0%	0%	0%	0%
LDR	Low Density Residential	2.1	6.0	N/A	N/A		80%		4.8	100%	0%	0%	0%	0%	0%
MDR	Medium Density Residential	6.1	20	N/A	N/A		50%		10	80%	20%	0%	0%	0%	0%
HDR	High Density Residential	20	40.0	N/A	N/A		80%		32	0%	100%	0%	0%	0%	0%
RMU	Residential Mixed-Use	6.1	40.0	0.0	1.5	67%	50%	1.00	20.00	15%	80%	5%	0%	0%	0%
TCMU	Transit Corridor Mixed-Use	20	60	0.5	2.5	40%	80%	1	48	0%	80%	18%	2%	0%	0%
CMU	Commercial Mixed-Use	10	30	0.25	1.5	25%	80%	0.375	24	5%	35%	55%	5%	0%	0%
GC	General Commercial	N/A	N/A	0.25	1.0	40%		0.4		0%	0%	90%	10%	0%	0%
IMU	Innovation Mixed-Use	20	80	0.25	3.0	20%	80%	0.6	32	0%	40%	5%	40%	15%	0%
AI	Advanced Industrial	N/A	N/A	0.25	3.0	20%		0.6		0%	0%	0%	30%	70%	0%
VC	Village Center	18	30	0.3	1.0	40%	70%	0.4	12.6	0%	25%	60%	15%	0%	0%
CAC	Community Activity Center	18	40	0.3	1.5	30%	75%	0.45	22.5	0%	70%	25%	5%	0%	0%
EMUD	Entertainment Mixed-Use District	20	80	0.35	4.0	30%	70%	1.5	56	0%	40%	40%	0%	0%	20%
LI	Light Industrial	N/A	N/A	N/A	1.0	40%		0.4		0%	0%	0%	10%	90%	0%
HI	Heavy Industry	N/A	N/A	N/A	0.6	50%		0.3		0%	0%	0%	0%	100%	0%
TOD Overlay	Commercial Mixed-Use - TOD	20	100	0.5	3	25%	70%	0.75	56	0%	35%	60%	5%	0%	0%
	Advanced Industrial - TOD	20	100	0.5	3	20%	70%	0.6	56	0%	0%	0%	30%	70%	0%
	Innovation Mixed-Use - TOD	20	100	0.5	3	25%	70%	0.75	56	0%	40%	5%	30%	25%	0%
	High Density Residential - TOD	20	100	0.5	3		70%	0	56	0%	100%	0%	0%	0%	0%
	Transit Corridor Mixed-Use - TOD	20	100	0.5	3	40%	70%	1.2	56	0%	80%	18%	2%	0%	0%

Memo

Date: February 20, 2026

To: City of Rancho Cordova

From: Yoyo Zeng, Yihao Zhang, and Ron Milam, Fehr & Peers

Subject: Rancho Cordova General Plan Update Land Use Alternative Evaluation – Mobility

Introduction

This memorandum documents the comparison of trip generation characteristics among three land use alternatives developed for the updated Rancho Cordova General Plan. Trip generation forecasts were prepared for each neighborhood using the MXD+ tool, based on the proposed growth by land use type for each alternative.

The memorandum is organized into the following sections:

Methodology: This section provides a brief overview of the MXD+ tool, including the key inputs and variables used to estimate trip generation.

Citywide Comparison: This section compares total land use growth and associated trip generation at a citywide scale to evaluate how variations in the magnitude and distribution of growth influence overall trips.

Trip Generation by Neighborhoods: This section compares trip generation and trip rates across neighborhoods for the three land use alternatives. It also discusses how the balance of land use growth within each neighborhood affects internal trip reductions as well as reductions in external walk, bike, and transit trips.

Methodology

MXD+ (Mixed-Use Development Plus), a trip generation forecasting tool developed by Fehr & Peers, is used to forecast and compare the trip generation of the three alternatives proposed for the Rancho Cordova General Plan update. These alternatives include the Base Alternative, which reflects growth consistent with the current General Plan, and two proposed alternatives, Alternative A and Alternative B, that differ in their focus and spatial distribution of future land use growth.

The tool is applied to selected neighborhoods within the City of Rancho Cordova to forecast the trips produced and attracted by the proposed land use growth in each alternative. City-wide trip generation is calculated by summing the neighborhood level results of each alternative. It is important to note that the citywide totals represent only land use growth that varies among the three alternatives and does not include certain Specific Plan land uses that remain consistent across all

alternatives. Additionally, the trip generation analysis reflects the full development capacity of vacant and underutilized sites under each land use alternative and does not represent a forecast of development expected to occur by 2050. A more detailed introduction of the MXD+ tool and the inputs used is provided in the following subsections.

About MXD+

The MXD+ model is an advanced tool developed by Fehr & Peers for forecasting trip generation for mixed-use developments. MXD+ improves upon traditional methods by integrating research from the U.S. Environmental Protection Agency (EPA) and the Institute of Transportation Engineers (ITE).

Unlike standard models that often overstate vehicle trips by ignoring the effects of land use context, MXD+ adjusts vehicle trip forecasts to account for internal capture of trips due to the seven D's: density, diversity, design, distance to transit, destination accessibility, development scale, and demographics. MXD+ enables analysts to forecast vehicle trips[1] and the proportion of trips expected to be made by walking, biking, and transit, resulting in a more accurate reflection of travel behavior in mixed-use environments.

MXD+ Input and Model Structure

In general, the MXD+ model uses two types of input data to forecast trip generation: land use amounts and types and site characteristics.

Land use input relies on *ITE Trip Generation* Manual land use categories of the project, which is used to forecast 'raw' vehicle trip generation without considering the effect of the built-environment and mixed-use development.

Site characteristics describe the context of the analysis area, including inputs for the project site and inputs for the surrounding area as listed below.

- Project Characteristics Considered
    - Density of Development
    - Diversity of Uses: Jobs/Housing
    - Diversity of Uses: Housing/Retail
    - Diversity of Uses: Jobs/Services
    - Diversity of Uses: Entertainment, Hotel
    - Design: Connectivity, Walkability
    - Design: Separation Among Uses
    - Destination Accessibility by Transit
    - Destination Accessibility by Walk/Bike
    - Distance from Transit Stop
    - Development Scale
    - Distance from Transit Stop
    - Development Scale
    - Demographic Profile

- Surrounding Area Characteristics
    - Average Residents per Dwelling Unit

[1] The current MXD model estimates trip generation based on *ITE Trip Generation Manual, 11th Edition.*

- Average Autos Owned per Dwelling Unit
- Nearby (1/4 mi) Bus Stops and Rail Stations
- Jobs Within 1 Mile of Site
- Jobs Within 30-Minute Transit Trip
- Regional Employment
- Located in Central Business District (CBD) or Transit-Oriented Development (TOD)
- Site Development by Classification
- Vehicle Occupancy Estimate
- Mode Split Estimate

The inputs above were obtained from the alternatives data provided by Ascent, the U.S. Census, and the Sacramento Area Council of Governments (SACOG) regional travel demand model (SACSIM).

The MXD+ model consists of the following four steps to adjust the ITE raw daily vehicle trips.

1. Compute daily vehicle trips using the equations from the ITE Trip Generation Manual (these are referred to as "Raw ITE Trips"). These forecasts do not assume any internalization, and only minimal trips made by walking and/or transit modes.
2. Compute the probability of a trip staying internal to the MXD.
3. Compute the probability an external trip will be made by walking.
4. Compute the probability an external trip will be made by transit.

Mathematically, if we call the probabilities generated in steps 2-4 above Pinternal, Pwalk, and Ptransit, respectively, the desired result of number of external vehicle trips is given by:

Raw ITE Trips * (1- Pinternal) * (1 – Pwalk – Ptransit).

For more information about the MXD+ model and its development, refer to *Getting Trip Generation Right, Eliminating the Bias Against Mixed Use Development,* American Planning Association, May 2013[2].

Implementation

The analysis begins with a suitability check to determine whether each neighborhood within the City is appropriate for evaluation using the MXD+ model. This involves comparing the proposed land use growth information of each neighborhood against a reference database of more than 250 mixed-use sites to assess statistical similarity and ensure reasonable results. Also, since this analysis aims to compare land use growth between different alternatives, neighborhoods with no change between alternatives, such as Rio Del Oro and Westborough, are excluded from this assessment.

ITE Land Use Conversion

Because MXD+ relies on land use categories consistent with those defined in the ITE Trip Generation Manual, the General Plan Land Use (GPLU) designations for each alternative are first translated into corresponding ITE land use categories to develop the land use inputs for the MXD+ analysis. This conversion is based on the detailed descriptions and presumed mix of uses associated with each GPLU designation. Depending on the composition of uses within a given GPLU category, one or more ITE land use categories are assigned to represent the land use mix under each alternative.

[2] https://planning-org-uploaded-media.s3.amazonaws.com/document/PAS-MEMO-2013-05-06.pdf

Once the GPLU designations are converted to the appropriate ITE land use categories, the quantities of each ITE land use type are aggregated at the neighborhood level for each of the three alternatives. This process results in a consistent set of land use inputs by neighborhood and by alternative that can be directly used in the MXD+ analysis.

For example, a proposed GPLU designation of Medium Density Residential is converted into a distribution between Single-Family Attached (ITE Code 215) and Multifamily Housing Low-Rise (ITE Code 220) based on the detailed GPLU designation within each alternative. For GPLU designations that include commercial uses, Shopping Plaza (40–150 KSF) (ITE Code 821) and Strip Retail Plaza (<40 KSF) (ITE Code 822) were used under the Retail land use group to provide a broadly representative proxy for general retail and service uses. Similar conversion and aggregation procedures are performed for all GPLU designations to translate them into the corresponding ITE land use categories[3]. The detailed crosswalk between GPLU designations and ITE land use categories is provided in Appendix A.

Site Characteristic Calibration

Site characteristics are derived from the MXD+ model's built-in database, with input values selected to best represent existing conditions within each neighborhood and relative differences among them. The database contains existing estimates of the MXD+ input variables listed above from available sources including the U.S. Census and the SACOG SACSIM model. For some inputs like "intersection density", an exact intersection density for proposed land use development in each neighborhood is unknown at this time due to the lack of detailed street and intersection design information. Therefore, this input is calibrated through relative comparisons among neighborhoods based on their existing conditions and anticipated growth patterns (e.g., higher density neighborhoods have greater intersection densities). This approach ensures internal consistency and reasonable alignment of site characteristic input variables across the analysis.

Trip Generation and Population/Employment Estimation

The resulting ITE land use allocations are input into the MXD+ model to calculate vehicle trip generation forecasts on average weekdays based on ITE rates. Site characteristic inputs further inform the calculation of internal capture and external trips by alternative modes such as walking, biking, and transit.

In addition to trip generation outputs from MXD+, population and employment are estimated for each neighborhood under all three alternatives to provide context for the magnitude of projected trip growth relative to land use growth. Residential population increases are estimated using the average household size of the census tracts corresponding to each subarea with a variation between single-family and multi-family households[4]. Employment is estimated by applying uniform rates across the applicable land use categories as described below:

- Office: **3 employees** per 1,000 square feet (KSF)
- Retail: **2 employees** per KSF

[3] Negative land use growth is observed in some neighborhoods where existing development in certain land use categories is assumed to be demolished and redeveloped into different land use types. These negative values are set to zero in the analysis, as the removed land uses would no longer generate or attract trips, and the analysis focuses solely on net new land use growth.

[4] Data obtained from American Census Survey (ACS), 2023 Five-Year Estimates of Table B25024 and B25033.

- Industrial: **1 employee** per KSF

Citywide Comparison

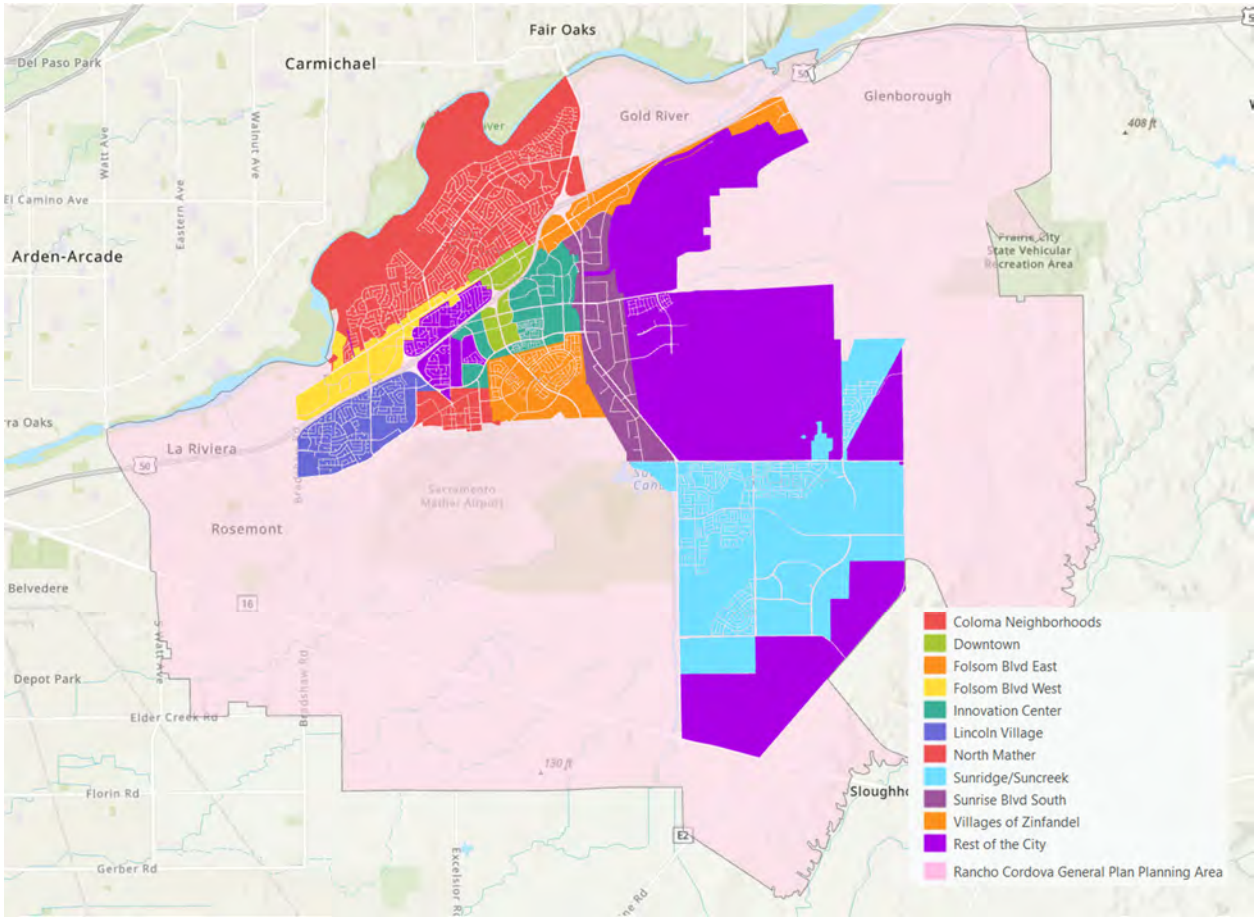
This section compares the three alternatives of the proposed development in citywide level as listed below:

1. Base Alternative
2. Alternative A
3. Alternative B

Study Area – Neighborhoods

As discussed in the previous sections, MXD+ is applied to each neighborhood where growth is expected to differ under the three land use alternatives. This resulted in a total of ten neighborhoods included for this analysis, which are shown in **Figure 1** below. The neighborhood-level results are then aggregated to develop citywide trip generation estimates for comparative purposes. These neighborhoods were identified in the early stages of the General Plan Update process through analysis of vacant and underutilized sites, as they reflect the most significant differences among the alternatives. Other areas were excluded because they are either largely built out (e.g., White Rock) or governed by entitled Specific Plans (e.g., Rio Del Oro, Westborough).

Figure 1. Study Area – Neighborhoods



Land Use Comparison

The three alternatives proposed different land use growth in the City, each with a different growth focus and distribution. In mixed-use development, production land uses, such as single-family and multifamily residential, primarily contribute to housing supply and influence population distribution, which contributes to generating trip origins. On the other hand, attraction land uses such as retail, industrial, and office serve as employment centers and economic drivers.

The combination and spatial distribution of these uses strongly affect travel patterns: a higher concentration of residential near employment centers can reduce commute distances and encourage walking and bicycling or transit trips, whereas dispersed housing paired with centralized employment centers require more driving and tend to generate higher vehicle trips. Similarly, integrating retail and office uses within residential areas promotes internal capture of trips and reduces external travel demand, while segregated land uses lead to longer distance trips that required the use of private automobiles. These dynamics are critical for evaluating transportation system performance and sustainability under each growth scenario.

The land use comparison of the three alternatives is shown below in **Table 1**, together with the corresponding population and employment estimation derived from the proposed land use.

Table 1. Comparison of Land Use and Population/Employment Estimation for Affected Neighborhoods Under Each Alternative

Land Use	Unit	Base Alternative	Alternative A	Alternative B
Single Family	**DU**	**539**	308	252
Multi Family	**DU**	3,856	6,382	**7,036**
Retail	**KSF**	**2,110**	1,378	2,000
Office	**KSF**	**3,046**	2,307	2,708
Industrial	**KSF**	3,527	3,681	**4,627**
Population and Employment Estimation				
Population	**Person**	9,900	15,080	**16,020**
Employment	**Person**	**16,880**	13,360	16,750

Note: The highest value among the three alternatives is shown in **bold**.

Source: MXD+, Fehr and Peers, 12/2025; ACS 2023 5-year Estimates

Based on Table 1, the Base Alternative is projected to deliver the highest number of single-family dwelling units (539 DUs), compared to Alternative A (308 DUs) and Alternative B (252 DUs). In contrast, Alternative B is expected to provide the greatest number of multi-family dwelling units (7,036 DUs), followed by Alternative A (6,382 DUs) and the Base Alternative (3,856 DUs).

For non-residential development, the Base Alternative leads in retail (2,110 KSF) and office space (3,046 KSF), followed Alternative B (2,000 KSF retail and 2,708 KSF office). Alternative A provides the least retail (1,378 KSF) and office space (2,307 KSF). Industrial development shows a different pattern: Alternative B ranks first (4,627 KSF), followed by Alternative A (3,681 KSF) and the Base Alternative (3,527 KSF). Note that the amount of retail in all of the alternatives exceeds the amount expected to solely serve the new residential units. Each new residential unit historically generates retail activity that equates to about 75-100 square feet of new retail land use. This ratio has been declining over time especially since the great recession in 2008-09. Using the historic ratio, this means that for the retail space to be realized, it would require importing shoppers and visitors from outside the affected neighborhoods and the city itself. Inclusion of higher retail growth allocations in a general plan is common as it does create more choices for where to locate retail space as future market preferences on location are difficult to predict.

Overall, Alternatives A and B feature greater multifamily residential growth relative to single-family development and a more balanced increase in total population and employment, with Alternative B accommodating the highest overall growth. In contrast, the Base Alternative emphasizes higher single-family residential growth and comparatively lower multifamily development, alongside a stronger focus on non-residential land uses, reinforcing Rancho Cordova's role as a regional employment center.

Trip Generation Comparison

The MXD+ trip generation forecasts of the proposed land use development summarized in Table 1 are presented in **Table 2** below. Table 2 reports the results in terms of average weekday daily vehicle trip generation, trip reduction, and trip rates.

Table 2. MXD+ Vehicle Trip Generation Comparison by Alternatives

Trips[1]	Base Alternative	Alternative A	Alternative B
Trip Generation			
Total Residential Trips[2]	21,890	29,640	31,670
Total Non-Residential Trips[3]	197,580	143,740	201,920
Total Trips	**219,460**	**173,380**	**233,590**
Trip Reduction			
Internal Capture[4]	-22,230 (10.1%)	-20,950 (12.1%)	-22,580 (9.7%)

Trips[1]	Base Alternative	Alternative A	Alternative B
External Walk, Bike, and Transit[5]	-9,790 (4.5%)	-8,040 (4.6%)	-11,960 (5.1%)
Net New Trips[6]	*187,450*	*144,390*	*199,050*
Trip Rate			
Total Residential Trips / Population	2.2	2.0	2.0
Total Non-Residential Trips / Employment	11.7	10.8	12.1
Net New Trips/ Service Population	7.0	5.1	6.1

Note:

1. All trips are rounded to the nearest 10.
2. Total residential trips include trips generated from Single-Family Detached (ITE Code 210) and Single-Family Attached (ITE Code 215); Multi-Family Low-Rise (ITE Code 220), Multi-Family Mid-Rise (ITE Code 221), and Multi-Family High-Rise (ITE Code 222).
3. Total non-residential trips include trips generated from Shopping Plaza (40-150ksf) (ITE Code 821) and Strip Retail Plaza (<40 ksf) (ITE Code 822); General Office Building (ITE Code 710) and Government Office Building (ITE Code 730); General Light Industrial (ITE Code 110) and Manufacturing (ITE Code 140).
4. Internal capture represents the total number of trips made internally within each neighborhood as a result of mixed-use development.
5. External walk, bike, and transit trips represent the estimated number of trips made by non-auto modes due to the surrounding land use and transportation context, such as proximity to transit, intersection density, and overall walkability and bikeability. Values shown in parentheses indicate the percentage of these trips relative to the total trips generated by the proposed land use.
6. Net new trips represent the total number of new vehicle trips generated by the proposed land use after applying the MXD+ adjustments.

Source: MXD+, Fehr and Peers, 12/2025

Table 2 shows that Alternative B results in the highest trip generation at 233,590, and Alternative A produces the lowest total trips at 173,380.

Internal capture is most effective in Alternative A, reducing 12.1% of trips, compared with 10.1% for the Base Alternative and 9.7% for Alternative B. External modes such as walking, biking, and transit provide additional trip reductions, with Alternative B achieving the highest external mode share at 5.1%. The higher internal capture rate under Alternative A indicates a more balanced distribution of residential and non-residential growth, whereas the higher external mode share under Alternative B suggests that growth is concentrated in areas with greater access to non-auto travel options. Alternative A also has the best balance of retail to residential.

Trip rates further illustrate these patterns. The residential trip rate is higher under the Base Alternative (2.2 trips), compared with 2.0 trips under both Alternative A and Alternative B. This difference aligns with the land use inputs shown in Table 1, where higher-density, multi-family development in Alternatives A and B typically generates fewer trips per person than lower density, single-family development. For non-residential uses, trip rates are highest in Alternative B (12.1), followed by the Base Alternative (11.7) and Alternative A (10.8). The higher non-residential trip rate in Alternative B suggests a concentration of land uses with strong trip-attraction characteristics, such as retail or employment centers. In contrast, Alternative A demonstrates lower trip rates for both residential and non-residential uses, indicating a more balanced land use mix that supports internal capture and reduces external travel demand.

Lastly, Table 2 indicates that Alternative A results in the lowest trips per service population (approximately 5 trips per service population), as compared with approximately 6 trips in Alternative B and 7 trips in Base Alternative. This outcome reflects that Alternative A is a well-balanced, mixed-use development pattern that minimizes trip generation relative to both population and employment, supporting reduced external travel demand within each neighborhood in the city.

Trip Generation by Neighborhoods

The following section provides a detailed comparison of trip generation across Rancho Cordova's neighborhoods, focusing on the number of trips generated by residential, retail, office, and industrial land uses under each land use alternative. While the total trips for each neighborhood offer an initial understanding of how growth is distributed among the three alternatives, a more comprehensive assessment of neighborhood mobility also considers trip rates, population and employment forecasts, and the balance between internal and external trips.

The analysis below focuses on a comparative evaluation of overall trip generation patterns across neighborhoods under each alternative.

Residential

The proposed residential development across Rancho Cordova's neighborhoods is expected to generate a substantial number of average weekday daily trips, as summarized in **Table 3**. While residential trips may not represent the largest share of total trip generation relative to other land uses, they play a critical role in shaping local travel patterns and establishing the foundation for neighborhood mobility.

Table 3. MXD+ Residential Vehicle Trip Generation Comparison by Neighborhoods by Alternatives

Neighborhood	Residential Trips			Residential Trips / Person		
	Base	Alt A	Alt B	Base	Alt A	Alt B
Coloma Neighborhood	710	1,190	1,160	2.0	1.8	1.7

Neighborhood	Residential Trips			Residential Trips / Person		
	Base	Alt A	Alt B	Base	Alt A	Alt B
Downtown	4,600	5,250	7,380	1.9	1.7	1.7
Folsom Boulevard East	3,550	3,370	4,490	3.6	3.2	3.3
Folsom Boulevard West	5,120	6,260	7,450	1.9	1.7	1.7
Innovation Center	3,820	4,770	6,770	2.3	2.0	2.0
Lincoln Village	1,120	1,860	1,970	2.6	2.3	2.3
North Mather	950	1,830	1,030	2.7	2.6	2.5
Sunridge / Suncreek	160	240	240	1.3	1.0	1.0
Sunrise Boulevard South	700	1,880	230	1.4	1.1	1.1
Villages of Zinfandel	1,170	3,010	970	3.2	3.2	3.2

Source: MXD+, Fehr and Peers, 12/2025

A comparison of the three land use alternatives shows that Alternative B consistently results in the highest level of residential trip generation, while the Base Alternative produces the lowest. Neighborhoods such as Downtown, Folsom Boulevard East, and Folsom Boulevard West exhibit particularly high residential trip generation, reflecting concentrated multifamily residential growth across all alternatives. Despite differences in total residential trip generation, residential trip rates (defined as residential trips per resident) remain relatively consistent across neighborhoods under the three alternatives. Citywide average residential trip rates are approximately 2.2 trips per person under the Base Alternative and approximately 2.0 trips per person under Alternatives A and B. This consistency indicates that differences in single-family and multifamily housing distributions result in comparable residential trip generation rates overall.

Overall, the average residential trip rate is lower than what is typically observed for predominantly single-family residential development. This is because all three alternatives assume greater growth in multifamily housing relative to single-family housing, with much of the residential growth located in

TOD or mixed-use areas. These contexts provide greater access to nearby destinations and a wider range of active transportation and transit options, which contributes to reduced vehicle trip generation.

Non-Residential

Total non-residential trip generation includes trips generated by retail, office, and industrial land uses. The distribution of these land use types varies substantially across neighborhoods and among the three alternatives as shown in Table 4. Non-Residential Land Use (KSF) by Neighborhoods by Alternatives, resulting in notable differences in both total non-residential trip generation and non-residential trip ratio (defined as total non-residential trips per total employment). Retail land uses generally generate more trips per employee or per thousand square feet than office or industrial uses; therefore, neighborhoods with a higher share of retail growth tend to exhibit higher non-residential trip generation ratio compared with those dominated by office or industrial development.

Table 4. Non-Residential Land Use (KSF) by Neighborhoods by Alternatives

Neighborhood	Retail			Office			Industrial		
	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B
Coloma Neighborhood	54	48	18	55	20	38	13	3	2
Downtown	225	171	0	7	22	37	0	137	82
Folsom Boulevard East	587	254	789	377	240	497	688	688	688
Folsom Boulevard West	210	201	117	237	193	195	93	83	77
Innovation Center	672	322	807	800	317	481	473	431	567
Lincoln Village	69	71	75	190	263	304	201	185	111
North Mather	32	36	16	287	255	250	274	297	451
Sunridge / Suncreek	50	46	46	4	4	4	0	0	0

Neighborhood	Retail			Office			Industrial		
	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B
Sunrise Boulevard South	82	90	49	347	319	259	411	435	778
Villages of Zinfandel	129	138	84	743	676	643	1,374	1,422	1,872

Source: Fehr and Peers, 12/2025

Table 5 below summarizes non-residential total average weekday daily trip generation and trip ratio by land use types. This trip ratio is intended to help understand the overall efficiency of trip generation, calculated as total retail, office, and industrial trips (including work trips, visitor trips, and other trips) divided by total employment. It does not represent an employee trip generation rate.

Table 5. MXD+ Non-Residential Vehicle Trip Generation Comparison by Neighborhoods by Alternatives

Neighborhood	Retail			Office			Industrial			Non-Residential Trips/Employee		
	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B
Coloma Neighborhood	4,400	4,220	1,460	590	220	410	70	10	10	17.7	28.0	12.4
Downtown	18,210	14,990	0	80	240	400	0	670	400	38.7	29.2	4.1
Folsom Boulevard East	37,020	16,620	65,200	6,930	3,990	10,080	3,350	3,350	3,350	15.8	12.5	20.9
Folsom Boulevard West	13,260	13,110	7,450	2,560	2,090	2,120	450	410	370	13.3	14.7	11.1
Innovation Center	42,410	21,040	51,390	11,710	3,430	5,220	2,310	2,100	2,760	13.4	13.1	16.4

Neighborhood	Retail			Office			Industrial			Non-Residential Trips/Employee		
	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B	Base	Alt A	Alt B
Lincoln Village	4,350	4,660	4,780	2,060	2,850	3,300	980	900	540	8.1	7.5	7.3
North Mather	2,010	2,380	1,000	3,110	2,760	2,710	1,330	1,450	2,200	5.4	5.8	4.8
Sunridge / Suncreek	4,020	4,040	4,040	40	40	40	0	0	0	36.9	39.7	39.7
Sunrise Boulevard South	5,200	5,910	3,120	3,970	3,760	2,800	2,000	2,120	3,790	6.9	7.5	5.9
Villages of Zinfandel	10,420	12,140	6,900	8,050	7,330	6,970	6,690	6,930	9,120	6.5	7.1	5.8

Source: MXD+, Fehr and Peers, 12/2025

As shown in Table 5, non-residential vehicle trip generation ratio vary across alternatives for selected neighborhoods, with the largest differences observed in Downtown, Folsom Boulevard East, and the Innovation Center. Under Alternative B, retail growth is more heavily concentrated in Folsom Boulevard East and the Innovation Center, while no retail growth is assumed in Downtown. Alternative B also includes greater office development in Folsom Boulevard East and the Innovation Center, which further contributes to higher non-residential trip generation due to the relatively high trip-attraction characteristics of office uses.

Industrial land use growth is more evenly distributed across the three alternatives within each neighborhood. One notable exception is Downtown, where no industrial growth is assumed under the Base Alternative, compared with a moderate level of industrial development under Alternatives A and B.

Total Trip Generation Comparison

For each neighborhood, after the forecast of total vehicle trip generation, an internal capture and external walk, bike, and transit trip reduction is applied to predict the net new trips generated by the mixed land uses.

Overall, as shown below in **Table 6**, the internal capture reduction rate is higher than the external walk, bike, and transit reduction rate. This indicates that most neighborhoods in Rancho Cordova are

generally more self-contained, with a greater proportion of trips remaining within the neighborhood rather than connecting to other areas by active transportation or transit modes.

The exception is Folsom Boulevard East, which stands out for its higher external walk, bike, and transit reduction rate—averaging 6.4% across the three alternatives—compared to an average internal capture reduction rate of 4.8%. This suggests that Folsom Boulevard East functions more as a trip origin or destination for people traveling to and from other neighborhoods, benefiting from strong connectivity by active modes. However, this pattern also highlights an opportunity to further improve the land use mix in Folsom Boulevard East to enhance internalization and support more local trips.

Table 6. Comparison of Internal and External Vehicle Trip Reduction Rate

Neighborhood	Internal Capture Reduction Rate			External Walk, Bike, and Transit Reduction Rate		
	Base	Alt A	Alt B	Base	Alt A	Alt B
Coloma Neighborhood	-26.0%	-33.7%	-32.4%	-2.0%	-2.0%	-2.0%
Downtown	-10.7%	-10.8%	-8.1%	-5.9%	-6.3%	-6.1%
Folsom Boulevard East	-4.6%	-5.0%	-4.8%	-6.3%	-6.4%	-6.6%
Folsom Boulevard West	-14.6%	-15.4%	-15.8%	-2.2%	-4.5%	-4.7%
Innovation Center	-10.6%	-11.8%	-12.1%	-4.4%	-4.5%	-4.8%
Lincoln Village	-15.2%	-16.3%	-16.5%	-3.2%	-3.4%	-3.4%
North Mather	-3.8%	-4.6%	-4.0%	-4.4%	-4.8%	-4.5%
Sunridge / Suncreek	-9.4%	-11.4%	-11.4%	-2.1%	-2.2%	-2.2%
Sunrise Boulevard South	-8.4%	-9.9%	-6.8%	-3.1%	-3.5%	-2.9%

Neighborhood	Internal Capture Reduction Rate			External Walk, Bike, and Transit Reduction Rate		
	Base	Alt A	Alt B	Base	Alt A	Alt B
Villages of Zinfandel	-13.2%	-15.0%	-12.4%	-3.5%	-3.8%	-3.6%
Citywide Total	-10.1%	-12.1%	-9.7%	-4.5%	-4.6%	-5.1%

Source: MXD+, Fehr and Peers, 12/2025

Production / Attraction Ratio

A key consideration in evaluating the land use alternatives for Rancho Cordova is the city's longstanding job–housing imbalance, where only about 9% of the workforce both live and work within the city, while 91% of workers commute into the city and 85% of residents are employed elsewhere.

One way to evaluate the alternatives on this basis is to compare the ratio of trip productions (trips generated by residential uses) to trip attractions (trips generated by non-residential uses). The production/attraction (PA) ratio provides a valuable insight for assessing how well each alternative addresses this imbalance, as shown in **Table 7**.

Table 7. Comparison of PA Ratio

Citywide Total	Base Alternative	Alternative A	Alternative B
Citywide Total	*0.11*	*0.21*	*0.16*

Source: MXD, Fehr and Peers, 12/2025

As shown in Table 7, Alternative A achieves the highest citywide PA ratio at 0.21, compared with 0.11 under the Base Alternative and 0.16 under Alternative B. A higher PA ratio reflects a more balanced relationship between residential production and non-residential trip attraction, supporting the goal of reducing outbound commuting and fostering a more self-sufficient community

Conclusions

Based on the discussions above, the three alternative exhibit distinct land use and travel characteristics. However, the overall internal capture rate ranges from approximately 10–12%, and external walk, bike, and transit reductions are approximately 5% across all alternatives. These modest reductions indicate that a substantial number of new vehicle trips would still be generated under each alternative, resulting in overall growth in vehicle travel in the area.

Base Alternative places greater emphasis on non-residential growth with comparatively less residential development. As a result, it is likely to perpetuate a job–housing imbalance similar to existing conditions in Rancho Cordova. This alternative also exhibits a more moderate level of mixed-use development within neighborhoods and generally lower reductions in external non-auto trips.

Alternative A results in the lowest net new trips citywide (144,390), compared with the Base Alternative (187,450) and Alternative B (199,050). This lower trip generation is primarily attributable to the overall scale of land use growth—characterized by residential growth comparable to Alternative B but substantially lower non-residential growth than the other two alternatives. In addition, Alternative A demonstrates the highest rates of internalization (12.1%) and relatively strong reductions in external trip making by walking, biking, and transit (4.6%), as shown in Table 2. These outcomes reflect a more balanced mixed-use development pattern and improved access to local destinations.

Alternative B accommodates the greatest overall growth among the three alternatives for both residential and non-residential land uses, with a different spatial distribution of growth relative to the other scenarios. This pattern results in a moderated job–housing balance that represents an improvement over existing conditions. While mixed-use development is incorporated across neighborhoods, Alternative B exhibits slightly lower internal capture rates than the other alternatives; however, it achieves the highest potential for external non-auto trip reductions due to the placement of growth in areas with better access to walking, bicycling, and transit facilities.

It is important to note that this analysis focuses on trip generation comparisons among the three alternatives. While MXD+ accounts for mixed-use development and site context in estimating internal capture and non-auto trip reductions, the analysis does not include a full evaluation of trip distribution patterns or the resulting operational effects on the city's roadway network.

Appendix A: ITE Land Use Conversion by Neighborhoods by Alternatives

Table A-1: Base Alternative ITE Land Use Conversion

General Plan Designation		General Plan Land Use						ITE Land Use types & Code										
								Single Family (DU)		Multi Family (DU)			Retail (SF)		Office (SF)	Industrial (SF)		Government Office (SF)
		Total SF (DU)	Total MF (DU)	Total Comm (SF)	Total Office (SF)	Total Ind (SF)	Total Other / Public (SF)	210	215	220	221	222	821	822	710	110	140	730
ER	Estate Residential	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
LDR	Low Density Residential	20	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-
MDR	Medium Density Residential	31	8	-	-	-	-	-	31	8	-	-	-	-	-	-	-	-
HDR	High Density Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RMU	Residential Mixed Use	21	109	14,883	-	-	-	-	21	-	109	-	-	14,883	-	-	-	-
CMU	Commercial Mixed Use	38	96	232,637	19,386	-	-	-	38	96	-	-	232,637	-	19,386	-	-	-
OMU	Office Mixed Use	163	653	259,338	2,334,046	1,296,692	-	-	163	653	-	-	-	259,338	2,334,046	1,296,692	-	-
VC	Village Center Mixed Use	-	36	119,882	29,970	-	-	-	-	36	-	-	-	119,882	29,970	-	-	-
LTC	Local Town Center	-	4	11,692	2,923	-	-	-	-	4	-	-	11,692	-	2,923	-	-	-
LI	Light Industrial	-	-	-	243,555	2,191,993	-	-	-	-	-	-	-	-	243,555	2,191,993	-	-
HI	Heavy Industry	-	-	-	-	12,317	-	-	-	-	-	-	-	-	-	-	12,317	-
P/QP	Public/Quasi-Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P/OS	Parks and Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NR	Natural Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOD	Office Mixed Use - TOD	-	250	21,275	148,928	106,377	-	-	-	-	-	250	-	21,275	148,928	106,377	-	-
	Commercial Mixed Use - TOD	-	366	304,953	25,413	-	-	-	-	-	-	366	304,953	-	25,413	-	-	-
	High Density Residential - TOD	-	463	-	-	-	-	-	-	-	-	463	-	-	-	-	-	-
CONV	High Density Residential - Conv.	-	318	-	-	-	-	-	-	-	-	318	-	-	-	-	-	-
	Commercial Mixed Use - Conv.	-	138	301,541	24,123	-	108,555	-	-	-	138	-	301,541	-	24,123	-	-	108,555
	Light Industrial - Conv.	-	27	59,033	2,361	-	23,613	-	-	-	27	-	59,033	-	2,361	-	-	23,613
	Office Mixed Use - Conv.	66	531	867,599	43,380	-	390,420	-	-	-	598	-	867,599	-	43,380	-	-	390,420
DPA	Commercial Mixed Use - DPA	-	422	448,394	17,936	-	-	-	-	-	422	-	-	448,394	17,936	-	-	-
	Office Mixed Use - DPA	12	125	47,221	188,883	-	-	-	-	137	-	-	-	47,221	188,883	-	-	-
Total		**353**	**3,545**	**2,688,449**	**3,080,905**	**3,607,380**	**522,588**	**21**	**253**	**935**	**1,293**	**1,396**	**1,777,455**	**910,993**	**3,080,905**	**3,595,063**	**12,317**	**522,588**
ITE Land Use Distribution in Base Alternative								7.8%	92.2%	25.8%	35.7%	38.5%	66.1%	33.9%	100.0%	99.7%	0.3%	100.0%

Table A–2: Base Alternative ITE Land Use Conversion by Neighborhood

Base Alternative General Plan Land Use							ITE Land Use – MXD+ Inputs										
							SF (DU)		MF (DU)			Retail (KSF)		Office (KSF)	Industrial (KSF)		Government Office (KSF)**
Focus Area	Single Family (units)	Multifamily (units)	Commercial (sq. ft.)	Office (sq. ft.)	Industrial (sq. ft.)	Other/Public (sq. ft.)	210	215	220	221	222	821	822	710	110	140	730
Base Alternative ITE Land Use Distribution							7.8%	92.2%	25.8%	35.7%	38.5%	66.1%	33.9%	100.0%	99.7%	0.3%	100.0%
Coloma Neighborhoods	49	79	54,409	54,710	13,394	0	4	45	20	28	31	35.97	18.44	54.71	13.35	0.05	0.00
Downtown	12	1,013	224,998	7,436	0	0	1	12	261	362	390	148.76	76.24	7.44	0.00	0.00	0.00
Folsom Blvd East	22	763	586,727	134,222	687,551	242,351	2	20	197	272	294	387.91	198.82	134.22	685.20	2.35	242.35
Folsom Blvd West	209	806	210,213	236,507	92,535	0	16	193	208	288	311	138.98	71.23	236.51	92.22	0.32	0.00
Innovation Center	105	597	672,170	541,063	473,438	258,652	8	97	154	213	230	444.40	227.77	541.06	471.82	1.62	258.65
Lincoln Village	49	148	68,984	190,102	200,700	-5,008	4	45	38	53	57	45.61	23.38	190.10	200.02	0.69	0*
North Mather	21	154	31,845	286,606	273,923	0	2	19	40	55	60	21.05	10.79	286.61	272.99	0.94	0.00
Sunridge/Suncreek	8	20	49,628	3,577	0	0	1	7	5	7	8	32.81	16.82	3.58	0.00	0.00	0.00
Sunrise Blvd South	21	106	82,348	329,807	411,259	17,642	2	19	27	38	41	54.44	27.90	329.81	409.86	1.40	17.64
Villages of Zinfandel	42	168	128,758	742,927	1,374,203	0	3	39	43	60	65	85.13	43.63	742.93	1369.51	4.69	0.00
Total	**539**	**3,855**	**2,110,081**	**2,526,957**	**3,527,003**	**513,638**	**43**	**496**	**993**	**1376**	**1487**	**1395.07**	**715.01**	**2526.96**	**3514.96**	**12.04**	**513.64**
Total							539		3,856			2,110.08		2,526.96	3,527.00		513.64

* The negative land use is zero out as MXD is unable to include negative land use

** Government office uses are combined with general office uses in the memo to calculate total office employment for discussion purposes.

Table A-3: Alternative A ITE Land Use Conversion

General Plan Designation		General Plan Land Use						ITE Land Use types & Code										
								Single Family (DU)		Multi Family (DU)			Retail (SF)		Office (SF)	Industrial (SF)		Government Office (SF)
		Total SF (DU)	Total MF (DU)	Total Comm (SF)	Total Office (SF)	Total Ind (SF)	Total Other / Public (SF)	210	215	220	221	222	821	822	710	110	140	730
ER	Estate Residential	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
LDR	Low Density Residential	20	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-
MDR	Medium Density Residential	34	9	-	-	-	-	-	34	9	-	-	-	-	-	-	-	-
HDR	High Density Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RMU	Residential Mixed Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCMU	Transit Corridor Mixed Use	30	213	74,704	8,300	-	-	-	30	-	213	-	-	74,704	8,300	-	-	-
CMU	Commercial Mixed Use	35	244	260,993	23,727	-	-	-	35	244	-	-	260,993	-	23,727	-	-	-
IMU	Innovation Mixed Use	-	2,689	313,774	2,196,417	1,568,870	-	-	-	-	-	2,689	-	313,774	2,196,417	1,568,870	-	-
CC	City Center	-	2,424	1,448,193	362,048	-	-	-	-	-	-	2,424	1,448,193	-	362,048	-	-	-
CAC	Community Activity Center	-	6	11,692	2,923	-	-	-	-	-	6	-	11,692	-	2,923	-	-	-
LI	Light Industrial	-	-	-	231,850	2,086,654	-	-	-	-	-	-	-	-	231,850	2,086,654	-	-
HI	Heavy Industry	-	-	-	-	12,317	-	-	-	-	-	-	-	-	-	-	12,317	-
P/QP	Public/Quasi-Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P/OS	Parks and Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NR	Natural Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UA	Urban Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOD	High Density Residential - TOD	-	780	-	-	-	-	-	-	-	-	780	-	-	-	-	-	-
	City Center - TOD	-	493	294,595	73,649	-	-	-	-	-	-	493	294,595	-	73,649	-	-	-
	Innovation Mixed Use - TOD	-	250	18,236	109,417	91,181	-	-	-	-	-	250	-	18,236	109,417	91,181	-	-
	Commercial Mixed Use - TOD	-	512	511,587	42,632	-	-	-	-	-	-	512	511,587	-	42,632	-	-	-
	Transit Corridor Mixed Use - TOD	-	483	101,363	11,263	-	-	-	-	-	-	483	-	101,363	11,263	-	-	-
Total		**121**	**8,103**	**3,035,136**	**3,062,226**	**3,759,021**	**-**	**21**	**99**	**253**	**219**	**7,631**	**2,527,059**	**508,077**	**3,062,226**	**3,746,704**	**12,317**	**-**
ITE Land Use Distribution in Alternative A								17.7%	82.3%	3.1%	2.7%	94.2%	83.3%	16.7%	100.0%	99.7%	0.3%	100.0%

Table A-4: Alternative A ITE Land Use Conversion by Neighborhood

Focus Area	Base Alternative General Plan Land Use						ITE Land Use – MXD+ Inputs									
							SF (DU)		MF (DU)			Retail (KSF)		Office (KSF)	Industrial (KSF)		Government Office (KSF)**
	Single Family (units)	Multifamily (units)	Commercial (sq. ft.)	Office (sq. ft.)	Industrial (sq. ft.)	Other/Public (sq. ft.)	210	215	220	221	222	821	822	710	110	140	730
Alternative A ITE Land Use Distribution							17.7%	82.3%	3.1%	2.7%	94.2%	83.3%	16.7%	100.0%	99.7%	0.3%	100.0%
Coloma Neighborhoods	58	186	48,058	20,095	2,638	142.13	10	48	6	5	175	40.01	8.05	20.10	2.63	0.01	-
Downtown	3	1,306	170,705	22,046	136,665	211.78	1	2	41	35	1,230	142.13	28.58	22.05	136.22	0.45	-
Folsom Blvd East	0	842	254,353	120,906	687,551	167.03	-	-	26	23	793	211.78	42.58	120.91	685.30	2.25	118.65
Folsom Blvd West	213	1,158	200,613	193,058	83,387	268.19	38	176	36	31	1,090	167.03	33.58	193.06	83.11	0.27	-
Innovation Center	0	1,034	322,113	316,626	431,138	59.44	-	-	32	28	974	268.19	53.92	316.63	429.73	1.41	-
Lincoln Village	26	358	71,385	262,577	185,327	30.30	5	22	11	10	337	59.44	11.95	262.58	184.72	0.61	0*
North Mather	0	398	36,394	254,761	296,670	38.34	-	-	12	11	375	30.30	6.09	254.76	295.70	0.97	-
Sunridge/Suncreek	6	42	46,051	3,577	0	75.25	1	5	1	1	40	38.34	7.71	3.58	-	-	-
Sunrise Blvd South	0	407	90,378	292,544	435,075	115.18	-	-	13	11	383	75.25	15.13	292.54	433.65	1.43	26.14
Villages of Zinfandel	0	652	138,343	675,836	1,422,126	1,147.65	-	-	20	18	614	115.18	23.16	675.84	1,417.47	4.66	-
Total	**307**	**6,383**	**1,378,394**	**2,162,027**	**3,680,578**	1378.39	55	253	198	173	6,011	1,147.65	230.74	2,162.03	3,668.52	12.06	144.79
Total							**308**		**6,382**			**1,378.39**		**2162.03**	**3,680.58**		**144.79**

*** The negative land use is zero out as MXD is unable to include negative land use**

**** Government office uses are combined with general office uses in the memo to calculate total office employment for discussion purposes.**

Table A-5: Alternative B ITE Land Use Conversion

General Plan Designation		General Plan Land Use						ITE Land Use types & Code										
								Single Family (DU)		Multi Family (DU)			Retail (SF)		Office (SF)	Industrial (SF)		Government Office (SF)
		Total SF (DU)	Total MF (DU)	Total Comm (SF)	Total Office (SF)	Total Ind (SF)	Total Other / Public (SF)	210	215	220	221	222	821	822	710	110	140	730
ER	Estate Residential	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
LDR	Low Density Residential	20	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-
MDR	Medium Density Residential	34	9	-	-	-	-	-	34	9	-	-	-	-	-	-	-	-
HDR	High Density Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RMU	Residential Mixed Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCMU	Transit Corridor Mixed Use	-	329	67,275	7,475	-	-	-	-	-	329	-	-	67,275	7,475	-	-	-
CMU	Commercial Mixed Use	8	59	62,744	5,704	-	-	-	8	59	-	-	62,744	-	5,704	-	-	-
GC	General Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IMU	Innovation Mixed Use	-	1,949	198,932	1,591,455	596,795	-	-	-	-	-	1,949	-	198,932	1,591,455	596,795	-	-
AI	Advanced Industrial	-	-	-	822,301	1,918,702	-	-	-	-	-	-	-	-	822,301	1,918,702	-	-
VC	Village Center Mixed Use	-	36	119,882	29,970	-	-	-	-	36	-	-	-	119,882	29,970	-	-	-
CAC	Community Activity Center	-	183	56,813	11,363	-	-	-	-	-	183	-	56,813	-	11,363	-	-	-
EMUD	Entertainment Mixed-Use District	-	1,316	1,535,139	-	-	767,570	-	-	-	-	1,316	1,535,139	-	-	-	-	767,570
LI	Light Industrial	-	-	-	231,850	2,086,654	-	-	-	-	-	-	-	-	231,850	2,086,654	-	-
HI	Heavy Industry	-	-	-	-	12,317	-	-	-	-	-	-	-	-	-	-	12,317	-
P/QP	Public/Quasi-Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P/OS	Parks and Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NR	Natural Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UA	Urban Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOD	Commercial Mixed Use - TOD	-	149	149,388	12,449	-	-	-	-	-	-	149	149,388	-	12,449	-	-	-
	Advanced Industrial - TOD	-	-	-	9,802	22,872	-	-	-	-	-	-	-	-	9,802	22,872	-	-
	Innovation Mixed Use - TOD	-	222	16,194	97,164	80,970	-	-	-	-	-	222	-	16,194	97,164	80,970	-	-
	High Density Residential - TOD	-	780	-	-	-	-	-	-	-	-	780	-	-	-	-	-	-
	Transit Corridor Mixed Use - TOD	-	1,694	355,840	39,538	-	-	-	-	-	-	1,694	-	355,840	39,538	-	-	-
Total		**63**	**6,726**	**2,562,207**	**2,859,071**	**4,718,310**	**767,591**	**21**	**42**	**103**	**512**	**6,110**	**1,804,085**	**758,122**	**2,859,071**	**4,705,993**	**12,317**	**767,570**
ITE Land Use Distribution in Alternative B								33.5%	66.5%	1.5%	7.6%	90.9%	70.4%	29.6%	100.0%	99.7%	0.3%	100.0%

Table A-6: Alternative B ITE Land Use Conversion by Neighborhood

Focus Area	Base Alternative General Plan Land Use						ITE Land Use – MXD+ Inputs									
							SF (DU)		MF (DU)			Retail (KSF)		Office (KSF)	Industrial (KSF)		Government Office (KSF)**
	Single Family (units)	Multifamily (units)	Commercial (sq. ft.)	Office (sq. ft.)	Industrial (sq. ft.)	Other/Public (sq. ft.)	210	215	220	221	222	821	822	710	110	140	730
Alternative B ITE Land Use Distribution							33.5%	66.5%	1.5%	7.6%	90.9%	70.4%	29.6%	100.0%	99.7%	0.3%	100.0%
Coloma Neighborhoods	35	217	17,668	38,077	1,583	0	12	23	3	17	197	12.44	5.23	38.08	1.58	0.00	-
Downtown	0	1,830	-19,539	36,918	81,999	0	-	-	28	139	1,663	0*	0*	36.92	81.79	0.21	-
Folsom Blvd East	0	1,113	788,937	97,441	687,551	399,602	-	-	17	85	1,011	555.50	233.44	97.44	685.76	1.80	399.60
Folsom Blvd West	186	1,475	116,966	195,169	76,870	0	62	124	23	112	1,340	82.36	34.61	195.17	76.67	0.20	-
Innovation Center	0	1,480	807,406	481,492	566,497	359,239	-	-	23	113	1,345	568.51	238.90	481.49	565.02	1.48	359.24
Lincoln Village	23	391	75,060	304,135	111,196	-5,008	8	15	6	30	355	52.85	22.21	304.14	110.91	0.29	0*
North Mather	0	226	15,734	249,834	451,147	0	-	-	3	17	205	11.08	4.66	249.83	449.97	1.18	-
Sunridge/Suncreek	6	42	46,051	3,577	0	0	2	4	1	3	38	32.43	13.63	3.58	-	-	-
Sunrise Blvd South	0	50	49,005	258,521	778,032	0	-	-	1	4	45	34.51	14.50	258.52	776.00	2.03	-
Villages of Zinfandel	0	212	83,509	642,845	1,871,941	0	-	-	3	16	193	58.80	24.71	642.85	1,867.05	4.89	-
Total	250	7,036	1,980,797	2,308,009	4,626,815	753,833	84	166	108	536	6,392	1,408.46	591.87	2,308.01	4,614.74	12.08	758.84
Total							250		7,036			2000.34		2308.01	4626.82		758.84

* The negative land use is zero out as MXD is unable to include negative land use
** Government office uses are combined with general office uses in the memo to calculate total office employment for discussion purposes.

Memorandum

To: City of Rancho Cordova

From: Amy Lapin and Emilio Balingit

Subject: Fiscal Trends and Conditions Review - Rancho Cordova General Plan Update
EPS #232103

Date: February 20, 2026

Introduction

A General Plan Update can significantly influence a city's long-term fiscal condition by shaping land use patterns that affect public service demands, service standards, facility requirements, and capital investment needs. In the City of Rancho Cordova (City), anticipated changes in land use and development associated with the General Plan Update will have direct implications for General Fund revenues and operating expenditures, as well as for the scale, timing, and funding of capital improvements, some of which may require General Fund support.

In the context of long-range planning, the net fiscal impacts associated with individual land use designations are typically considered as one of several inputs to decision-making, rather than as a singular, determinative factor. Fiscal considerations are evaluated alongside other planning objectives and technical factors, which may include infrastructure needs and associated capital, operations, and maintenance costs; jobs-housing balance; housing affordability; vehicle miles traveled and greenhouse gas emissions; impacts to habitat and agricultural lands; public health and walkability; and other community priorities identified through the General Plan process. In addition, fiscal outcomes associated with individual land uses are not evaluated in isolation, as cities require a mix of residential, commercial, industrial, and public uses to support long-term economic sustainability and community needs.

Accordingly, this memorandum summarizes Economic & Planning Systems' (EPS) high-level review of the City's fiscal context in support of the General Plan Update. The purpose of this review is to identify key fiscal trends and highlight considerations associated with proposed General Plan land use alternatives, and to inform policy discussions rather than to provide a project-specific fiscal impact analysis. This review was informed by the Demographic and Market Analysis Background Report prepared by EPS in February 2025 and the land use alternatives and development capacity assumptions prepared by Ascent in October 2025.

Land Use Alternatives Summary

The City is currently considering three land use alternatives for adoption: 1) the **Base Case Scenario**; 2) **Alternative A**; and 3) **Alternative B**. These scenarios are described in further detail below.

Because much of the area north of US Highway 50 is already built out, and the southeastern portion of the City is governed by adopted Specific Plans that will remain unchanged under the General Plan Update, variations among the three scenarios are limited to a defined set of vacant and underutilized areas. Differences in land use designations are concentrated primarily along Folsom Boulevard and within the office park areas located between Mather Field Boulevard and Sunrise Boulevard, immediately south of Highway 50.

All three scenarios include the same underlying development assumptions for the City's Specific Plan areas. These Specific Plan areas provide capacity for:

- 28,900 single family units
- 9,600 units of multifamily housing
- 3.86 million square feet of commercial uses
- 1.18 million square feet of office uses
- 2.43 million square feet of industrial uses

In addition, all three scenarios incorporate projects currently in the development pipeline, totaling 188 single-family units, 546 multifamily units, and approximately 283,000 square feet of nonresidential uses.

The differences among the three land use alternatives reflect changes in land use designations and development intensity within the remaining vacant and underutilized areas outside of the Specific Plan areas and pipeline projects. **Table 1** summarizes the net development capacity associated with each alternative in these areas.

Table 1. Land Use Alternatives Net Development Capacity

Item	Alternative		
	Base Case Alternative	Alternative A	Alternative B
Residential Uses (dwelling units)			
Single Family	351	119	62
Multifamily	3,545	8,103	6,726
Total	**3,897**	**8,222**	**6,788**
Nonresidential Uses (bldg. sq. ft.)			
Commercial/ Retail	2,058,783	2,405,470	1,932,541
Office	2,505,007	2,486,328	2,283,173
Industrial	3,428,352	3,579,993	4,539,282
Other/ Public	517,580	(5,008)	762,583
Total	**8,509,722**	**8,466,784**	**9,517,579**

Source: Ascent, Inc. Land Use Alternatives dated 10/21/25.

Base Case Scenario

The **Base Case Scenario** represents development capacity under the existing General Plan. Of the three alternatives, it has the lowest residential capacity, with approximately 40 percent of the multifamily capacity of Alternative A and about 50 percent of the multifamily capacity of Alternative B. Nonresidential capacity in this alternative is comparable to Alternative A, although the Base Case Scenario includes less retail capacity and greater capacity in Other/Public uses.

Land Use Alternative A

Alternative A would allow significantly more multifamily development compared to the current General Plan, along with approximately 25 percent more retail square footage. While the total office and industrial capacity would remain largely comparable to the current General Plan, there would be no capacity for Other/Public development under Alternative A.

Land Use Alternative B

Alternative B also increases multifamily development capacity compared to the current General Plan, although to a lesser extent than Alternative A. Additionally, Alternative B would have lower capacity for retail and office development than both the General Plan and Alternative A. However, there would be at least 1 million building square feet more of industrial development capacity under Alternative B compared to both the Base Case Alternative and Alternative A.

City Fiscal Context

The City of Rancho Cordova's fiscal operations are anchored by the General Fund, which serves as the City's primary operating fund. The Fiscal Year (FY) 2025/2027 Budget reflects a stable General Fund supported primarily by property tax and sales tax revenues, which combined account for more than 60 percent of total General Fund resources. Additional revenues are generated through transient occupancy tax, utility user tax, franchise fees, building and business license fees, and other revenues.[1] General Fund revenues are budgeted at approximately $81.7 million in FY 2025/26 and $83.9 million in FY 2026/27.

General Fund expenditures are budgeted at approximately $81.7 million in FY 2025/26 and $83.9 million in FY 2026/27 and include personnel costs, professional and contract services, operations, debt service and revenue neutrality payments to Sacramento County (County), and transfers out. Police services and public works represent the City's largest General Fund service areas, together comprising approximately half of total General Fund spending.

[1] The FY 2025/27 budget refers to the budget adopted on June 2, 2025 that covers both FY 202526 and FY 2026/27.

Recent budget materials indicate that the City entered the current budget cycle following a period of strong revenue performance supported by growth in assessed valuation, taxable sales, building activity, and interest income. While revenues are expected to continue growing, the FY 2025–27 budget guidance anticipates a moderation in the pace of revenue increases relative to prior years. Within this context, the City's fiscal condition is characterized as stable, with ongoing operations supported by core General Fund revenues.

In addition to the General Fund, the City's fiscal framework includes special revenue funds, capital funds, enterprise funds, internal service funds, and debt service funds. The City maintains a multi-year Capital Improvement Program (CIP) that identifies substantial planned investments in transportation, public facilities, and community infrastructure. While major capital improvements are generally funded through dedicated revenues, grants, developer fees, and debt financing, the General Fund contributes to certain capital-related costs, implementation activities, and long-term obligations.

Consistent with the City's long-term vision, current budget priorities emphasize maintaining strong neighborhoods, investing in infrastructure, advancing the General Plan Update and an economic development strategy, and supporting vibrant community and cultural spaces through partnerships with local organizations.

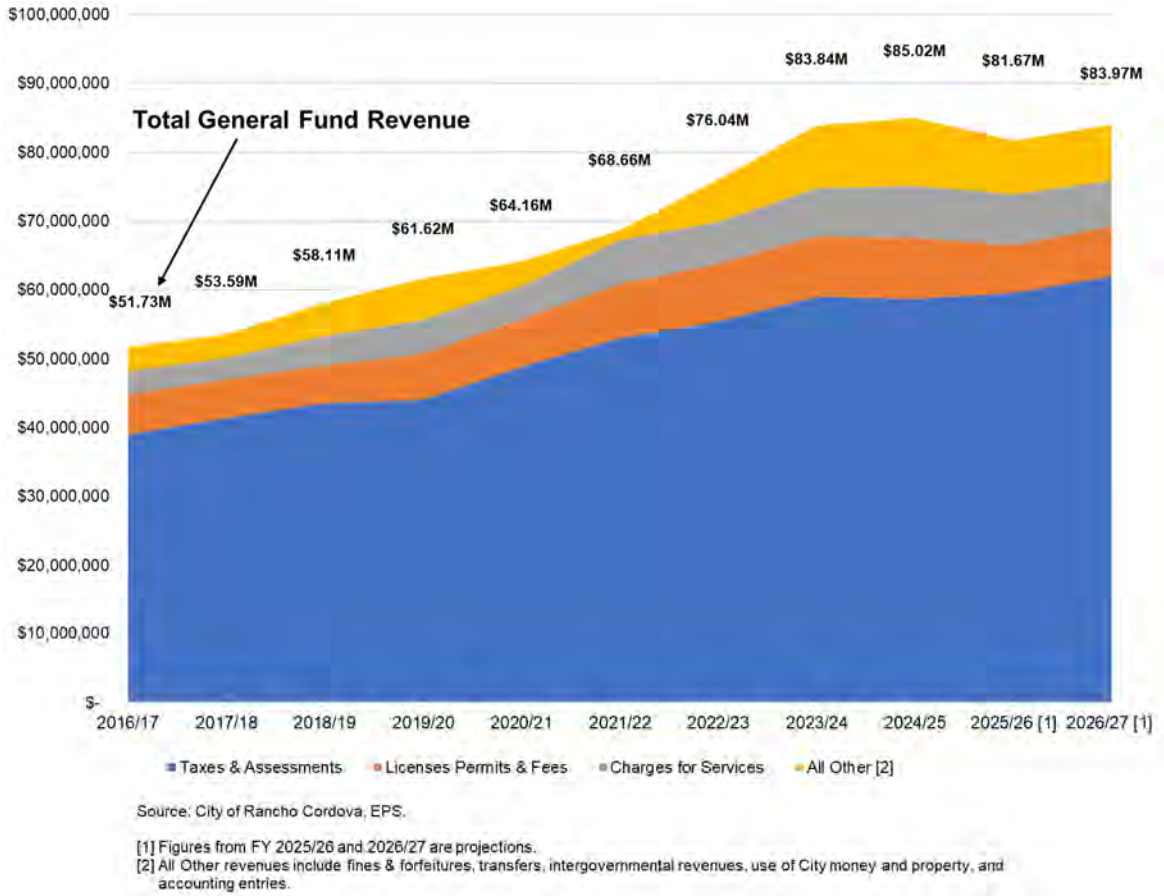
This following section describes General Fund trends and the distribution of revenues and expenditures in the City's FY 2025/26 projected budget (as reported in the City's FY 2025-27 adopted budget), focusing on categories that will be most directly impacted by the land use decisions made through the General Plan process.[2]

General Fund Trends

The General Fund serves as the City's primary operating fund and reflects steady growth over the last decade, between FY 2016/17 and FY 2026/27. As shown in **Figure 1**, total General Fund revenues increased by 62 percent from approximately $51.7 million in FY 2016/17 to over $80 million by FY 2023/24, driven primarily by tax revenues and charges for services. Budgeted revenues are projected at approximately $81.7 million in FY 2025/26 and $83.9 in FY 2026/27. Note, revenues and expenditures presented in this section represent nominal values that have not been adjusted for inflation.

[2] The analysis utilized FY 2023/25 & FY 2025/27 budget data, as this was the most current available reflecting actual revenues and expenditures.

Figure 1. City of Rancho Cordova General Fund Revenue Trends



Source: City of Rancho Cordova, EPS.

[1] Figures from FY 2025/26 and 2026/27 are projections.
[2] All Other revenues include fines & forfeitures, transfers, intergovernmental revenues, use of City money and property, and accounting entries.

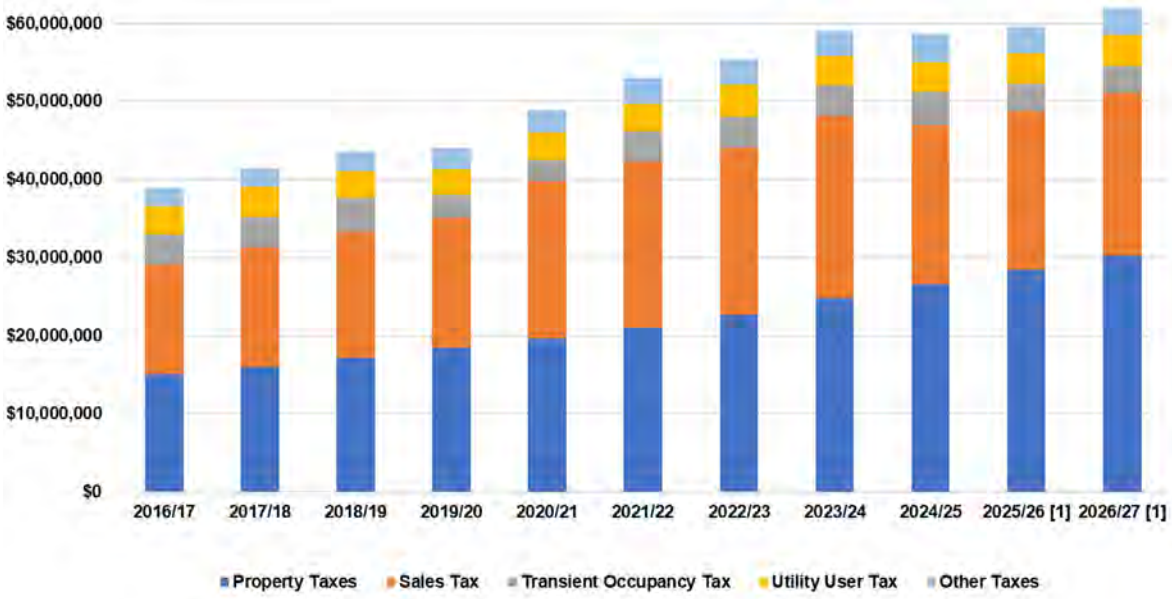
General Fund Tax Revenue Trends

As mentioned previously, tax revenues constitute the largest and most stable component of the General Fund. Property tax revenues have increased consistently over the past decade, reflecting growth in assessed valuation and new development activity, as shown in **Figure 2.** In FY 2025/26 and FY 2026/27, property tax revenues are projected to account for approximately 60 percent of total General Fund revenues. Sales tax revenues also show strong growth from FY 2016/17 to FY 2022/23, followed by a leveling trend in more recent years. Other tax revenues have grown more gradually and continue to represent a smaller share of the total tax revenues.

As shown in **Table 2**, growth in taxes and assessments accounts for more than two-thirds of the change in overall General Fund revenues between FY 2016/17 and the current FY 2025/26. The increase in revenues from taxes and assessments is largely due to increases in property tax and sales tax revenues, with those two categories increasing by 88 percent and 46 percent respectively over the last 10 fiscal years. Notably, transient occupancy tax (TOT) revenues in FY 2025/26 are projected to be approximately 7 percent lower in the current fiscal year compared to FY 2016/17. The decrease in TOT is likely due to reductions in

business travel and associated hotel stays caused by the COVID-19 pandemic. As shown in the February 2025 Existing Conditions Report, the 66 percent occupancy rate (in 2024) for hotels in Rancho Cordova is still lower than the 76 percent rate in 2019, the last full year prior to the COVID-19 pandemic.

Figure 2. City of Rancho Cordova Tax Revenues Trends – FY 2016/17 to FY 2026/27



Source: City of Rancho Cordova, EPS.

[1] FY 2025/26 and 2026/27 revenues are projections.

Table 2. General Fund Tax and Assessment Trend (FY 2016/17 and FY 2025/26)

Revenue Type	General Fund Revenue by Fiscal Year 2016/17	2025/26	Change (2016/17 to 2025/26) Absolute	Percent
Taxes and Assessments				
Property Taxes	$15,072,523	$28,404,155	$13,331,632	88.4%
Sales Tax	$13,955,727	$20,320,375	$6,364,648	45.6%
Transient Occupancy Tax	$3,866,249	$3,585,799	($280,450)	(7.3%)
Utility User Tax	$3,678,209	$3,814,827	$136,618	3.7%
Other Taxes	$2,395,003	$3,483,400	$1,088,397	45.4%
Total Taxes and Assessments	**$38,967,711**	**$59,608,556**	**$20,640,845**	**53.0%**
Other Revenues	**$12,763,468**	**$22,062,131**	**$9,298,663**	**72.9%**
Total Revenues	**$51,731,179**	**$81,670,687**	**$29,939,508**	**57.9%**

Source: City of Rancho Cordova; EPS.

Among Other Revenues, the largest absolute increase in revenues during this time was in the Licenses, Permits, and Fees category, which includes fees for building permits, franchise fees for privately-operated public services such as waste management and cable. Building permit revenue increased from $2.5 million in 2016/17 to a peak of $5.3 million in 2023/24. However, the City projects that building permit fee revenue in 2025/26 will decrease to $3.4 million. The City also captured more cost recovery charges in recent years compared to 2016/17, with cost recovery revenues growing from $1.7 million in 2016/17 to a projected $4.9 million in 2025/26. However, because License, Permit, and Fee revenue and other cost recovery revenues are intended to cover the costs of specific City-provided services, such as building plan review, the growth of these revenues does not result in a net increase to General Fund revenues available for budget allocation.

General Fund Expenditure Trends by Department

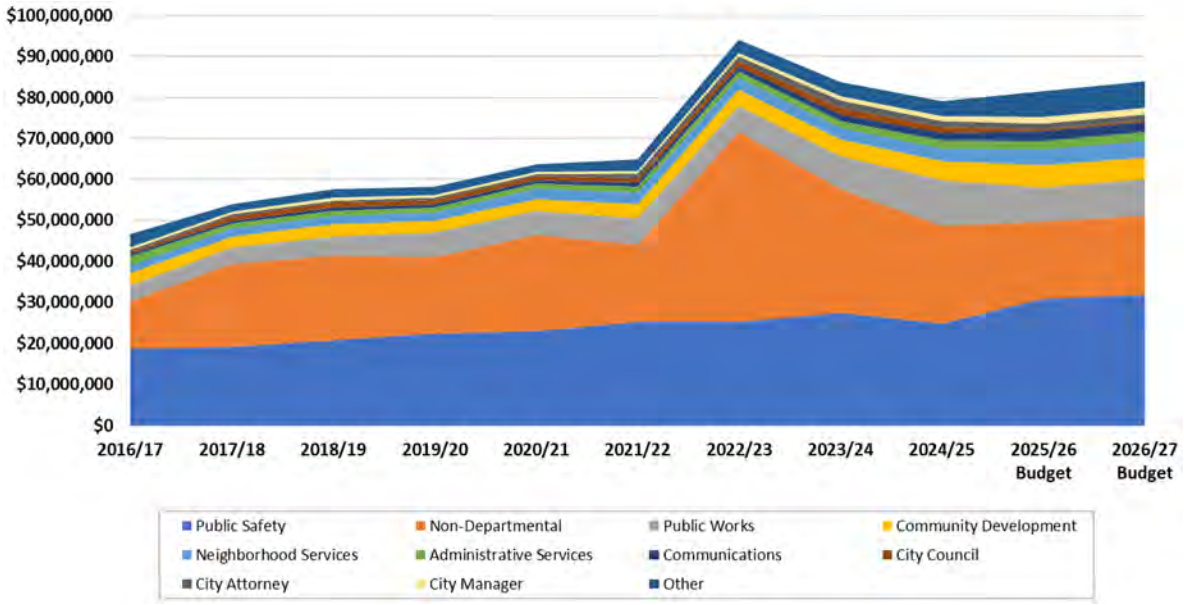
General Fund expenditures by department have increased steadily over the last decade, reflecting the City's expanding service responsibilities, inflationary pressures, and growth in staffing and contractual costs. As shown in **Figure 4,** total General Fund expenditures rose from approximately $46.6 million in FY 2016/17 to a peak of over $94 million in FY 2022/23, followed by a decrease and stabilization in subsequent budget years. This spike in FY 2022/23 is largely attributable to a temporary increase in non-departmental expenditures, rather than sustained growth in operating departments.

Public Safety expenditures increased steadily throughout the period, rising from approximately $18.9 million in FY 2016/17 to approximately $31.8 million by FY 2026/27, and remain the City's largest General Fund cost center. Public Works expenditures also increased over time, reflecting expanded infrastructure maintenance and support functions. Together, Public Safety and Public Works consistently account for roughly half of total General Fund expenditures.

Non-Departmental expenditures, such as revenue neutrality payments, accounting entries, and other citywide obligations, show that such expenditures increased slightly over the past 10 fiscal years. The increase in non-departmental spending in FY 2022/23 was due to a one-time purchase of land by the city[3] . Expenditures for Community Development, Neighborhood Services, Administrative Services, and other general government departments increased gradually over the analysis period and represent a relatively small share of total General Fund expenditures.

[3] Communication with Erin Naderi, City of Rancho Cordova Department of Finance. January 2026.

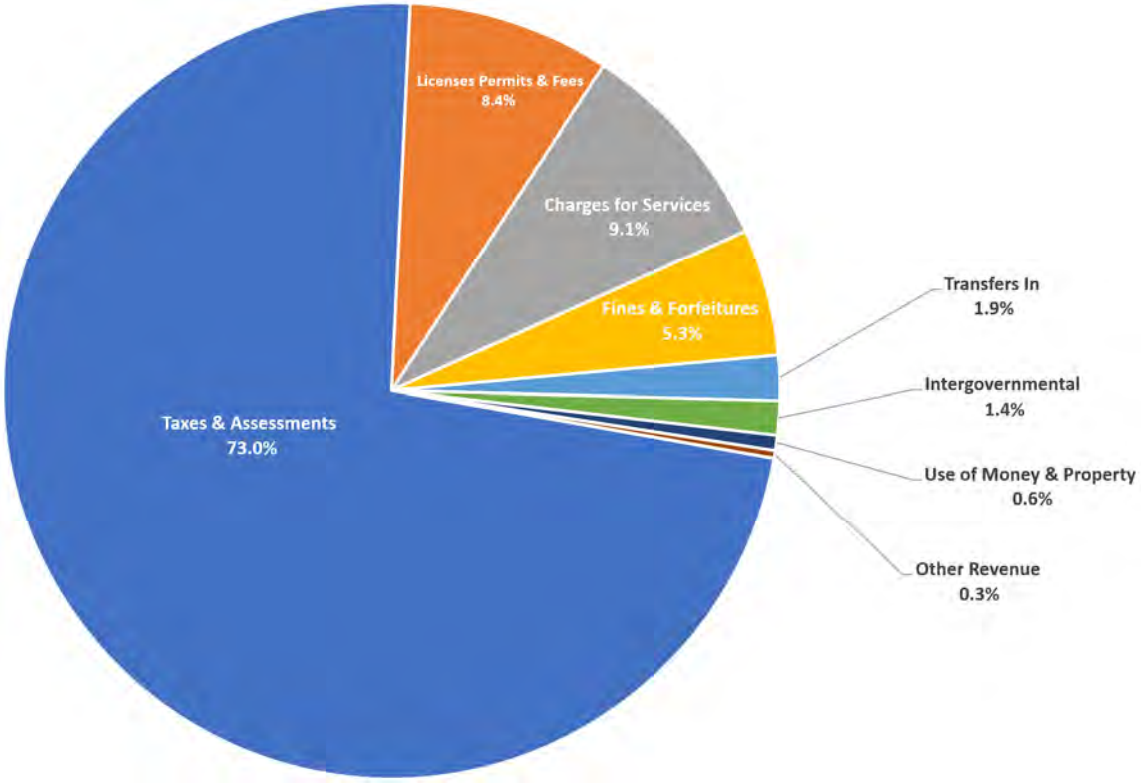
Figure 3. City of Rancho Cordova General Fund Expenditure Trends by Department (FYs 2016/17 – 2026/27)



General Fund Revenue Current Conditions

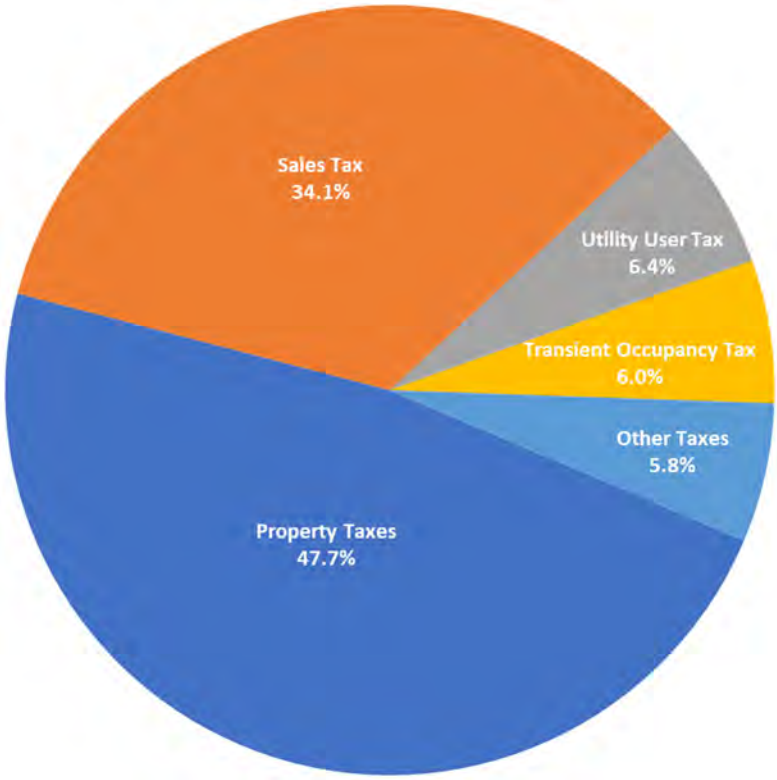
In Rancho Cordova, taxes and assessments, including property, sales, transient occupancy, utility user, and other taxes and assessments, represent nearly 73 percent of overall General Fund revenues, as shown in **Figure 4**. Licenses permits and fees and charges for service collectively comprise approximately 17 percent of General Fund revenues. The remaining 10 percent of revenues are split among transfers, fines and forfeitures, and investment and city-owned property income.

Figure 4. City of Rancho Cordova FY 25/26 General Fund Revenues



As shown in **Figure 4**, nearly three-quarters of General Fund revenues in the current fiscal year are expected to come from taxes and assessments. Among taxes and assessments, property taxes are the largest single source of General Fund Revenue for the City of Rancho Cordova, accounting for approximately half (48 percent) of tax revenue and 35 percent of overall General Fund revenues, as shown in **Figure 5**. Property tax revenues significantly exceed other major tax sources, including sales tax, which represent approximately 25 percent of all General Fund revenue, while utility user tax, transient occupancy tax, and other taxes collectively account for the remaining portion of tax-related revenues.

Figure 5. City of Rancho Cordova FY 25/26 Taxes and Assessment Revenues



An analysis of key General Fund revenues and associated land use alternative considerations are provided below.

Property Tax

Property tax is a major component of the City of Rancho Cordova's General Fund revenues; however, the City's ability to influence property tax generation is constrained by State law. Within the City limits, Rancho Cordova and Sacramento County each receive approximately 12 percent of the 1 percent property tax levy, compared to an average allocation of approximately 38 percent to local K–12 school districts. The City does not have authority to adjust the property tax rate or its allocation factor, which are governed by State statute.

In addition, growth in assessed value for existing properties is generally limited to 2 percent annually under Proposition 13, absent a market transaction or significant physical alteration. As a result, growth in property tax revenues above this baseline is primarily driven by new development, reinvestment in existing properties, and ownership turnover. While the General Plan Update cannot directly influence market turnover, it can affect long-term assessed value growth by shaping development capacity, land use intensity, and the feasibility of redevelopment through zoning policy, infrastructure investment, and stated implementation priorities.

Notably, the City is approaching a significant structural change in its property tax revenues associated with the expiration of its Revenue Neutrality agreement with Sacramento County. This agreement, executed at the time of incorporation in 2003, requires the City to transfer a portion of its property tax revenues to the County through Fiscal Year 2027/28. In recent years, these payments have represented approximately 14 percent of the General Fund budget. Upon expiration of the agreement, beginning in Fiscal Year 2028/29, the City will retain a substantially larger share of its property tax revenues, representing a material shift in General Fund resources independent of the General Plan land use alternatives. In the current fiscal year, the payment to the County is estimated at $10.7 million, while the final payment in Fiscal Year 2027/28 is estimated at $11.7 million.[4]

The City also has a second tax sharing agreement with the County stemming from the annexation of approximately 748 acres along Highway 50 composed almost entirely of commercial properties The tax sharing agreement covering that annexation area stipulates that the County retains 100 percent of property tax revenues. Additionally, the City must send to the County 75 percent of the net sales, utility users, and transient occupancy tax revenues from this area, after deducting the City's cost to provide services to the area. . Since FY 2022/23, the City has retained approximately 40% of the gross sales tax revenue from this annexation area, which totals around $7 million per year.

In considering future annexation areas, the City should evaluate both the potential for incremental property tax revenues and the associated costs of extending municipal services. Annexation proposals may also be subject to new revenue-sharing or service agreements with the County and/or other affected special districts. Annexation of already developed areas, in particular, may generate limited net fiscal benefit if service obligations and interagency commitments exceed ongoing revenue gains; however, such annexations may still be worthwhile in advancing City policy objectives.

Overall, while the General Plan Update can influence long-term property tax growth by shaping development capacity and redevelopment opportunities, near- and mid-term General Fund revenues will be more significantly affected by broader market conditions and the expiration of the County revenue neutrality agreement than by differences among the land use alternatives alone.

Land Use Alternative Considerations

Each of the land use alternatives evaluated under the General Plan Update increases overall development capacity relative to the Base Case Scenario. Accordingly, under long-term buildout conditions, Alternatives A and B would be expected to generate higher total assessed value—and therefore higher property tax revenues—than the Base Case.

[4] City of Rancho Cordova Fiscal Year 2025/27 City Manager's Budget Message. Available at: https://stories.opengov.com/ranchocordovaca/ef5e330d-4bf4-4259-bac8-4f82f5cf02ad/published/7auVAIa8i?currentPageId=66ac031ee30dfea96267fe79

Differences between Alternatives A and B, however, are more nuanced and depend on the mix of residential and nonresidential uses that ultimately materialize and the relative assessed values of those uses over time.

Traditional fiscal analyses in the Sacramento region often assume higher assessed values per square foot for retail and office development relative to industrial uses. Under those assumptions, an alternative with greater office and retail capacity could yield higher assessed value at full buildout. However, recent market trends in Rancho Cordova indicate stronger performance for residential and industrial development compared to office and retail uses, which have experienced higher vacancy rates and face ongoing structural shifts related to remote work and e-commerce. If these trends persist, differences in long-term assessed value between Alternatives A and B may be modest, particularly if market demand limits the realization of office and retail capacity in either scenario.

Sales Tax

Sales tax represents a significant component of the City's General Fund revenues, accounting for approximately 25 percent of total General Fund revenues.

The City receives a 1 percent Bradley-Burns local sales tax that supports General Fund operations. In addition, City voters have approved two half-cent local sales tax measures, Measure H in 2014 and Measure R in 2020, both of which are general-purpose taxes. With the adoption of these measures, the City's current sales tax rate is 8.75 percent, which is comparable to the rates in Elk Grove and the City of Sacramento, and slightly higher than the sales tax rate in neighboring City of Folsom and unincorporated Sacramento County (7.75 percent).

Unlike property tax, sales tax revenues are driven primarily by taxable retail activity rather than assessed value. As a result, the General Plan's influence on sales tax revenues is indirect and occurs through land use decisions that affect the amount, location, and performance of retail development, as well as the size and characteristics of the City's residential and employment base.

Residential and employment growth can support sales tax generation by increasing the number of consumers who live and work in Rancho Cordova and are therefore more likely to make taxable purchases within the City. Land use policies that concentrate retail uses along major transportation corridors and within accessible commercial areas can also affect the City's ability to capture retail spending from both residents and visitors.

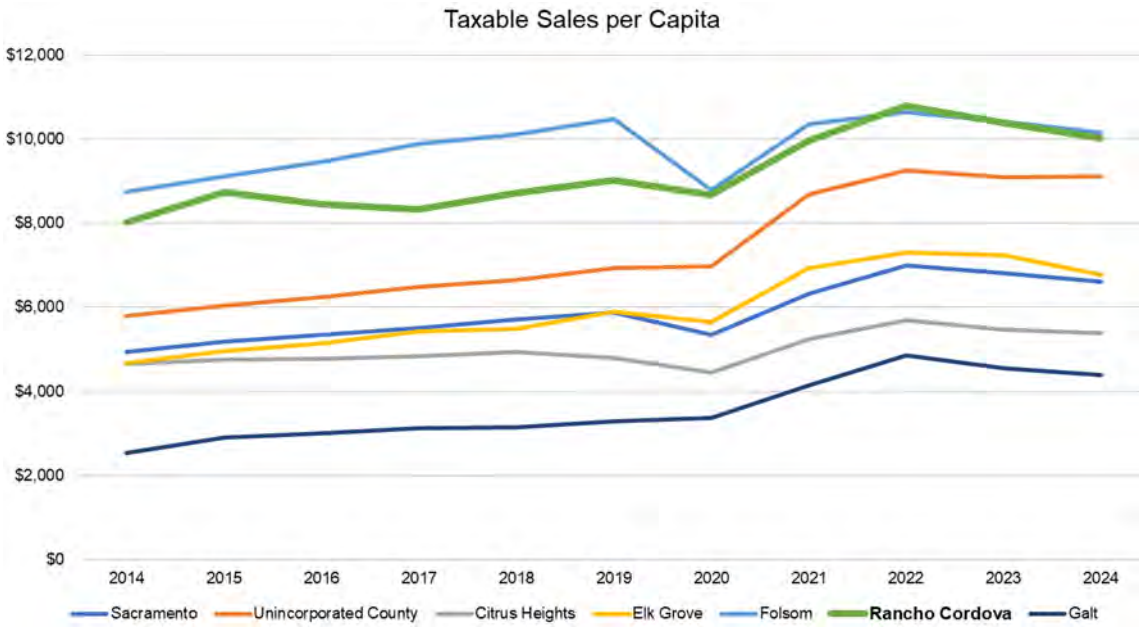
As documented in the February 2025 Existing Conditions Report, retail market conditions in Rancho Cordova are weaker than in the Sacramento region overall. As of September 2024, the City's retail vacancy rate was approximately 9.3 percent, compared to 5.9 percent regionwide, and average retail rents were lower than the regional average. In addition, broader structural shifts in consumer behavior—including the continued growth of e-

commerce—suggest that future growth may require less retail space per capita than in prior decades.

These market conditions indicate that new retail development, and therefore incremental sales tax revenues, may be limited regardless of the amount of retail capacity allowed under a given General Plan alternative. As a result, differences in sales tax generation among the land use alternatives may be more modest than implied by differences in retail capacity alone.

Despite these challenges, Rancho Cordova's taxable sales per capita are among the highest in Sacramento County, exceeded only by the City of Folsom, which contains several regionally significant retail destinations (see **Figure 6**). This suggests that Rancho Cordova successfully captures a substantial share of retail spending from both residents and visitors. The strong sales tax per capita figures compared to other jurisdictions also indicate that the city captures a significant amount of taxable business-to-business sales as well. Continued residential and employment growth, combined with strategic positioning of retail uses along key corridors, can help the City maintain and potentially grow its sales tax base over time, even as retail formats and consumer behavior continue to evolve.

Figure 6. Taxable Sales per Capita



Land Use Alternative Considerations

Differences in projected sales tax revenues among the General Plan land use alternatives are primarily associated with the amount of retail development permitted under each scenario. Alternative A allows the greatest amount of retail development and would therefore be expected, under full buildout assumptions, to generate higher sales tax revenues than the Base Case Scenario or Alternative B. Alternative A also allows for

additional residential development, which may further support taxable sales by increasing local demand.

However, as with property tax, long-term sales tax outcomes depend not only on planned development capacity but also on market demand and the extent to which permitted retail development is ultimately realized.

Transient Occupancy Tax

Transient Occupancy Tax (TOT) revenue represents a small share of overall General Fund revenues, accounting for approximately 4 percent of total revenues. While the hospitality sector has rebounded from the severe impacts of the COVID-19 pandemic, recovery remains ongoing. As documented in the Existing Conditions Report, hotel occupancy rates in the City remain below the average levels observed over the past decade, indicating that the local lodging market has not yet fully stabilized. Additionally, both the average daily rate and revenue per available room in Rancho Cordova are lower than in the Sacramento MSA as a whole.

That said, within Sacramento County, Rancho Cordova is among the higher-performing jurisdictions in terms of total TOT revenues, ranking behind only the City of Sacramento and Sacramento County. Jurisdictions in the County generating more than $1 million annually in TOT revenue generally apply a 12 percent TOT rate, including the City. As with other local taxes, the City's TOT revenues are influenced by the scale and performance of the local hotel market.[5]

Land Use Alternative Considerations

The City's hotel market is driven largely by business travel, special events, and employment activity rather than by destination tourism. The city also attracts visitors for large amateur sporting events at facilities within and adjacent to the city, including the Sacramento State Aquatic Center, Mather Sports Complex, Hangtown MX, and Omni Volleyball. As a result, the General Plan's influence on TOT revenues is indirect and occurs primarily through land use and economic development policies that support employment-generating uses, commercial activity, and special event venues, in addition to opportunities for new hotel development, pending market support. Land use alternatives that increase occupied commercial space, particularly professional office and other employment uses, may support incremental growth in hotel demand and associated TOT revenues over time. However, given current market conditions and the modest size of the City's lodging sector, differences in TOT revenues among the General Plan alternatives are expected to be limited in the near term and more closely tied to broader economic and hospitality trends than to land use alone.

[5] California Cities Transient Occupancy Taxes Revenue, Tax Rate, and Effective Date. California Secretary of State. Available at: https://www.sco.ca.gov/ard_local_rep_freq_requested.html

License Permits and Fees

License permits and fees include building permit fees for residential and nonresidential development, franchise fees, business license fees, and other fees associated with City services. Revenues from these sources are driven primarily by the level of development activity and ongoing business operations within the City.

The General Plan can influence license, permit, and fee revenues indirectly by shaping the scale and pace of new development and business activity. Land use alternatives that accommodate higher levels of growth would be expected to generate higher gross revenues from these sources over time. However, these revenues are generally structured to recover the City's costs of providing related services, such as plan review, inspections, tax administration, and code enforcement.

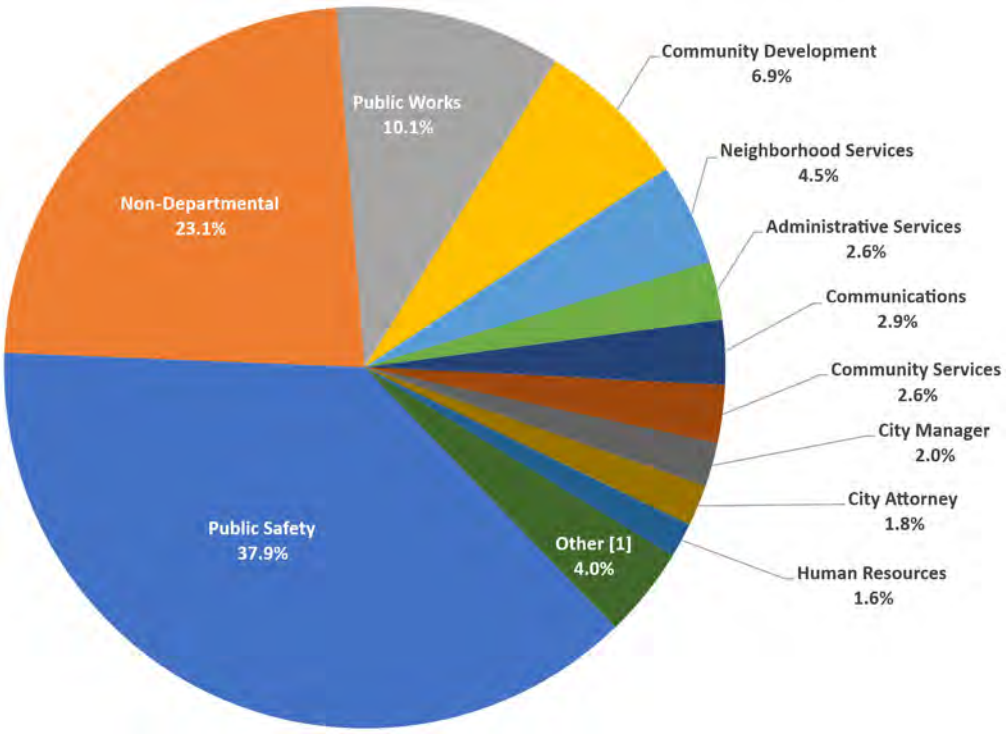
Land Use Alternative Considerations

Revenues from licenses, permits, and fees are generally structured to recover the City's costs of providing related services, such as plan review, inspections, tax administration, and code enforcement. As a result, increases in these revenues are typically accompanied by corresponding increases in personnel, contract services, and operating costs necessary to deliver those services. Accordingly, while these revenue sources play an important role in supporting City operations, they are not generally expected to result in net increases to General Fund resources and should be evaluated in the context of service capacity and staffing implications associated with each land use alternative.

General Fund Expenditure Current Conditions

The City's General Fund is the primary source of funding for public services and daily operations. In FY 2025/26, General Fund expenditures total approximately $81.7 million, with allocations for different city services depicted in **Figure 7**. Police services represent the single largest General Fund expenditure, at approximately $30.9 million, or about 38 percent of total General Fund expenditures. Public Works accounts for an additional $8.3 million, or roughly 10 percent of General Fund expenditures. Together, police services and Public Works comprise about half of total General Fund expenditures. Non-departmental costs, which include revenue neutrality payments, debt service, and other citywide obligations, account for approximately $18.8 million, or about 23 percent of total expenditures. The remaining General Fund expenditures are distributed across planning and building functions, code enforcement, community services, administrative services, and other general government departments.

Figure 7. City of Rancho Cordova FY 25/26 General Fund Expenditures.



Notably, the City does not operate public park facilities or provide fire protection services—two functions that typically represent significant expenditure categories for many cities. These services are provided by the Cordova Recreation and Park District and the Sacramento Metropolitan Fire District, respectively, and are funded through dedicated property tax allocations rather than the City's General Fund.

Of the City's General Fund service areas, police services and Public Works are most directly affected by changes in land use patterns and development intensity. New development and population growth can increase demand for law enforcement services, traffic enforcement, and infrastructure maintenance, particularly where growth expands the geographic service area or increases activity levels. Planning, building, housing, and code enforcement functions are also sensitive to changes in development activity, though impacts tend to be more closely tied to the pace of construction rather than long-term population levels. In contrast, policy, management, and administrative functions generally experience more limited direct impacts from land use change, as these areas tend to have more fixed staffing levels and operational costs.

As described previously, beginning in Fiscal Year 2028/29, the City will no longer be required to make revenue neutrality payments to Sacramento County under the agreement executed at the time of incorporation. In recent years, these payments have represented a substantial non-departmental General Fund obligation. The expiration of this requirement will reduce ongoing General Fund expenditures and improve the City's fiscal capacity independent of land use changes associated with the General Plan Update.

Conclusions

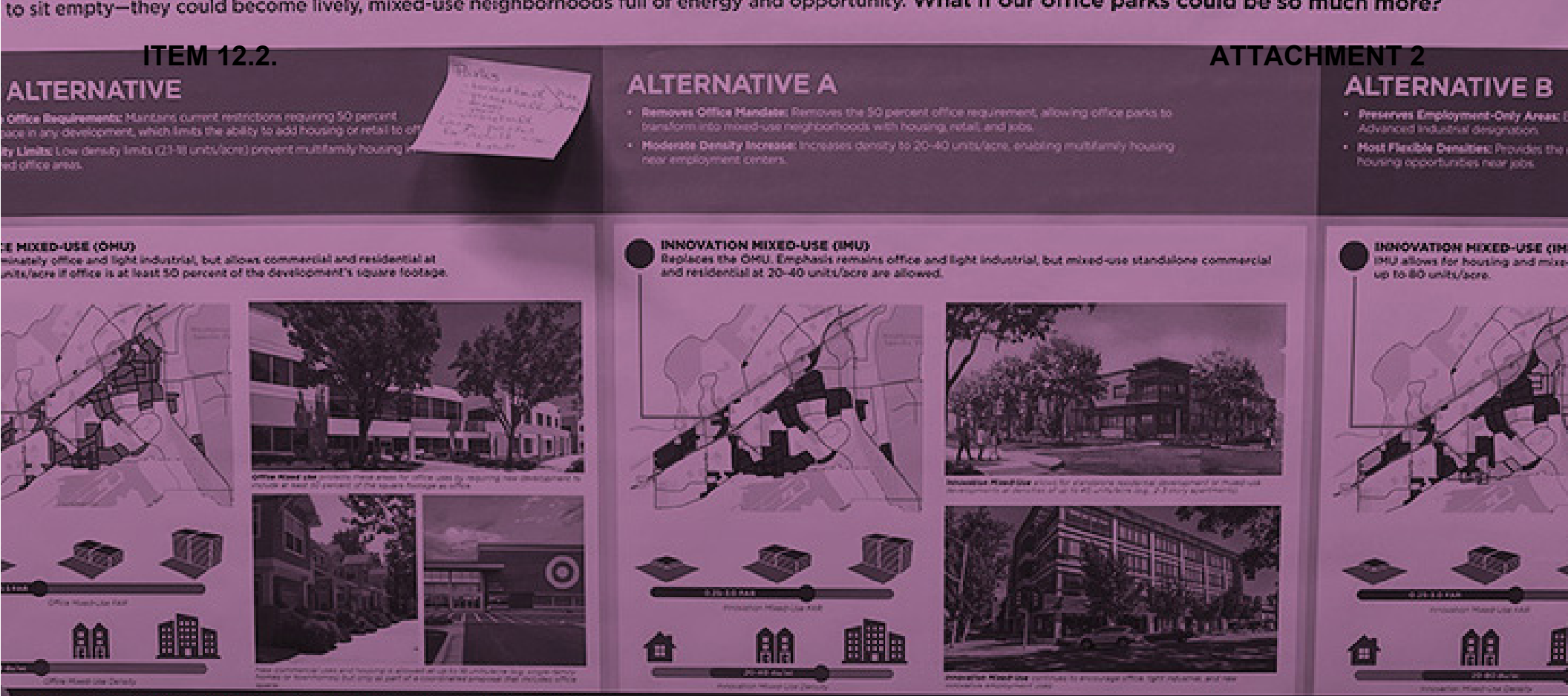
The City's General Fund revenues are concentrated in a small number of major tax sources. In FY 2025/26, property tax and sales tax together account for approximately 60 percent of total General Fund revenues, with additional contributions from transient occupancy tax, utility user tax, other local taxes, and fees. This revenue structure provides a stable core funding base but also means that the City's fiscal performance is closely tied to stable and growing assessed valuation, taxable sales, and broader economic conditions to meet growing municipal service costs.

Implementation of the General Plan Update has the potential to support growth in the City's major revenue sources over time, particularly through increases in assessed value from new development and reinvestment, continued sales tax generation associated with residential and employment growth, and incremental gains in hospitality-related revenues as the local hotel market continues to strengthen. Differences in long-term revenue outcomes among the land use alternatives are expected to be influenced as much by market conditions and development timing as by estimated development capacity.

At the same time, the City's fiscal outlook is shaped by factors largely independent of the land use alternatives. Most notably, the expiration of the property tax revenue neutrality agreement with Sacramento County beginning in Fiscal Year 2028/29 will reduce a substantial non-departmental General Fund obligation and improve the City's long-term fiscal capacity. This structural change is expected to have a more immediate and material effect on General Fund resources than differences among the land use alternatives.

Future growth associated with implementation of the General Plan will also increase demand for City services and infrastructure. Police services and Public Works—already the largest General Fund expenditure categories—are likely to experience the greatest sensitivity to changes in development intensity and population growth, while planning, building, housing, and code enforcement functions will be affected primarily by the pace of development activity. Although license, permit, and fee revenues will help offset the cost of providing development-related services, these revenues are generally structured for cost recovery and are not expected to generate net discretionary resources.

Overall, the General Plan Update provides a framework for balancing fiscal considerations with broader community objectives, including housing supply, economic development, environmental sustainability, and quality of life. Fiscal impacts represent an important input to long-range planning decisions but should be considered alongside other policy goals and implementation considerations. Ongoing monitoring of revenue performance, service demands, and infrastructure needs as development occurs will be important to maintaining the City's long-term fiscal sustainability as the General Plan is implemented.



PHASE 3 COMMUNITY OUTREACH SUMMARY REPORT

LAND USE ALTERNATIVES | APRIL 2026

RANCHO CORDOVA
GENERAL PLAN 2050

RANCHO CORDOVA
CALIFORNIA

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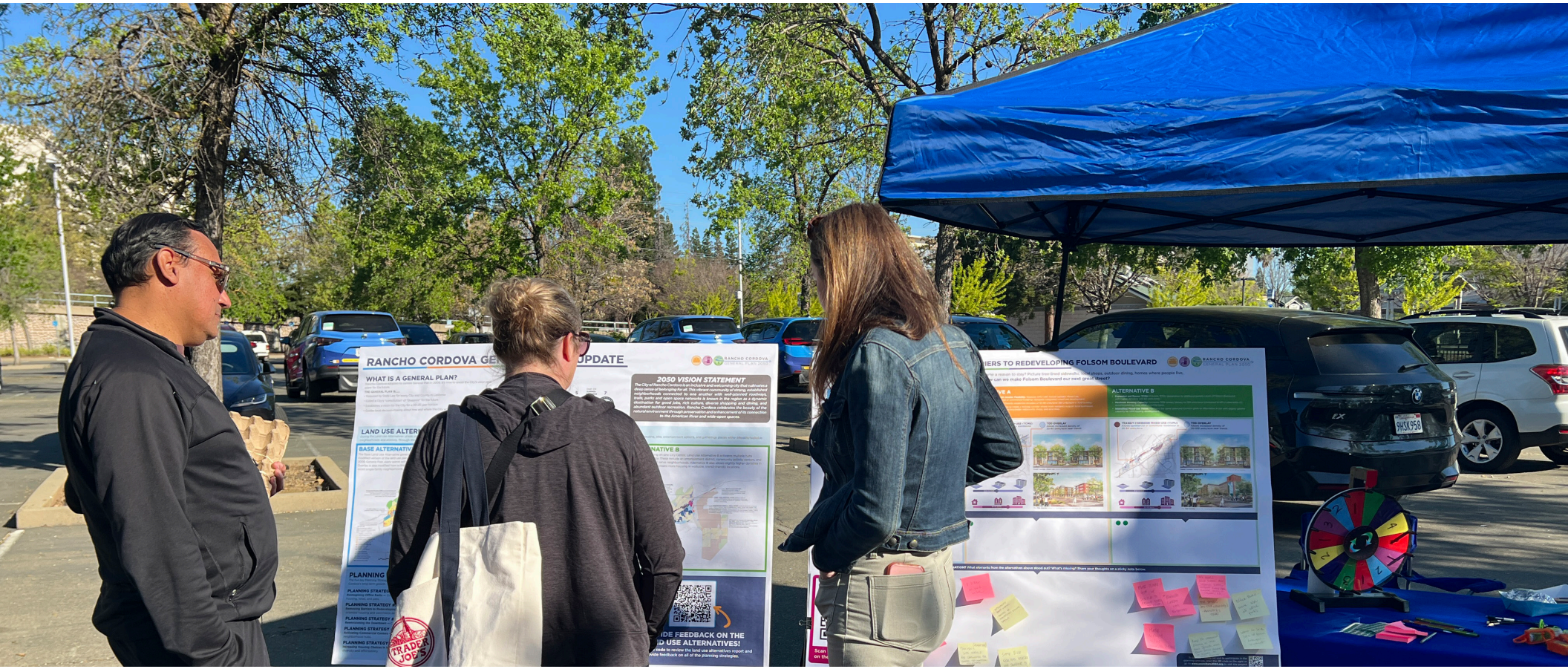


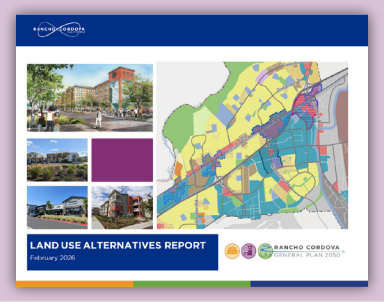
OVERVIEW OF PHASE 3 COMMUNITY OUTREACH

The City of Rancho Cordova General Plan Update is a multi-year effort that began in Spring 2024. The third phase of the project focused on working with the community to identify land use alternatives that will shape the future of the city, including reimagining underused office parks, and creating vibrant places where people can live, gather, and discover. The goals of this phase of engagement were to continue raising awareness about the General Plan Update and land use alternatives and to gather a broad range of community feedback to understand preferences for future land use and development. The team focused on connecting with youth, longtime and new residents, workers, and other representative community member groups through in-person and online methods. The feedback collected in Phase 3 will directly inform the preferred land use alternative presented to Planning Commission and City Council.

Community Workshop testimonials

Rancho Cordova workshop and pop-up

View the **Land Use Alternatives Report** at www.yourcityrc2050.org for more information on the three land use alternatives and the Planning Strategies.

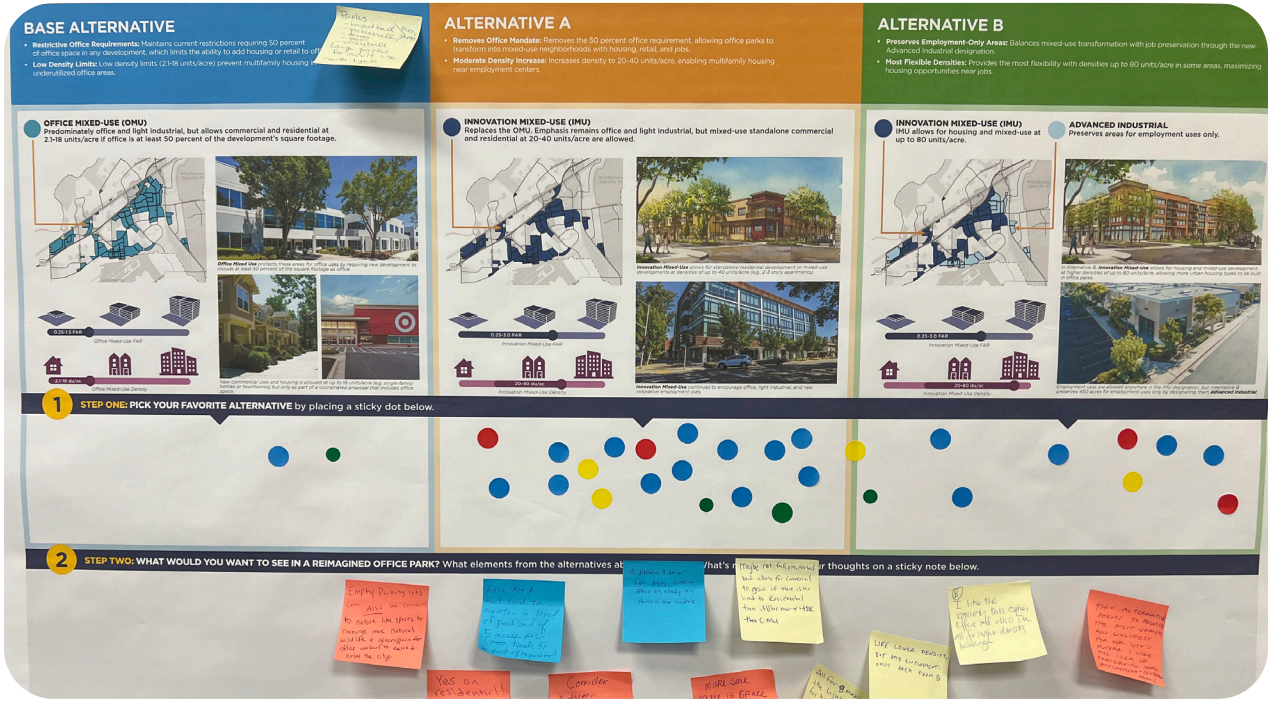


LAND USE ALTERNATIVES ACTIVITY OVERVIEW

The Land Use Alternatives Report, published February 2026, provides a decision-making framework on how to accommodate future development, support a range of housing options, encourage economic growth, and maintain fiscal sustainability. The Land Use Alternatives Activity asked community members to provide feedback on their preferred alternative for five key planning strategies: Reimagining Office Parks, Removing Barriers to Redeveloping Folsom Boulevard, Reenvisioning a Downtown, Activating Commercial Centers, and Increasing Housing Choices in Infill Areas. Community members were asked to review and indicate their preference for one of three land use alternatives: Base Alternative (a refined version of the 2006 General Plan Land Use Diagram), Alternative A (increased flexibility to remove barriers to infill development), and Alternative B (increased flexibility, higher density, and more specific land use designations).

This activity was used at the in-person workshop and pop-up events, and was also made available through the online feedback platform.

Example of interactive exercise to collect feedback on Land Use Alternative Planning Strategies



MIXED-USE AND MULTI-FAMILY HOUSING STUDY

As part of the General Plan Update, the city and project team also sought community input on mixed-use and multi-family opportunity sites to help inform decisions about density and development potential on vacant parcels throughout the city. Four opportunity sites were presented alongside illustrative concepts showing how each area could be reimagined as a vibrant, transit-oriented residential or mixed-use development. Participants were asked to place a dot on their preferred development scale for each site, ranging from less dense to higher density. Participants were also asked what excites them about the design comments and if there is anything they would change.

Housing Study Board at Workshop

Illustrative Concept

OUTREACH EVENTS

Phase 3 community outreach of the Rancho Cordova General Plan Update included ten public-facing events: one community workshop, two pop-up pvents, an online feedback form, three meetings with the Folsom Cordova Community Partnership, and three-youth focused events and a visioning session at Cordova High. As of mid-April, approximately 200 people were engaged in the public-facing events, summarized in this report.

POP-UP EVENTS

March 14, 2026

Participation: ~50

CORDOVA HIGH SCHOOL OUTREACH

February 26, 2026

Participation: ~65

COMMUNITY WORKSHOP #3

February 26, 2026

Rancho Cordova City Hall

Participation: ~50

FOCUS GROUP MEETINGS

April, 2026

Participation: ~70

WE WANT YOUR INPUT!

Thank you to all who joined the interactive in person workshop on February 26th at City Hall and provided input on the Planning Strategies and related Land Use Alternatives! If you were unable to attend, and would like to provide feedback on the alternatives, please take the demographic survey and provide your input below!

- To view the Land Use Alternatives Report click **HERE**.
- To view the Workshop Presentation click **HERE**.
- Workshop materials are available in **Spanish** **HERE** and in **Russian** **HERE**

ONLINE FEEDBACK FORM

February 26 - April 1, 2026

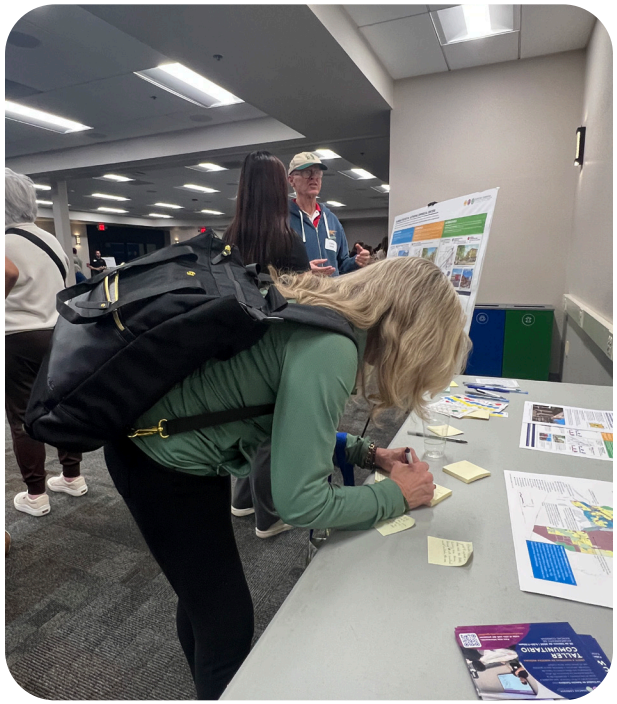
Participation: 38

COMMUNITY WORKSHOP #3

Community Workshop #3 of Rancho Cordova's General Plan Update was conducted on February 26, 2026, in person at Rancho Cordova City Hall. There were approximately 50 community members in attendance. The event included a raffle and prizes and dinner catered by the city.

The workshop was advertised through a city newsletter that was sent to every residence in Rancho Cordova, as well as through the city's website, social media channels, and email. The workshop started with a presentation about the objectives of the General Plan Update, the land use alternatives, and key planning strategies. Following the presentation, participants provided feedback at six interactive stations (one for each of the five planning strategies, and one on the mixed-use and multi-family housing study). At the end of the workshop, community members were invited to participate in an interactive video testimonial station. Spanish and Russian interpreters were available at the meeting as a resource.

February 26, 2026 Community Workshop



COMMUNITY WORKSHOP #3 VIDEO TESTIMONIALS

The video testimonial station provided community members with the option to share in their own words the planning strategy that most resonated with them, and their preferred alternative for that strategy. A dozen community members participated in the video testimonials. Below are some perspectives on increasing housing choices, reimagining office parks, and activating commercial centers from members of the Rancho Cordova community.

Kim
Resident, Stone Creek

"Although we...are a car-dominated society, it would be nice if we shifted more and more towards office, commercial, all in one place. So we're not having to drive everywhere... We need housing options. And we need them near our workplace, for a better work-life balance. That's really, I think, what a lot of our generation is looking for. Millenials, Gen Z, and such."

Angie
Resident, Anatolia

"When I look at the General Plan and looking forward to 2050...I think about my kids. And I want them to have places that are affordable where they can live, work, and play. And having additional housing opportunities, places where they can transition from... that young life to going into the early stages of having a family are so important."

Humberto
Resident, Kavala Ranch

"[Reimagining Office Parks] I was more interested in Alternative B– anything that kind of brings in more types of tech jobs that we have here. Anything that's more conducive to bringing more businesses... that's why I like the office parks."

"I think if our neighborhood had access to daily essentials and a place to gather, it would be more beneficial for the City overall, and for the community. Because it would provide a way for the community to come together, in a closer space, versus having to drive across town to get their essentials and what they need."

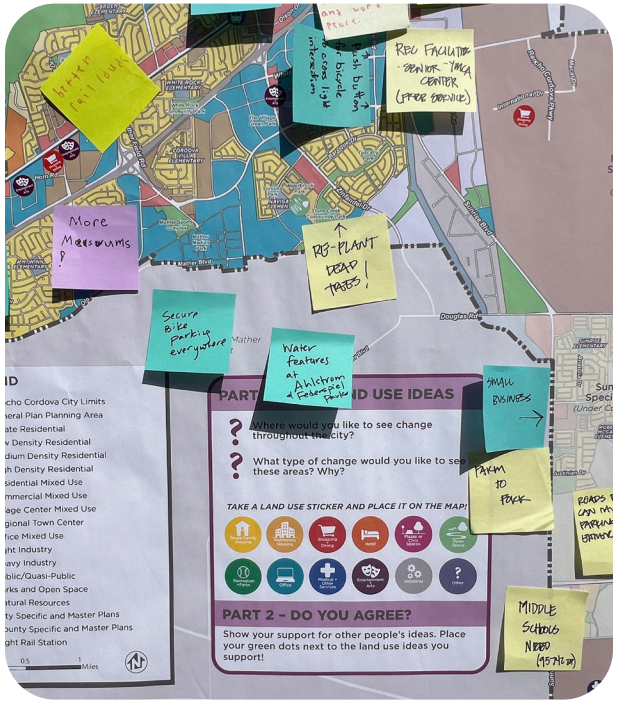
Autumn
Resident, Cordova Gardens

POP-UP EVENTS

Pop-up events were held at the Sunrise Station Farmer's Market and the KP International Market on March 14, 2026, to bring the Land Use Alternatives and Mixed Use and Multifamily Housing Study Activity to places that are easy for community members to access.

The goal of pop-up events is to meet community residents where they already are, and engage people who may not otherwise attend an event. Consultant staff were present to share information, answer questions, and have informal conversations with residents about the General Plan Update, as well as facilitate the activities.

Sunrise Station Farmer's Market & KP International Market



CORDOVA HIGH SCHOOL OUTREACH

The project team joined Cordova High students on February 26, 2026, to provide an overview of the General Plan Update, engagement to date, and land use alternatives planning strategies. The students were invited to share their Big Ideas for the future of Rancho Cordova.

The goal of high school engagement is to meet younger people in places that are comfortable for them, to ensure that their feedback informs the General Plan Update even if they may not otherwise attend an event, and to build a stronger foundation for youth engagement in all planning processes.

Cordova High Civics Class Sharing Their Big Ideas

Some of the top 'Big Ideas' included:

- **Affordable Housing —** Lower rents, more multifamily options, and clearer paths to homeownership
- **Vibrant Downtown —** Dining, shops, entertainment, and light rail in a true destination hub
- **Youth Entertainment —** Skate park, arcade, bowling, movies, and a mall to keep youth local
- **Parks & Nature —** More parks, trails, community gardens, and protections for the American River
- **Transportation —** More frequent, affordable transit with better neighborhood connections
- **Safety & Maintenance —** Improved lighting, security, park upkeep, and homelessness solutions
- **Sustainability —** Solar lighting, EV adoption, green development, and local farmers markets
- **Local Economy —** Small business support, local storefronts, and youth-oriented investment
- **Walkability & Mixed-Use —** Integrated uses and a revitalized Folsom Blvd corridor
- **Equitable Revitalization —** Reimagine underused areas and distribute resources fairly citywide

YOUTH OUTREACH

The City of Rancho Cordova gathered youth input across two community events: a Youth @ City Council program on April 6, 2026 at the Rancho Cordova City Hall, and a Career Workshop on April 11, 2026 at the Hagan Community Center. Over 30 youth participated across both events. Following a brief overview of the City's General Plan Update and Land Use Alternatives process, students took part in an interactive online poll covering housing preferences, vacant office parks, the future of Folsom Boulevard, downtown vision, and ideas for improving shopping centers citywide.

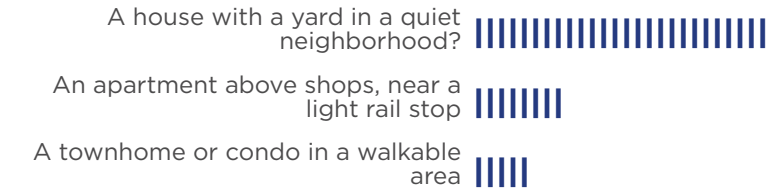
Youth @ City Council, April 6, 2026

Career Workshop, April 11, 2026

SUMMARY OF YOUTH FEEDBACK

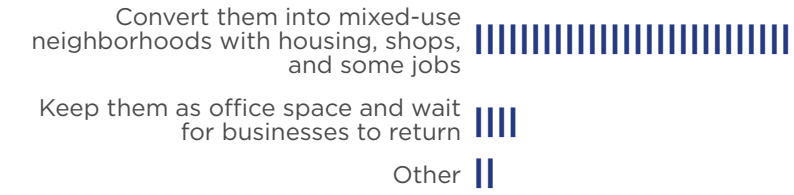
The survey results from both events are provided below. The youth prioritized affordable housing and envisioned living in quiet neighborhoods, while also supporting mixed-use development along Folsom Blvd and the conversion of vacant office parks into vibrant live-work-shop districts. There was strong interest in a central downtown paired with neighborhood activity centers, locally owned businesses, improved shopping destinations, and more entertainment and gathering spaces.

WHICH OF THESE WOULD YOU WANT TO LIVE IN WHEN YOU'RE ON YOUR OWN?

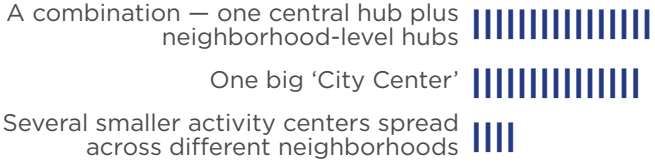


WHAT MATTERS MOST TO YOU IN WHERE YOU LIVE?

WHAT SHOULD HAPPEN TO LARGE OFFICE PARKS THAT SIT EMPTY?



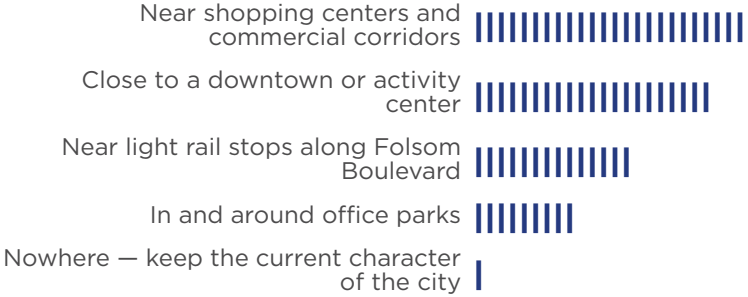
WHEN IT COMES TO A "DOWNTOWN" FOR RANCHO CORDOVA, WHICH APPROACH DO YOU PREFER?



WHAT WOULD YOU MOST WANT TO SEE ALONG FOLSOM BOULEVARD

WHAT WOULD MAKE UNDERUSED STRIP MALLS AND SHOPPING CENTERS BETTER?

WHERE DO YOU THINK NEW APARTMENTS AND HIGHER-DENSITY HOUSING MAKE THE MOST SENSE?



FCCP FOCUS GROUP MEETINGS

Three focus group meetings were held at the Folsom Cordova Community Partnerahip (FCCP) on April 14, 2026 (Spanish speakers), April 15, 2026 (Russian/Ukriainian speakers) and April 16, 2026 (African American families) where a total of 45 participants attended. At all three community meetings, a brief presentation was given providing an overview of the City's General Plan Update and Land Use Alternatives process followed by a brief survey. Presentations and surveys were translated in Spanish and Russian and live interpretation was also provided. After completing the survey, there was an opportunity to ask questions and provide additional feedback to the questions in the survey.

FCCP Focus Group Meetings, April 14, 15, & 16

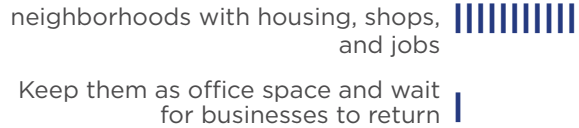
SUMMARY OF FEEDBACK - SPANISH SPEAKING GROUP

The following is a summary of the survey feedback received from the Spanish speaking focus group held on **April 14, 2026**.

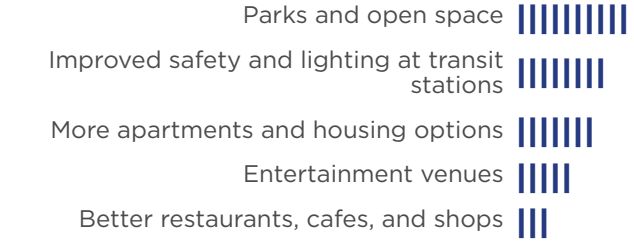
WHAT'S ONE THING YOU THINK THE CITY IS MISSING THAT WOULD MAKE RANCHO CORDOVA A BETTER PLACE TO LIVE?

- **Safety & Infrastructure**: Better street lighting, public safety, and more frequent public transportation.
- **Housing & Healthcare**: Affordable housing, shelter for homeless residents, and more hospitals/medical offices.
- **Education & Family Services**: Nearby schools, daycare centers, language programs, and family access to arts and sports.
- **Economy & Amenities**: Jobs, cultural attractions (libraries, museums, aquariums), and preserved green spaces.

WHAT SHOULD HAPPEN TO LARGE OFFICE PARKS THAT SIT EMPTY?

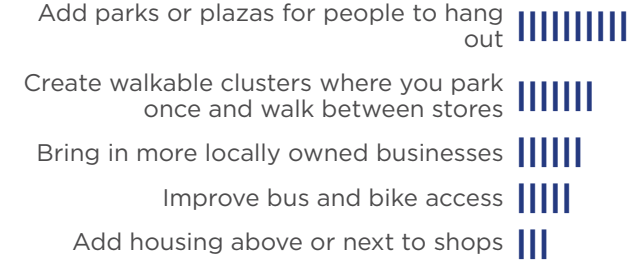


WHAT WOULD YOU MOST WANT TO SEE ALONG FOLSOM BOULEVARD

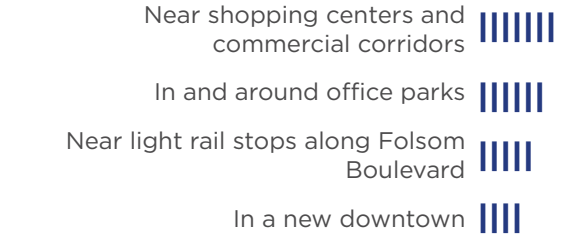


WHAT TYPE OF ACTIVITIES WOULD YOU LIKE TO SEE IN A NEW "DOWNTOWN"?

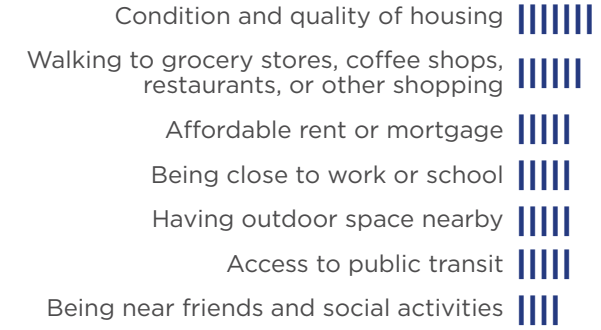
WHAT WOULD MAKE UNDERUSED STRIP MALLS AND SHOPPING CENTERS BETTER?



WHERE DO YOU THINK NEW APARTMENTS AND HIGHER-DENSITY HOUSING MAKE THE MOST SENSE?



WHAT MATTERS MOST TO YOU ABOUT WERE YOU LIVE?



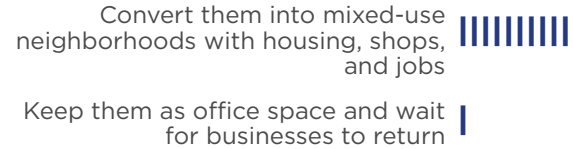
SUMMARY OF FEEDBACK - RUSSIAN/UKRAINIAN SPEAKING GROUP

The following is a summary of the survey feedback received from the Russain/Ukrainian speaking focus group held on **April 15, 2026**.

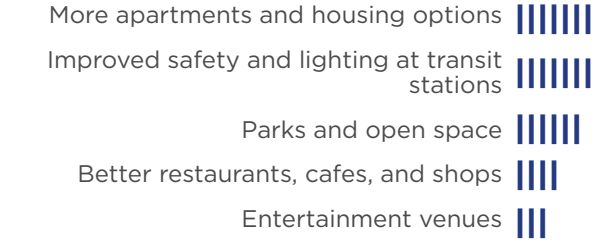
WHAT'S ONE THING YOU THINK THE CITY IS MISSING THAT WOULD MAKE RANCHO CORDOVA A BETTER PLACE TO LIVE?

- **Youth & Recreation:** Playgrounds, teen spaces, sports courts (football, basketball, table tennis), and stadiums.
- **Community Gathering:** Public parks, events, street food vendors, and spaces for people to connect.
- **Housing & Safety**: Affordable housing, more construction, security, and addressing homelessness.
- **Culture & Amenities:** Museums, theaters, botanical gardens, and medical centers.

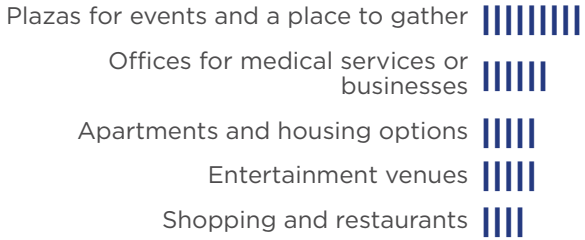
WHAT SHOULD HAPPEN TO LARGE OFFICE PARKS THAT SIT EMPTY?



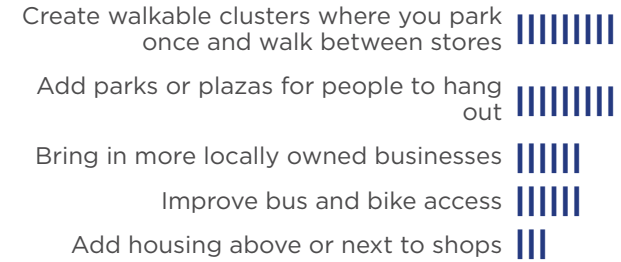
WHAT WOULD YOU MOST WANT TO SEE ALONG FOLSOM BOULEVARD



WHAT TYPE OF ACTIVITIES WOULD YOU LIKE TO SEE IN A NEW "DOWNTOWN"?



WHAT WOULD MAKE UNDERUSED STRIP MALLS AND SHOPPING CENTERS BETTER?



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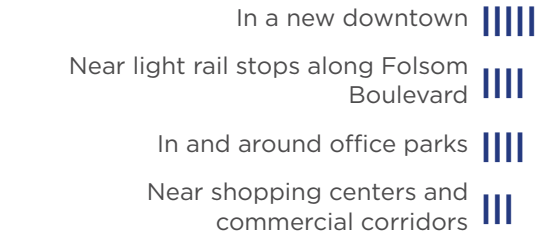

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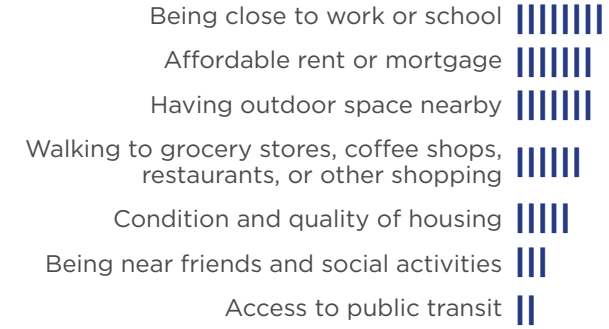


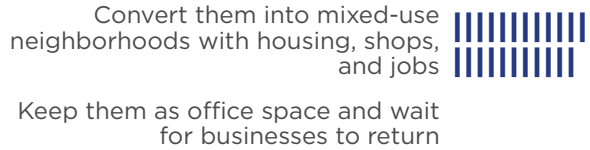
SUMMARY OF FEEDBACK - AFRICAN AMERICAN FAMILIES

The following is a summary of the survey feedback received from the African American focus group held on **April 16, 2026.**

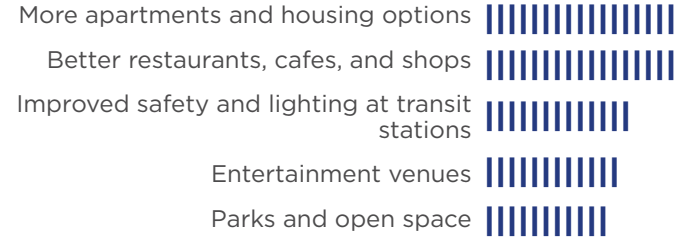
WHAT'S ONE THING YOU THINK THE CITY IS MISSING THAT WOULD MAKE RANCHO CORDOVA A BETTER PLACE TO LIVE?

- **Entertainment & Recreation:** Fun activities for all ages, events, concerts, movie theaters, gyms, and youth programs especially for teens.
- **Housing & Affordability:** More apartments, better rent, and relief from high cost of living.
- **Jobs & Work Experience:** Better-paying jobs and work opportunities for teens.
- **Community & Services:** More schools, grocery stores, hospitals, mental health resources, and 24-hour options for late-shift workers.

WHAT SHOULD HAPPEN TO LARGE OFFICE PARKS THAT SIT EMPTY?



WHAT WOULD YOU MOST WANT TO SEE ALONG FOLSOM BOULEVARD



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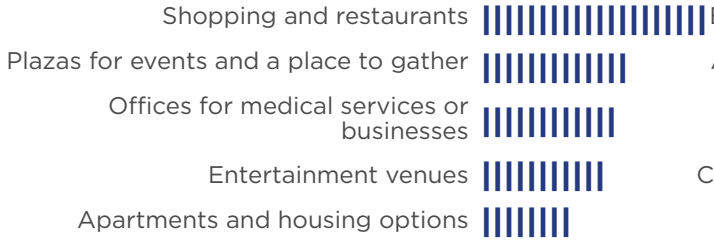

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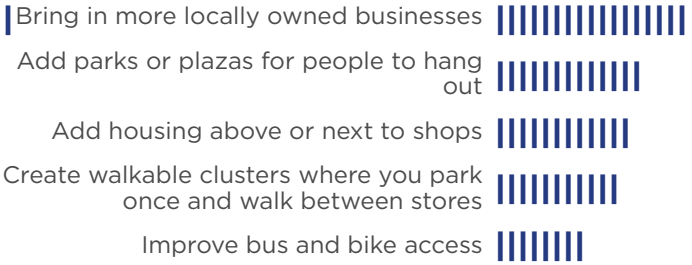

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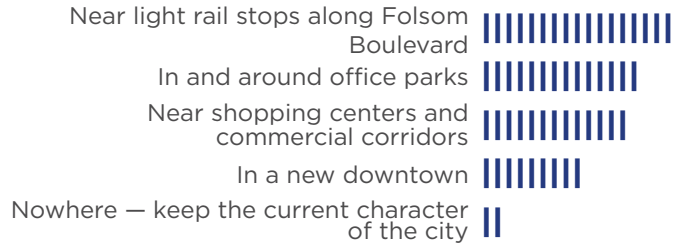

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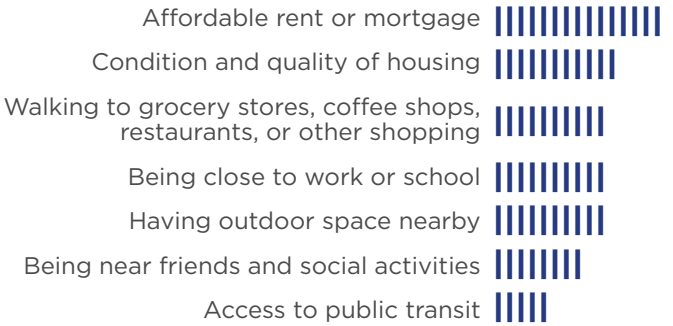


ONLINE FEEDBACK FORM

The Online Feedback Form, posted to the Rancho Cordova General Plan Update website, provided a virtual option for community members to provide feedback on the Land Use Alternatives. The Feedback Form landing page also included a link to the Land Use Alternatives Report, the Workshop Presentation, and translated materials in Spanish and Russian.

Similarly to the in-person Community Workshop on February 26, 2026, participants were able to review information about the key planning strategies, vote on their preferred land use alternative, and leave detailed feedback on why they selected this alternative.

Overview of Activating Commercial Centers

Survey Questions

Planning Strategy 1 | Planning Strategy 2 | **Planning Strategy 3** | Planning Strategy 4 | Planning

Re-envisioning the Downtown

With a new soccer arena coming, we have a once-in-a-generation opportunity to create a vibrant center—a place to gather, celebrate, and connect.

Will this area become Rancho Cordova's downtown? Or should we keep the General Plan vision for a downtown at Folsom Boulevard and Zinfandel Drive? Where should our city center be and what can it become?

STEP 1: Pick Your Favorite Alternative

- ○ Base Alternative
- ○ Alternative A
- ○ Alternative B

STEP 2: WHAT'S YOUR VISION FOR A DOWNTOWN IN RANCHO CORDOVA? What elements from the alternatives above stood out? What's missing? Share your thoughts below.

Submit

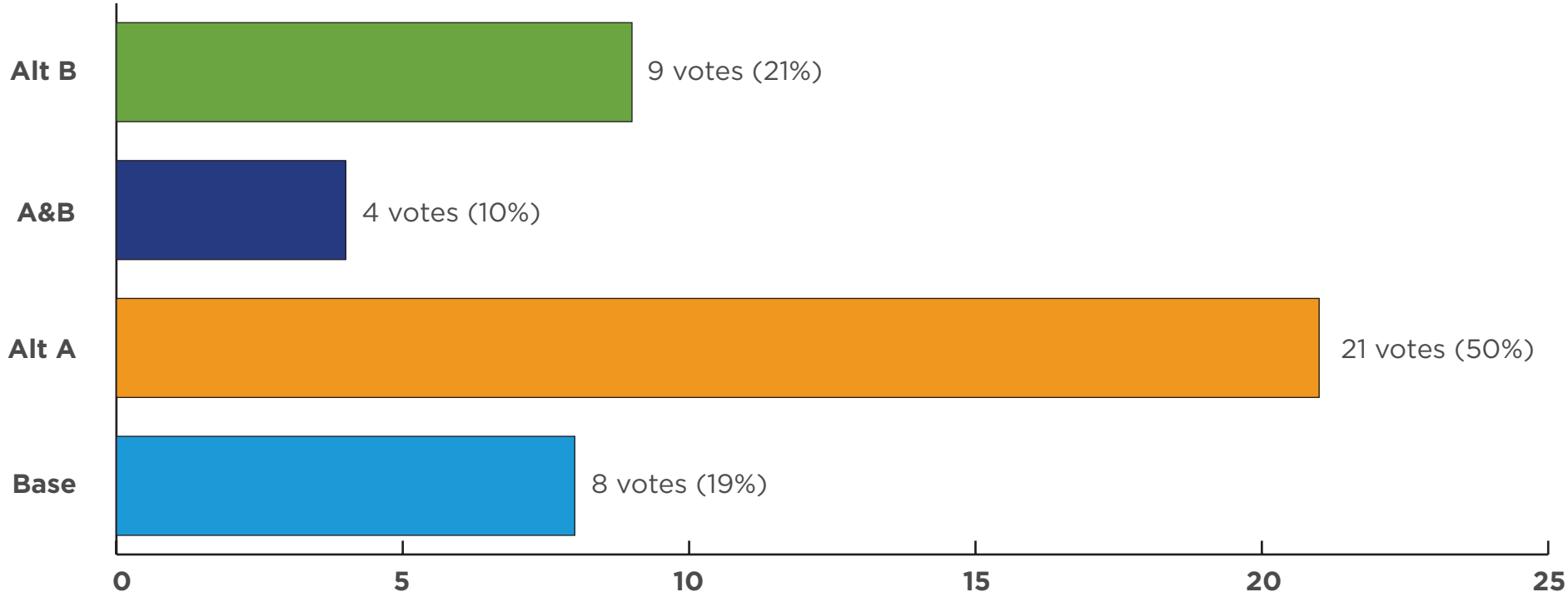
SUMMARY OF LAND USE ALTERNATIVES FEEDBACK

Participants reviewed three alternatives for each of five planning strategies, voted for their preferred approach, and provided written comments. Results have been combined with feedback from the workshop, pop-up engagement events, and an online feedback form to provide a comprehensive picture of community priorities.

Planning Strategy	Top Choice	Combined Vote Share	Total Votes
Strategy 1 - Reimagining Office Parks	Alternative A	50%	42
Strategy 2 - Folsom Boulevard Redevelopment	Alternative B	66%	32
Strategy 3 - Reenvisioning Downtown	Alternative B	56%	41
Strategy 4 - Activating Commercial Centers	Alternative A	59%	29
Strategy 5 - Housing Choices in Infill Areas	Alternative B	39%	33

PLANNING STRATEGY 1 - REIMAGINING OFFICE PARKS

Alternative A preferred (50% of combined votes) — Remove the 50% office mandate; allow mixed-use redevelopment at 20–40 units/acre.



Summary of Findings:

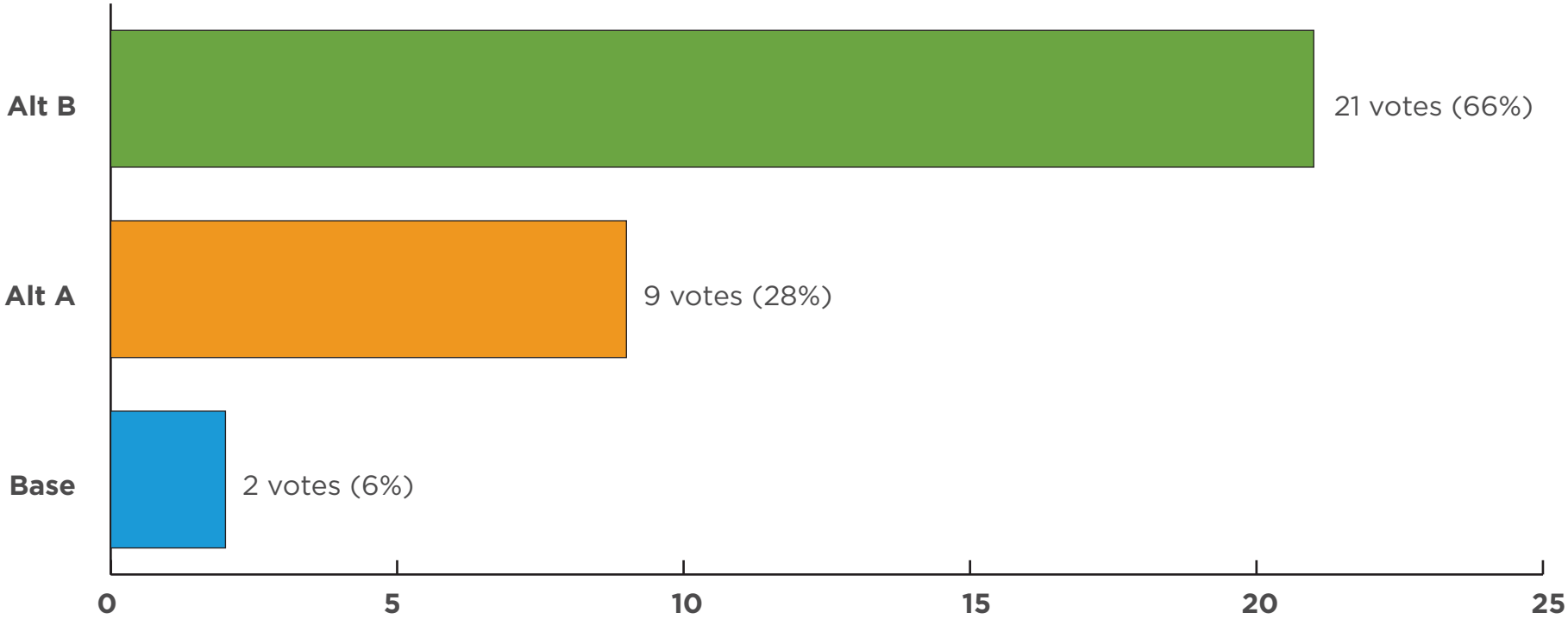
Alternative A was the clear preference, reflecting strong community support for removing the restrictive 50% office requirement and allowing office parks to redevelop into mixed-use neighborhoods with housing, retail, and employment. Alternative B, which goes further by adding an Advanced Industrial employment preservation zone and allowing densities up to 80 units/acre, earned meaningful combined support.

Key Themes:

- Redeveloping underutilized surface parking lots into naturalized spaces or active uses
- Green space, pedestrian corridors, and outdoor gathering areas must accompany new density
- Light rail integration and maximizing transit-oriented development potential
- Density concerns: shared walls and noise, parking overflow, and lack of private outdoor space raised by some respondents
- Responsible siting of tech and AI industries

PLANNING STRATEGY 2 - REMOVING BARRIERS TO REDEVELOPING FOLSOM

Alternative B preferred (66% of combined votes) — Denser Transit Corridor Mixed-Use (TCMU) designation at 20–60 units/acre; TOD overlay increased to 100 units/acre.



Summary of Findings:

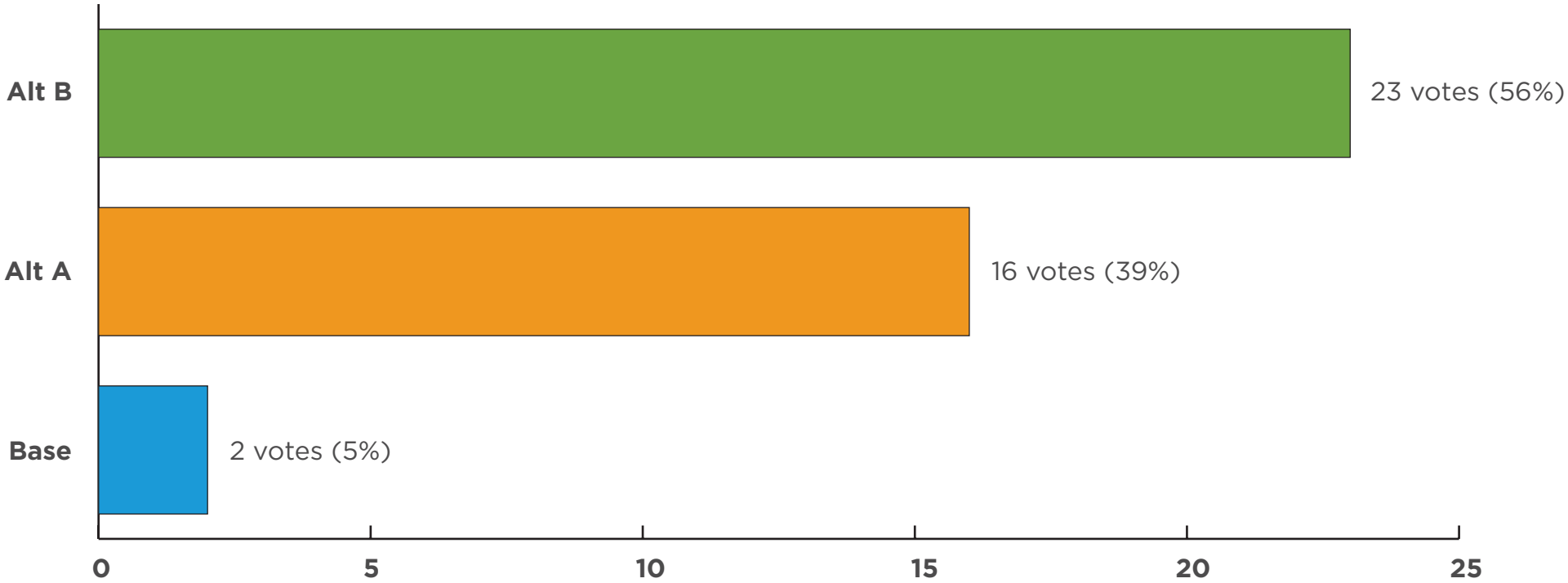
Alternative B received an overwhelming majority of support across workshop, pop-up, and survey respondents, reflecting a clear community desire to maximize density and mixed-use potential along Folsom Blvd. given its proximity to light rail. Participants across all events widely recognized Folsom Blvd. as the city's most transit-accessible corridor and wanted to leverage that asset fully. Some respondents noted that safety concerns should be addressed prior to redevelopment. Others expressed skepticism that transit would sufficiently serve Rancho Cordova's dispersed job centers.

Key Themes:

- Light rail access makes Folsom Blvd. the right place for highest densities
- Safety should accompany or precede redevelopment
- Strong support for redeveloping underutilized properties
- Maintain lower-scale transitions (2–3 stories) where the corridor meets single-family neighborhoods to the north
- Folsom Blvd. should become an inviting destination, not just a commercial corridor

PLANNING STRATEGY 3 - REENVISIONING THE DOWNTOWN

Alternative B preferred (56% of combined votes) — Focused entertainment district near the proposed arena plus dispersed mixed-use activity centers distributed citywide.



Summary of Findings:

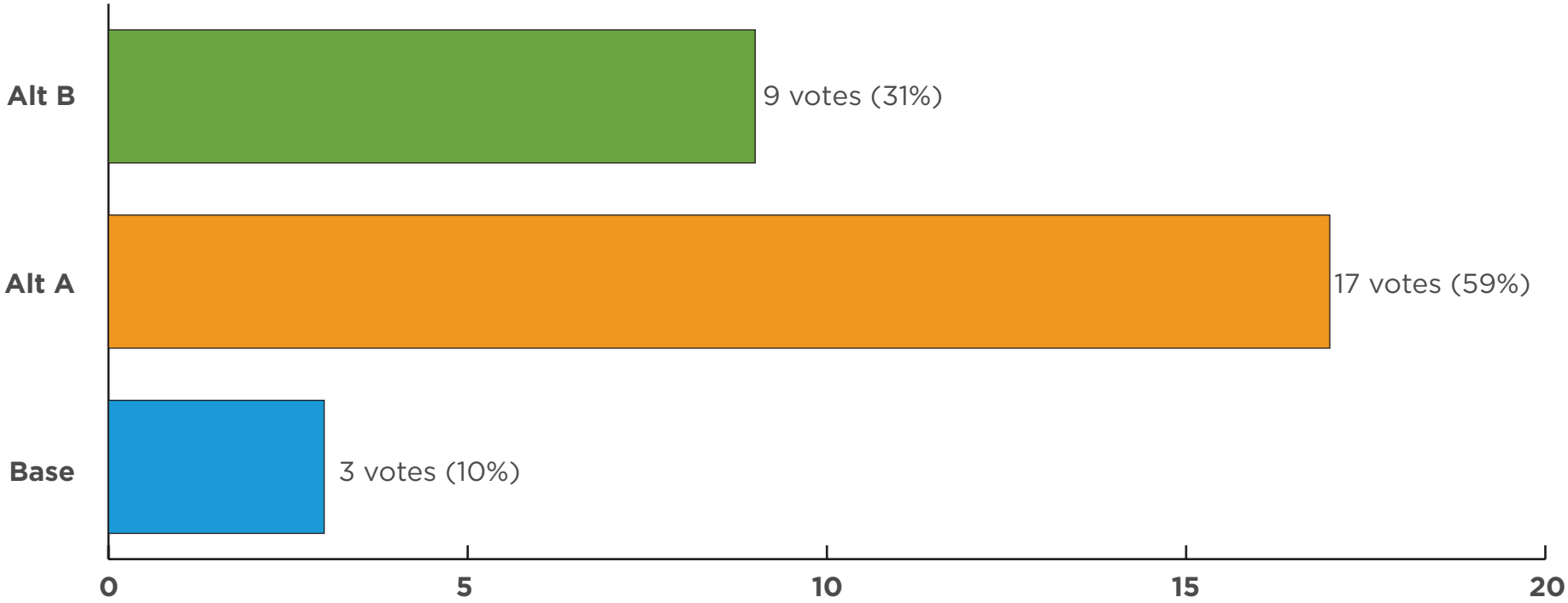
Alternative B earned the most votes across all engagement events, with participants and survey respondents alike drawn to the idea of multiple neighborhood-scale activity centers rather than a single large City Center. Alternative A (a 420-acre City Center at Folsom and Sunrise) also received substantial combined support. A recurring sentiment across all events was that A and B could be complementary: establish a central identity first (Alt A), then layer in dispersed neighborhood hubs over time (Alt B).

Key Themes:

- Dispersed activity centers give each neighborhood its own walkable identity and reduce travel distances
- Strong interest in a model similar to walkable California downtowns (Walnut Creek cited as a reference)
- Public transit connections to activity centers essential
- Arena and entertainment location skepticism: proposed arena site seen as poorly located and disconnected from a downtown feel
- Traffic and congestion concerns: Sunrise Blvd. already a choke point; development will intensify pressure

PLANNING STRATEGY 4 - ACTIVATING COMMERCIAL CENTERS

Alternative A preferred (59% of combined votes) — Maximum flexibility; removes 50% ground-floor commercial requirement from CMU designation; allows 10–30 units/acre with standalone residential.



Summary of Findings:

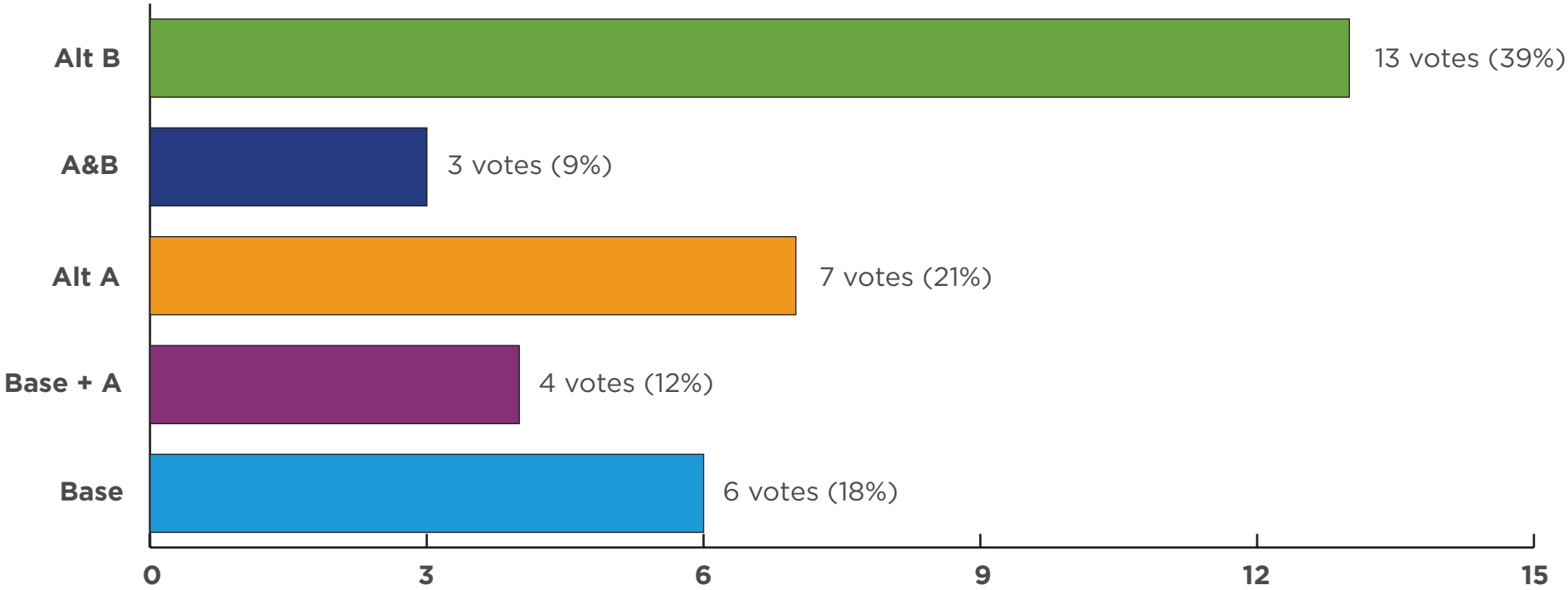
Alternative A was preferred, valued for its flexibility in allowing shopping centers to add housing on underutilized land without prescriptive design barriers. Some respondents cited density concerns, such as Capital Village as a cautionary example. Parking availability and traffic capacity were notes as real constraints that must be planned for.

Key Themes:

- Flexibility to add housing to underutilized commercial sites without removing existing commercial tenants
- Walkable, clustered commercial arrangements (park-once model) preferred over car-oriented strip malls
- Revitalizing the Folsom Blvd. commercial corridor is a high priority
- Interest in a marketplace-style anchor tenant (e.g., “Ferry Building” concept) as an entertainment/retail destination

PLANNING STRATEGY 5 - INCREASING HOUSING CHOICES IN INFILL AREAS

Alternative B received the most votes (39% of combined votes) — But results were divided across Alternatives and combinations of different alternatives.



Summary of Findings:

Combined, Alternative B — which allows higher densities in TCMU and IMU designations (20–80 units/acre) and introduces Village Center and Community Activity Center housing — earned the most votes. A meaningful minority across all events supported the Base Alternative, reflecting a desire to preserve existing single-family character. Facilitators noted the vote distribution suggested some participants may have been confused about which dots corresponded to which alternatives.

Key Themes:

- Housing for all life stages is desired and affordability is the top priority
- Higher density is most appropriate near light rail, Folsom Boulevard, and major employment centers
- Open space and parkland standards (Quimby Act, not in-lieu fees) should accompany density increases
- Cottage housing and senior-oriented smaller units should be considered within any infill framework
- Mid-rise density with limited surface parking seen by some as the right balance (but must still consider parking & transit access)

MIXED-USE AND MULTI-FAMILY HOUSING STUDY FEEDBACK

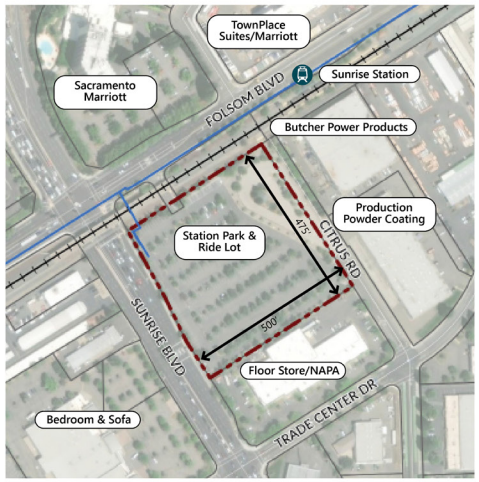
The following votes were received for preference in development scale.

Preferred Scale of Development	Opportunity Site #1: Sunrise Station	Opportunity Site #2: Olson Island	Opportunity Site #4: Prospect Park	Opportunity Site #6: Bradshaw Village
Proposed Vision	Sunrise Station park-and-ride lot is reimagined as a vibrant transit-oriented residential community that includes a mix of multifamily housing units and townhomes.	The Olson Island site, next to the Cordova Town Center Station, is activated with new mixed-use development and accompanying landscape, public space, and sidewalk improvements.	At Opportunity Site #4, an underutilized office parking lot at the Prospect Park office park is reimagined with a new mixed-use housing development at the corner of Prospect Park Dr. and White Rock Rd.	At the corner of Bradshaw Rd. and Old Placerville Road, a shopping center site is envisioned to be transformed into a more urban mixed-use village with new mixed-use multifamily housing and townhomes fronting Old Placerville Road.
Even higher density (2+ stories higher)	4	6	12	6
More density (1 story higher)	6	5	4	4
Just the right mix	15	14	9	11
Less density (1 story less)	6	3	3	5
Lesser density (2 stories less)	0	0	0	0

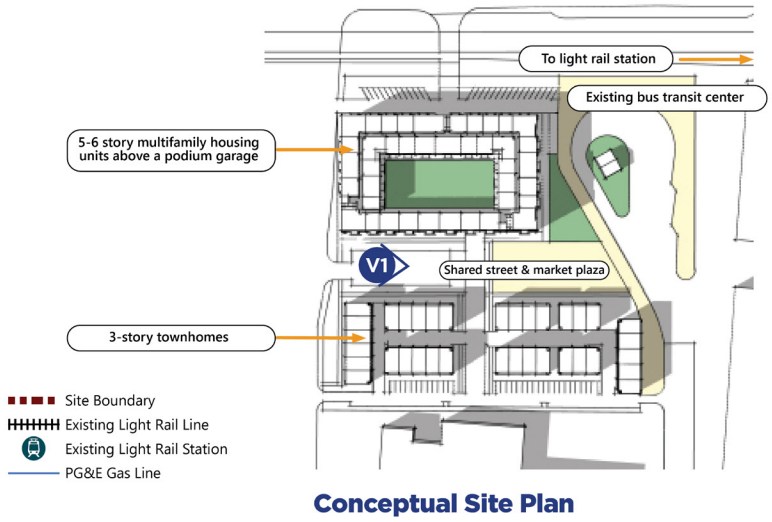
OPPORTUNITY SITE #1: SUNRISE STATION

In this concept, the Sunrise Station park-and-ride lot is reimagined as a vibrant transit-oriented residential community that includes a mix of multifamily housing units and townhomes.

Existing Site View (through Park & Ride Lot)



Site Context



Conceptual Site Plan

Site Concept Summary (as illustrated)

Site Development Summary	
Housing Types	Mixed-use multifamily housing above commercial shops and services and townhomes
Residential Units	Approx. 210 units
Commercial Area (sf)	No commercial
Density, Intensity and Building Placement	
Residential Density (units/ac)	Approx. 50 units/ac
Floor Area Ratio (FAR)	1.10 FAR
Building Height (stories)	Podium Housing: 5-6 stories; Townhomes: 3 stories
Open Space	
Open Space	20% of site
Multifamily Residential Private Open Space	90 sf/unit (ground floor patios) 60 sf/unit (upper level balconies)
Multifamily Residential Private Common Open Space	50 sf/unit
Parking	
Residential Parking Ratio (spaces/unit)	Podium Homes: 0.75 space/unit Townhomes: 2 spaces/unit (No minimum parking is required within one-half mile of a transit stop per AB 2097)

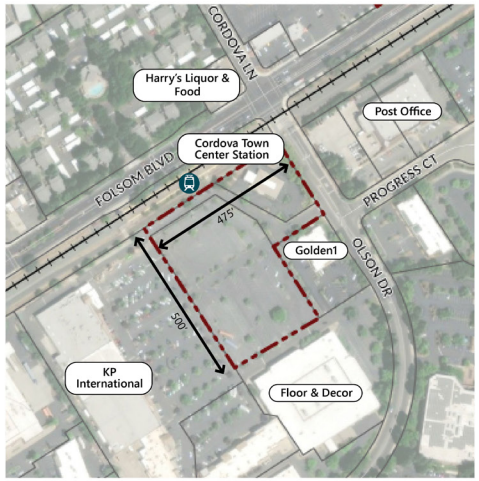
View 1, Site Concept Vision for Sunrise Station

Multifamily housing lines a shared street and plaza, designed to continue the farmer's market on-site.

OPPORTUNITY SITE #2: OLSON ISLAND

In this concept, the Olson Island site, next to the Cordova Town Center Station, is activated with new mixed-use development and accompanying landscape, public space, and sidewalk improvements.

Existing Site View (shopping center lot)



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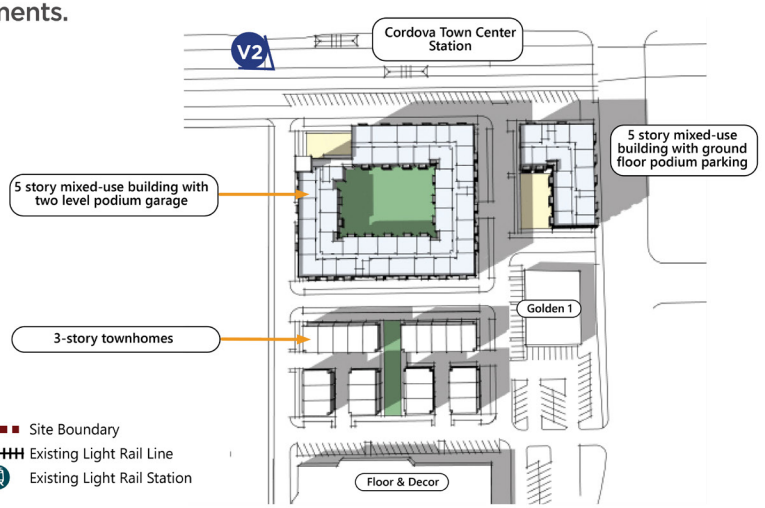


Conceptual Site Plan

Site Concept Summary (as illustrated)

Site Development Summary	
Housing Types	Mixed-use multifamily housing above commercial shops and services and townhomes
Residential Units	Approx. 255 units
Commercial Area (sf)	15,000 sf
Density, Intensity and Building Placement	
Residential Density (units/ac)	Approx. 60 units/ac
Floor Area Ratio (FAR)	1.40 FAR
Building Height (stories)	Podium Housing: 5 stories; Townhomes: 3 stories
Open Space	
Multifamily Residential Private Open Space	90 sf/unit (ground floor patios) 60 sf/unit (upper level balconies)
Multifamily Residential Private Common Open Space	50 sf/unit
Parking	
Residential Parking Ratio (spaces/unit)	Podium Homes: 0.75 space/unit Townhomes: 2 spaces/unit (No minimum parking is required within one-half mile of a transit stop per AB 2097)

View 2, Site Concept Vision for Olson Island at the Cordova Town Center Station

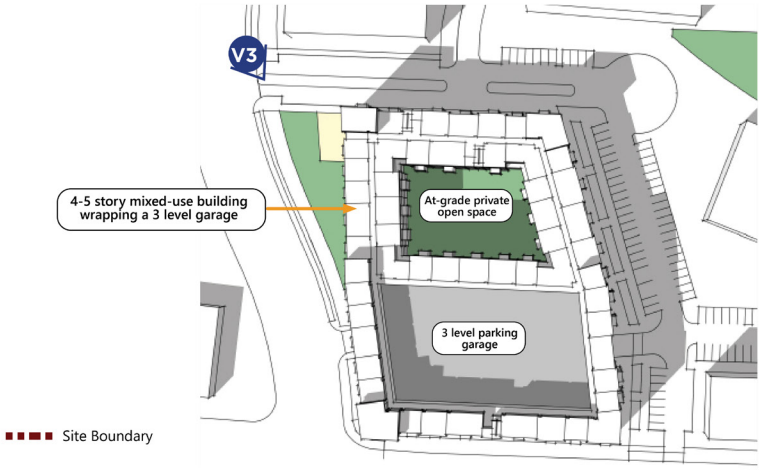
Mixed-use multifamily housing, a corner plaza, and landscaping activate this transit entry into the site.

OPPORTUNITY SITE #4: PROSPECT PARK

In this concept, the underutilized office parking lot at the Prospect Park office park is activated with a new mixed-use housing development at the corner of Prospect Park Dr. and White Rock Rd.

Existing Site View (at Office Park Entry)

Site Context



Conceptual Site Plan

Site Concept Summary (as illustrated)

Site Development Summary	
Housing Types	Mixed-use multifamily housing above commercial shops and services
Residential Units	Approx. 215 units
Commercial Area (sf)	9,000 sf
Density, Intensity and Building Placement	
Residential Density (units/ac)	Approx. 75 units/ac
Floor Area Ratio (FAR)	1.65 FAR
Building Height (stories)	4-5 stories
Open Space	
Multifamily Residential Private Open Space	90 sf/unit (ground floor patios) 60 sf/unit (upper level balconies)
Multifamily Residential Private Common Open Space	50 sf/unit
Parking	
Residential Parking Ratio (spaces/unit)	1 space/unit

View 3, Site Concept Vision for Infill Housing within the City's Office Parks

Multifamily housing with a corner ground floor commercial use is envisioned along Prospect Park Drive.

OPPORTUNITY SITE #6: BRADSHAW VILLAGE

In this concept, a shopping center site is envisioned to be transformed into a more urban mixed-use village with new mixed-use multifamily housing and townhomes fronting Old Placerville Road.

Existing Site View (Shopping Center Lot)

Site Context

Conceptual Site Plan

Site Concept Summary (as illustrated)

Site Development Summary	
Housing Types	Mixed-use multifamily housing above commercial shops and townhomes
Residential Units	Approx. 80 units
Commercial Area (sf)	13,000 sf
Density, Intensity and Building Placement	
Residential Density (units/ac)	Approx. 32 units/ac
Floor Area Ratio (FAR)	0.90 FAR
Building Height (stories)	Multifamily Units: 3-stories; Townhomes: 2-3 stories
Open Space	
Multifamily Residential Private Open Space	90 sf/unit (ground floor patios) 60 sf/unit for 50% of units (upper level balconies)
Multifamily Residential Private Common Open Space	50 sf/unit
Parking	
Residential Parking Ratio (spaces/unit)	Multifamily Units: 1.5 spaces/unit Townhomes: 2 spaces/unit

View 6, Site Concept Vision for a Mixed-Use Village Center

A common green connects new housing above ground floor shops.

MIXED-USE AND MULTI-FAMILY HOUSING STUDY FEEDBACK

The bullets below summarize qualitative feedback collected about the proposed design concepts.

What excites you most about these design concepts?

- Strong enthusiasm for mixed-use development that brings commercial, dining, and community amenities closer to where people live, reducing car trips and filling vacant storefronts
- Support for higher-density residential near transit, particularly at the Sunrise light rail station, with active ground-floor uses like gyms and restaurants
- Excitement about repurposing underutilized parking lots and empty spaces, with a “town square” concept resonating as a gathering place model
- Interest in designs that create walkable, car-optional living environments, particularly at sites like Olson Island, for residents who want to live without a car

Is there anything you would change about these concepts?

- Parking is a most frequently raised concern, with multiple respondents wanting structured parking included alongside any new density and at minimum consideration of parking needs of new residents
- Parkland standards should keep pace with new development; several respondents specifically cited the 5 acres per 1,000 residents standard
- Density concerns vary, with Sunrise Station and Bradshaw Village seen by some as already too dense, Olson Island as needing more density
- In general, gradual density increases preferred over overnight transformation
- Calls for more local entertainment, restaurants, and retail alongside requests for more equitable housing types including seniors, people with disabilities, and car-free residents; Residents do not want to have to leave Rancho Cordova for these amenities

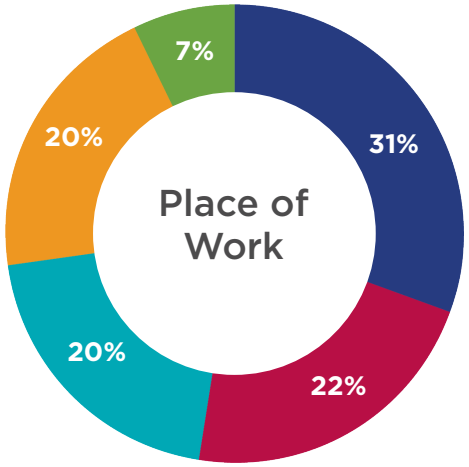
DEMOGRAPHICS DATA RECEIVED THROUGH PHASE 3

Participants have the option to complete a brief survey when attending in-person events or after providing feedback through the virtual exercises. This section shows the demographics of community members engaged through the end of Phase 3 (who elected to share this information).

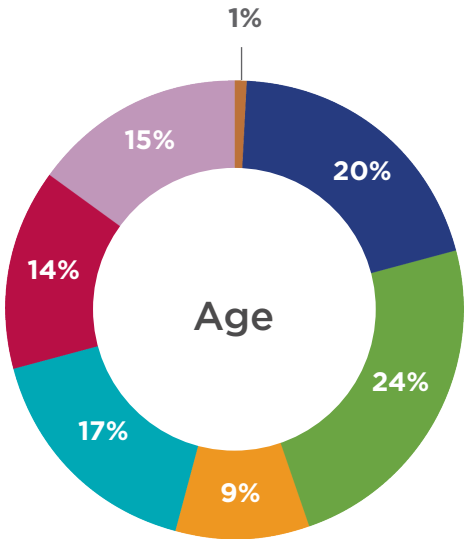
**Note that not every participant elected to report their demographic data. Particularly, many children who attended events are not represented in these charts.*

Demographics Snapshot

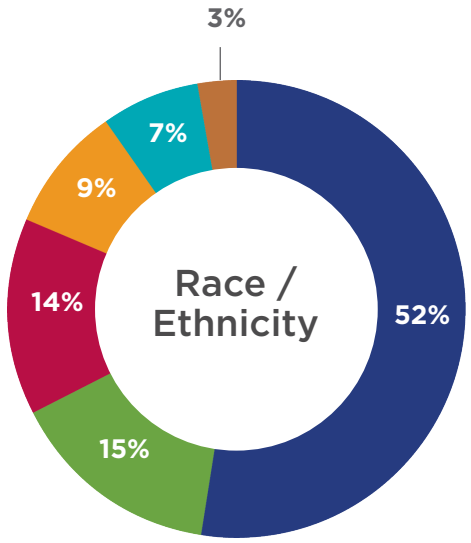
- **31%** are unemployed or retired
- **Most between 25-44 years old** (combined 44%)
- **52% identify as White** / Non-Latino
- **24%** have lived in Rancho Cordova for **longer than 20 years**
- **89%** own their home



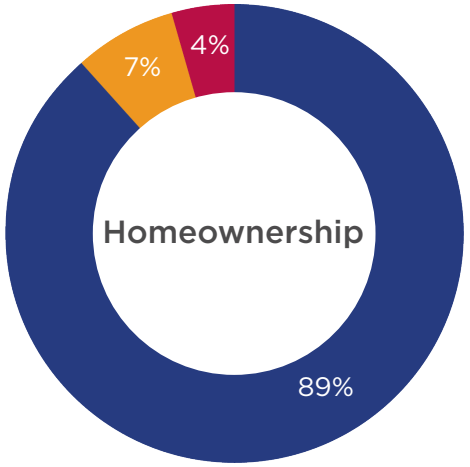
- Unemployed or retired
- Outside my home, in another county/community
- Outside my home, in Rancho Cordova
- No response/write-in
- Outside of county

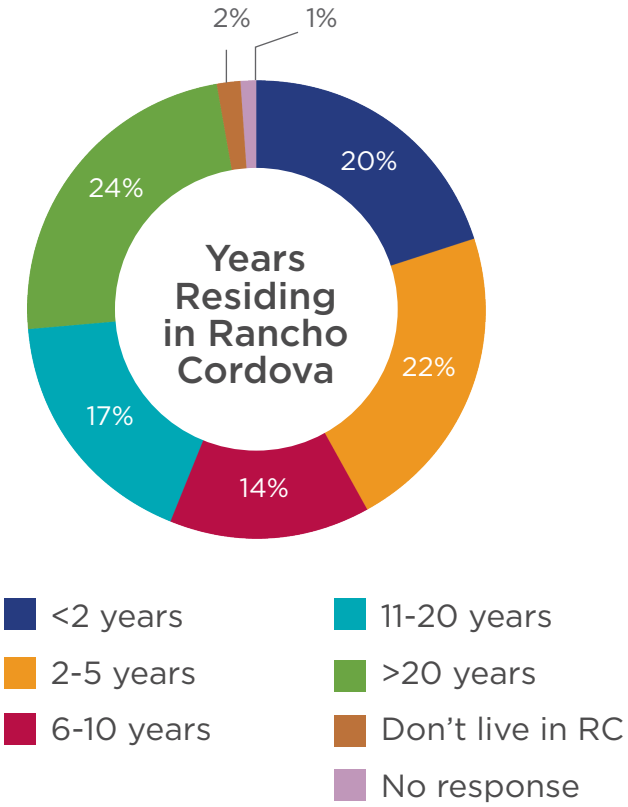


- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+



- White/Non-Latino
- Asian/Pacific Islander
- Hispanic/Latino
- Multi-racial
- Black or Afr-American
- Decline to state

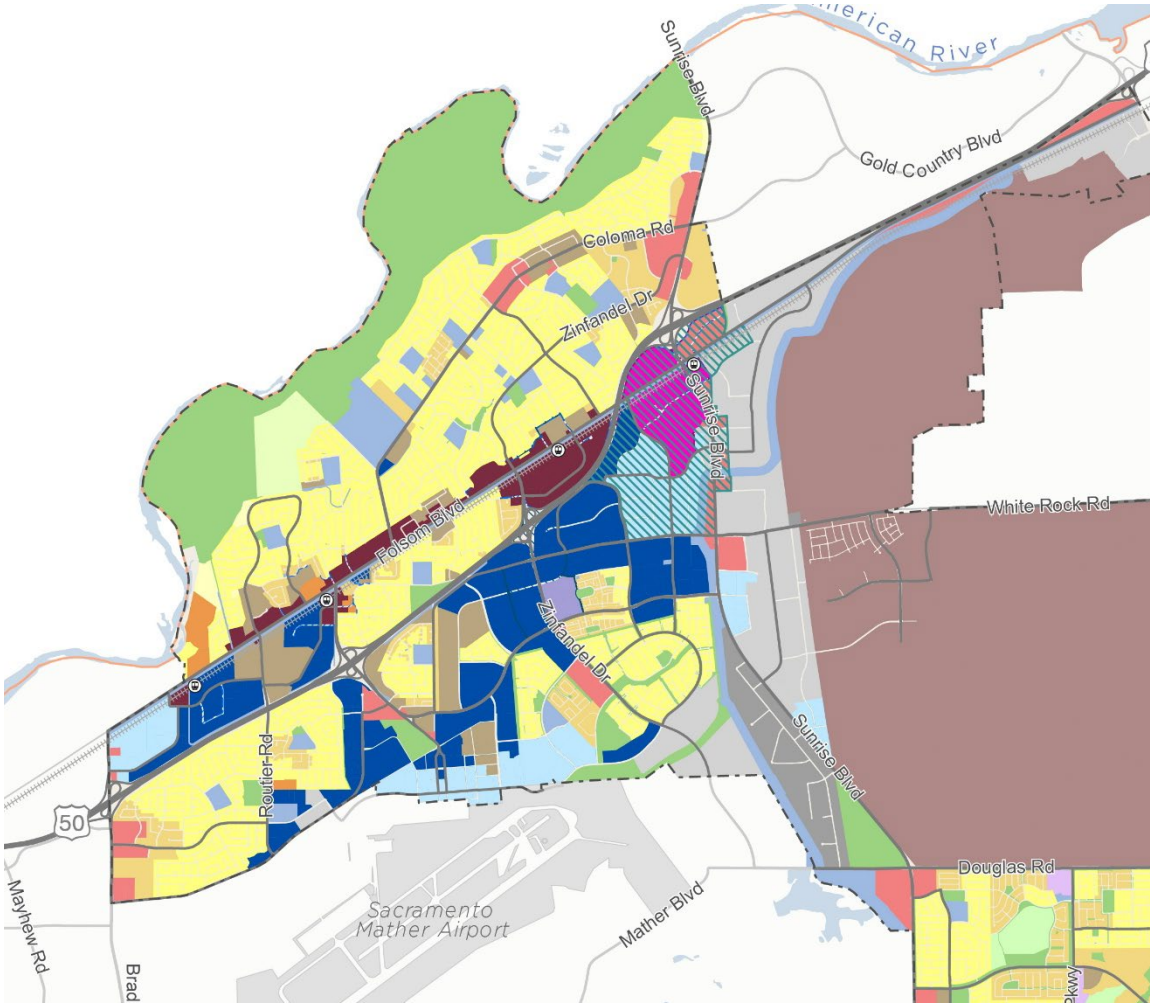




Most common neighborhoods represented

- **Stone Creek (14%)**
- **Lincoln Village (9%)**
- **Sunridge Anatolia (9%)**
- **Cordova Gardens (6%)**
- **Cordova Meadows (6%)**
- **Sunridge Park (6%)**
- **Kavala Ranch (5%)**
- **Mills Ranch (5%)**
- **Cordova Lane (4%)**
- **Cordova Vineyards (4%)**
- **The Ranch (4%)**
- **Sun River (4%)**
- **Other write-in or no response (13%)**

The remaining 10% of responses included: Countryside, Mather Business, Rio Del Oro, South White Rock, Suncreek, Walnut Wood, Somerset Ranch, Capital Village, and Brookside



STAFF RECOMMENDED LAND USE ALTERNATIVE

April 2026

RANCHO CORDOVA GENERAL PLAN 2050

Land Use Designations

General Plan land use designations specify the type of future development allowed on each parcel of land in the city (e.g., residential, commercial, industrial) and how dense or intense that development can be, meaning the number of housing units per acre (units/acre) or the size of buildings.

Table 1 includes descriptions of the proposed land use designations. Most of these designations come from the existing 2006 General Plan and continue in the proposed alternative. However, some of the existing designations have been modified and others have been replaced with new designations.

Summary of Staff Recommended Approach to the Planning Strategies

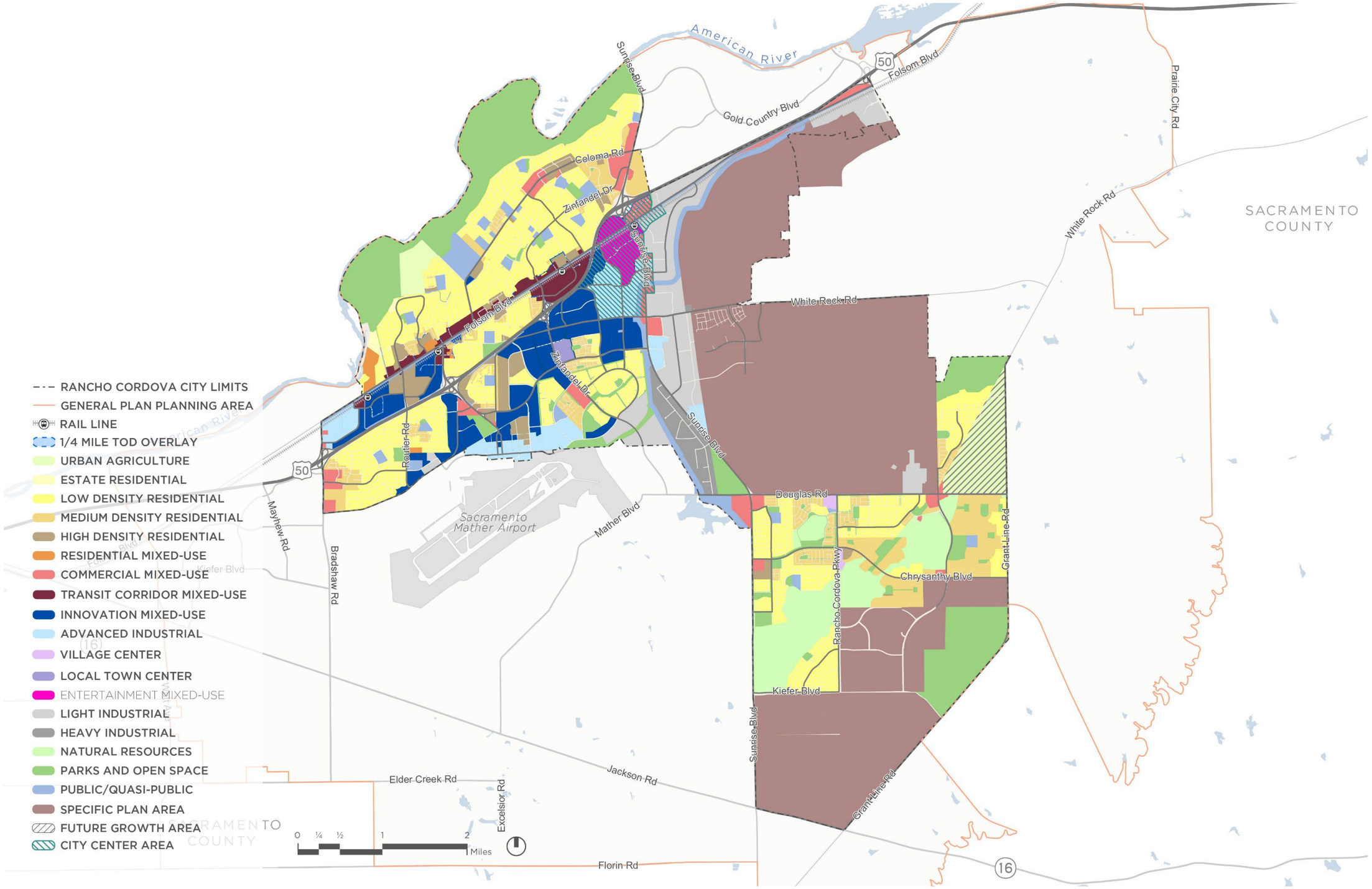
- **Planning Strategy 1: Reimagining Office Parks.** Community feedback favored Alternative A, which removes the restrictive 50 percent office mandate and allows mixed-use redevelopment at densities up to 40 units per acre. However, given the community support for even higher densities expressed in the feedback on Planning Strategy #5 and the Mixed-use Multifamily Housing Study concepts, city staff is recommending Alternative B, which allows a maximum density to 80 units/acre and includes the Advanced Industrial land use designation to preserve employment-only areas.
- **Planning Strategy #2: Removing Barriers to Redeveloping Folsom Boulevard.** Consistent with community feedback, city staff is recommending Alternative B, which applies the higher-density version of Transit Corridor Mixed-Use (TCMU), allowing densities up to 60 units/acre, and a Transit-Oriented Development (TOD) overlay permitting up to 100 units/acre near light rail stations.
- **Planning Strategy #3: Reenvisioning the Downtown.** Community feedback generally favored Alternative B's model of dispersed activity centers distributed throughout the city; however, there was also community support for a new City Center surrounding the proposed arena. Staff is recommending a hybrid of Alternatives A and B, which replaces the Convention Overlay with a new Entertainment Mixed-Use District (EMUD) land use designation and identifies a new larger City Center Planning Area in response to City Council's desire for a centralized downtown focused on entertainment and housing.
- **Planning Strategy #4: Activating Commercial Centers.** Consistent with community feedback, Staff is recommending Alternative A, which designates most commercial nodes as Commercial Mixed-Use (CMU). The updated CMU designation provides greater flexibility to accommodate a mix of uses at these activity centers throughout the city, including standalone residential at densities of 10-30 units per acre.
- **Planning Strategy #5: Increasing Housing Choices in Infill Areas.** Consistent with community feedback, Staff is recommending Alternative B, which provides higher densities within the Transit Corridor Mixed-Use (TCMU) and Innovation Mixed-Use (IMU) land use designations.

TABLE 1: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
General Agriculture (GA)	
Lands within the General Agriculture category are set aside for commercial-level agricultural production. Sites for General Agriculture are considered economically viable for farming operations.	N/A
Urban Agriculture (UA)	
The Urban Agriculture designation allows for small-scale agricultural operations that include crop production, animal raising, beekeeping, market gardens, community gardens, and produce stands in a form and at a scale appropriate for the urban context of Rancho Cordova.	N/A
Estate Residential (ER)	
The Estate Residential category is characterized by larger, "executive"-style homes on generous lots. It allows a smooth transition between the rural areas of the city and the more intensively developed neighborhoods.	0.51-2 units/acre
Low Density Residential (LDR)	
The Low Density Residential designation represents the traditional single-family neighborhood with a majority of single-family detached homes. This is the predominant land use designation of the city's neighborhoods.	2.1-6 units/acre
Medium Density Residential (MDR)	
The Medium Density Residential designation allows for small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.	6.1-20 units/acre
High Density Residential (HDR)	
The High Density Residential designation allows for development of larger multi-family housing complexes, including apartments and condominiums.	20-40 units/acre
Residential Mixed-Use (RMU)	
The Residential Mixed-Use designation allows for commercial or office uses to be co-located on the same property, either vertically or horizontally, with residential development at medium to high densities. It does not preclude residential development within the designation but rather encourages a mixing of uses.	6.1-40 units/acre FAR: 1.5 Max
Commercial Mixed-Use (CMU)	
The Commercial Mixed-Use designation encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor; however, standalone residential is allowed with active ground floor uses.	10-30 units/acre FAR: 0.25-1.5
Transit Corridor Mixed-Use (TCMU)	
The Transit Corridor Mixed-Use designation is intended to activate the Folsom Boulevard corridor with transit-oriented development. This designation provides for high density residential and a broad range of commercial uses, including retail, services, restaurants, hotels, and offices. Uses may be either freestanding or co-located on the same property, either vertically or horizontally integrated.	20-60 units/acre FAR: 0.5-2.5

TABLE 1: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
Village Center (VC)	
The Village Center designation meets daily shopping needs for residents in a village as described in the building blocks concept. Typical uses include small- to medium-sized grocery stores, drug stores, dry cleaners, and coffee shops. This designation also allows housing as part of a mixed-use commercial center. Development is pedestrian friendly with neighborhood gathering places.	6.1-18 units/acre FAR: 0.25-1.0
Local Town Center (LTC)	
The Local Town Center designation provides retail, restaurant, and entertainment uses within a district as described in the building block concept. Typical uses include a combination of retail, restaurant, office, and residential. This designation may also include large retail stores, lodging, entertainment, public/quasi-public, and indoor and outdoor recreational facilities. Development is pedestrian friendly with gathering places for both daytime and nighttime activities.	6.1-18 units/acre FAR: 0.3-1.5
Regional Town Center (RTC)	
The Regional Town Center designation is generally characterized by a horizontal or vertical mix of integrated retail, office, and residential uses that serve both the entire City and the region. Large retail stores, restaurants, public/quasi-public uses, and entertainment venues are common. Regional activity centers are vibrant destination places for the entire region and foster an active nightlife.	6.1-40 units/acre FAR: 0.35-4.0
Entertainment Mixed-Use District (EMUD)	
The Entertainment Mixed-Use District designation is intended to establish an area in the city specifically for the development of a large-scale entertainment center with related and supporting uses including retail, restaurants, hotels, and multifamily housing. The district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike.	20-100 units/acre FAR: 0.35-5.0
Innovation Mixed-Use (IMU)	
The Innovation Mixed-Use designation provides for professional offices and innovative businesses in an amenity-rich environment that integrates employment with commercial and residential. This designation allows for a variety of businesses and professional offices with supporting services, retail, and multifamily housing. Uses may be either freestanding or co-located on the same property, either vertically or horizontally integrated. Existing industrial uses may remain and expansions with clean industrial uses are allowed; however, new industrial uses shall be limited to those with a low environmental impact to ensure compatibility with adjacent residential.	20-80 units/acre FAR: 0.25 - 3.0
Advanced Industrial (AI)	
The Advanced Industrial designation encourages the growth of creative and innovative industries and businesses. The designation allows for professional office, research and development, incubator spaces, light industrial uses with low environmental impacts, and supportive retail and commercial development.	FAR: 0.25 - 3.0
Light Industrial (LI)	
The Light Industrial designation allows industrial or manufacturing activities that occur entirely within an enclosed building. This designation also includes warehousing activities or distribution centers but excludes corporation yards. Employee intensive operations (e.g., research and development) that would otherwise not occur within the Office Mixed-Use designation are permitted. The designation also allows hospitals and other public/quasi-public uses.	FAR: 1.0 Max

TABLE 1: LAND USE DESIGNATION DESCRIPTIONS	DENSITY/INTENSITY
Heavy Industrial (HI)	
The Heavy Industrial designation allows for industrial or manufacturing activities that may occur inside or outside of a building or structure. This designation includes corporation yards and surface mining and related operations.	FAR: 0.6 Max
Public/Quasi-Public (QP)	
The Public/Quasi-Public designation allows for uses including civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others. Most buildings in this designation are high profile and prominent within the community. To meet future community needs, new development projects should include public/quasi-public sites for future, undetermined uses.	FAR: 0.1-1.0
Parks and Open Space (OS)	
The Parks and Open Space designation allows for both active and passive recreational activities, such as parks, lakes, golf courses, and trails.	N/A
Natural Resources (NR)	
The Natural Resources designation sets aside land as natural habitat that typically has no urban development on it. Often, open space trails will be sited adjacent to Natural Resource areas.	N/A
Transit-Oriented Development (TOD) Overlay	
The Transit-Oriented Development (TOD) Overlay applies within one-quarter mile of light rail stations. The purpose of the TOD Overlay is to promote and provide for higher density and intensity uses as part of or in proximity to transit stations. The objective of locating more intensive uses near transit stations is to promote transit services along major transit corridors of the city.	20-100 units/acre FAR: 0.5-3.0
City Center Planning Area	
The City Center is a new planning area envisioned to become the vibrant core of Rancho Cordova where commerce, culture, entertainment, and housing converge to create a regional destination. The General Plan will contain policies specific to this area and an implementation program to prepare a subsequent master plan to guide development, transportation, parking, wayfinding, and other topics specific to this area.	N/A

Staff Recommended Land Use Alternative



Staff Recommended Land Use Alternative - Areas of Change

Alternative A

Commercial Mixed-Use (CMU) designation with maximum flexibility and removing the 50% ground-floor commercial requirement and allowing 10-30 unis/acre.

Alternative B

Transit Corridor Mixed-Use (TCMU) designation expands to include additional parcels south of Folsom Boulevard. The maximum density for TCMU is 60 units/acre to increase capacity for new infill housing.

Alternative B

TOD Overlay that allows up to 100 units/acre within 1/4 mile of light rail stops.

Alternative A/Alternative B

Rather than a new land use designation, the **City Center** is identified as a new Planning Area envisioned to become the vibrant core of Rancho Cordova. The General Plan will contain an implementation program to prepare a master plan for this area.

A new **Entertainment Mixed-Use District (EMUD)** designation covers a larger area than just the proposed arena development. It creates a new regional destination for entertainment, hotels, shopping, restaurants, housing, and other amenities. The EMUD allows the highest building densities and intensities in the city, creating a new mid-rise to high-rise "downtown" that becomes the heart of Rancho Cordova.

Alternative B

Office parks are redesignated **Innovation Mixed-Use (IMU)**, with a density of up to 80 units/acre and includes **Advanced Industrial (AI)** designation (shown in light blue) to preserve some areas for employment uses only, ensuring land is available for new and expanding industries.

Commercial Mixed Use (CMU) replaces the more strict Village Center designation in a few areas, allowing more flexibility to develop with commercial uses or housing in response to community Planning Strategy #3 - Reeinvisioning the Downtown for dispersed mixed-use activity centers citywide.

- RANCHO CORDOVA CITY LIMITS
- GENERAL PLAN PLANNING AREA
- RAIL LINE
- 1/4 MILE TOD OVERLAY
- COMMERCIAL MIXED-USE
- TRANSIT CORRIDOR MIXED-USE
- INNOVATION MIXED-USE
- ADVANCED INDUSTRIAL
- ENTERTAINMENT MIXED-USE
- CITY CENTER

0 ¼ ½ 1 Miles

Zinfandel Dr
Folsom Blvd
Routier Rd
Sunrise Blvd
American River
50
Mather Airport

City Council

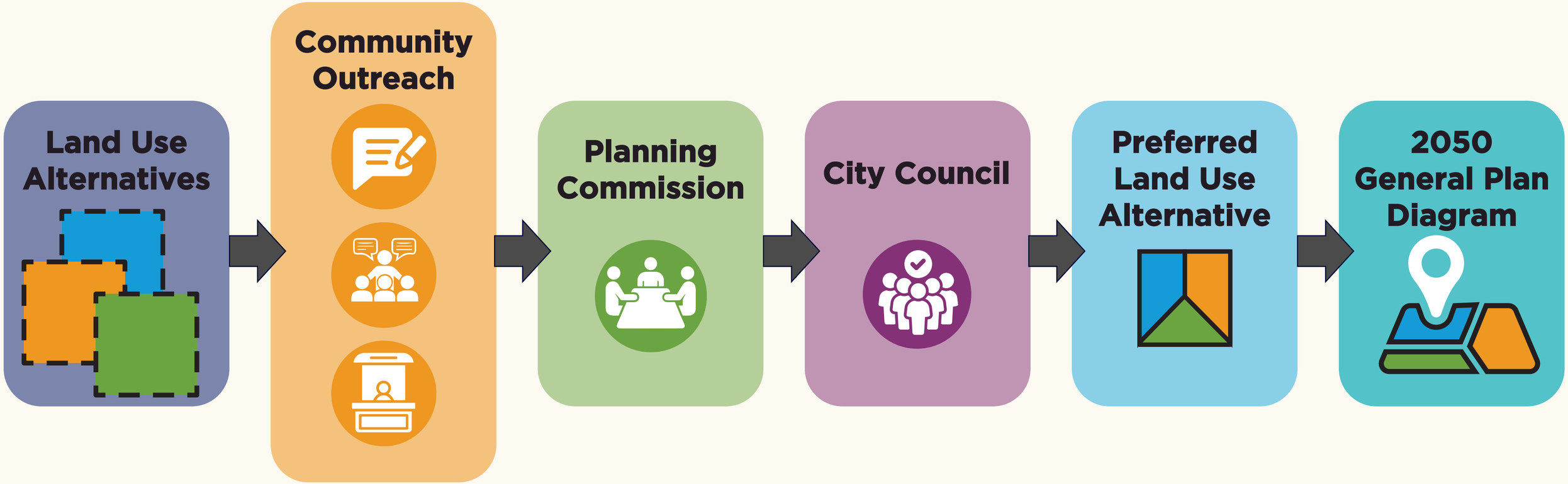
Preferred Land Use Alternative

July 6, 2026

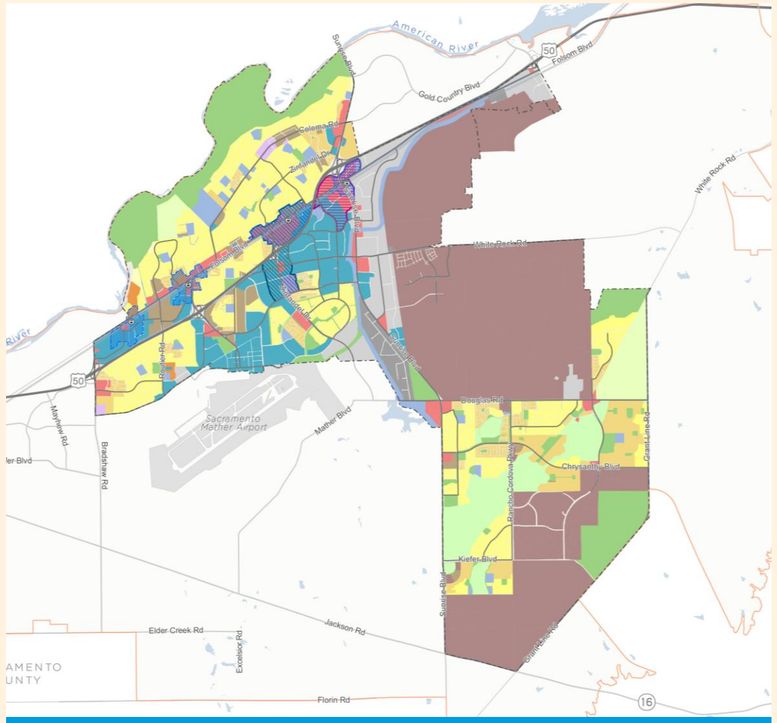
RANCHO CORDOVA GENERAL PLAN 2050

RANCHO CORDOVA CALIFORNIA

Land Use Alternatives Process

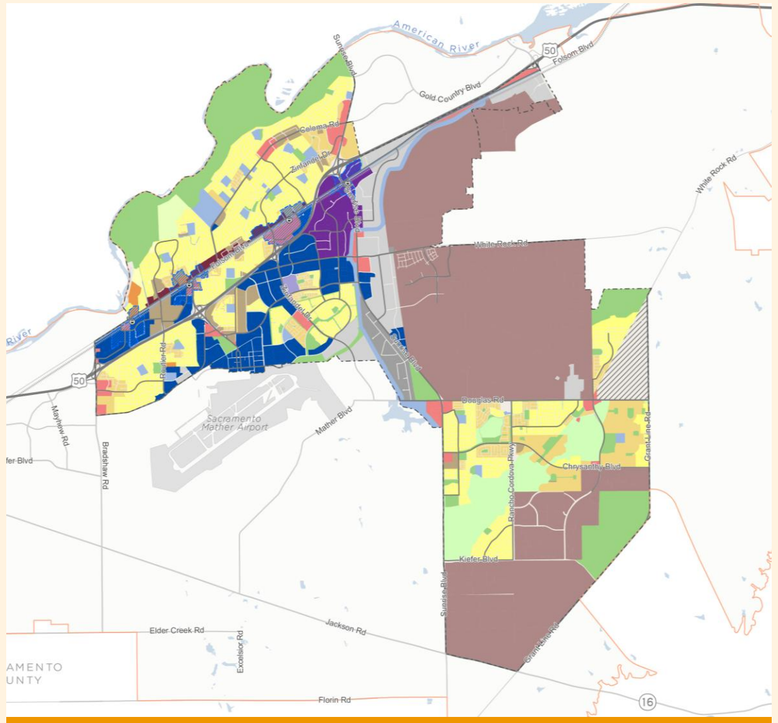


Land Use Alternatives Overview



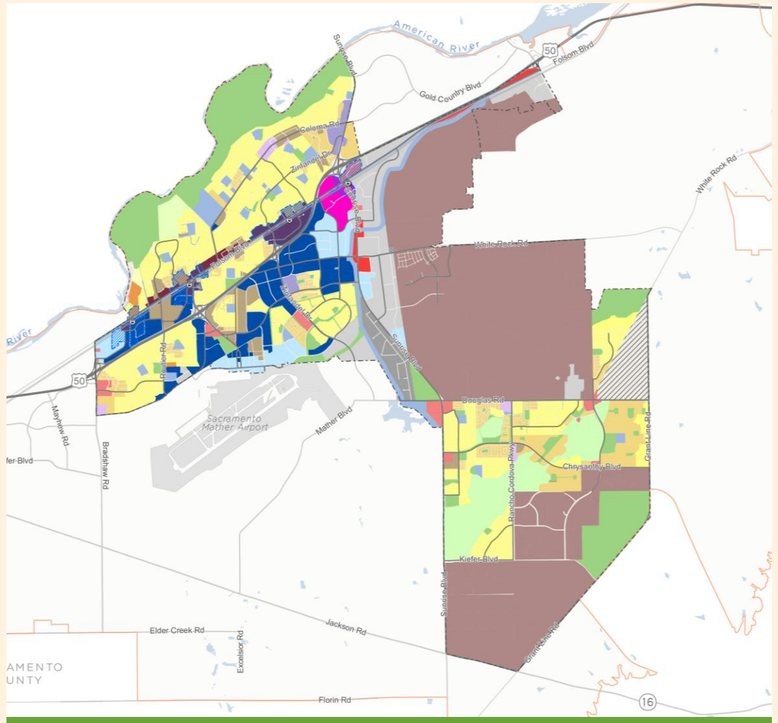
BASE ALTERNATIVE

Refined 2006 General Plan Land Use Diagram



ALTERNATIVE A

Increased flexibility to remove barriers for infill development



ALTERNATIVE B

Increased flexibility, higher density, more specific land use designations

May 26th City Council Meeting

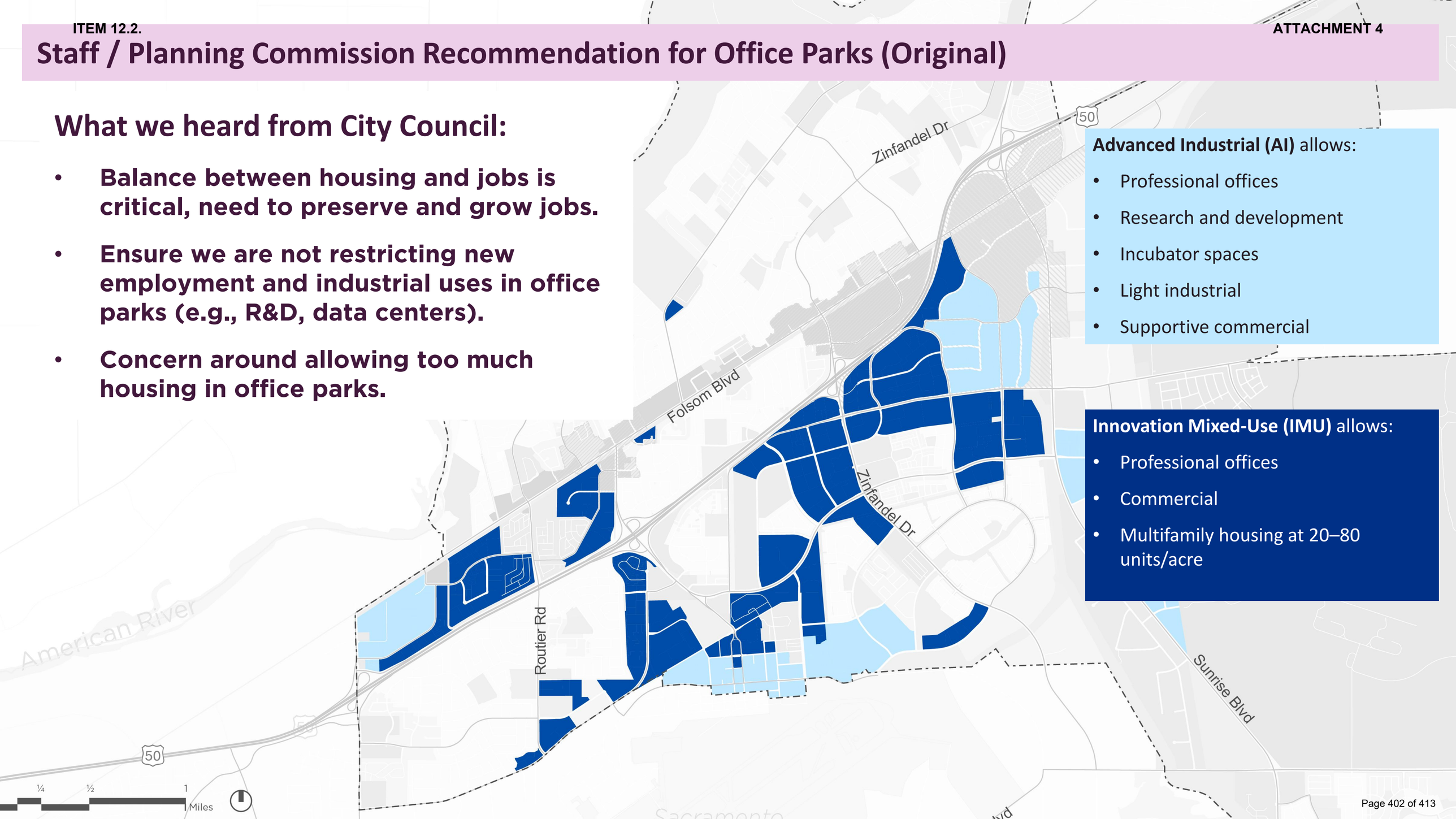
- The Staff and Planning Commission Preferred Land Use Alternative was originally presented at the May 26th City Council Meeting
- The City Council expressed some initial concerns :
  - Balance housing and jobs
  - Preserve and grow jobs
  - Don’t restrict new employment uses in office parks (e.g., R&D, data centers)
  - Fiscal impact of too much housing in office parks and commercial areas
  - Make sure existing commercial businesses can stay on Folsom Blvd
  - Avoid overconcentration of apartments
  - Ensure high quality design for high density housing
  - Expand the City Center boundary

Office Parks

Staff / Planning Commission Recommendation for Office Parks (Original)

What we heard from City Council:

- **Balance between housing and jobs is critical, need to preserve and grow jobs.**
- **Ensure we are not restricting new employment and industrial uses in office parks (e.g., R&D, data centers).**
- **Concern around allowing too much housing in office parks.**



Advanced Industrial (AI) allows:

- Professional offices
- Research and development
- Incubator spaces
- Light industrial
- Supportive commercial

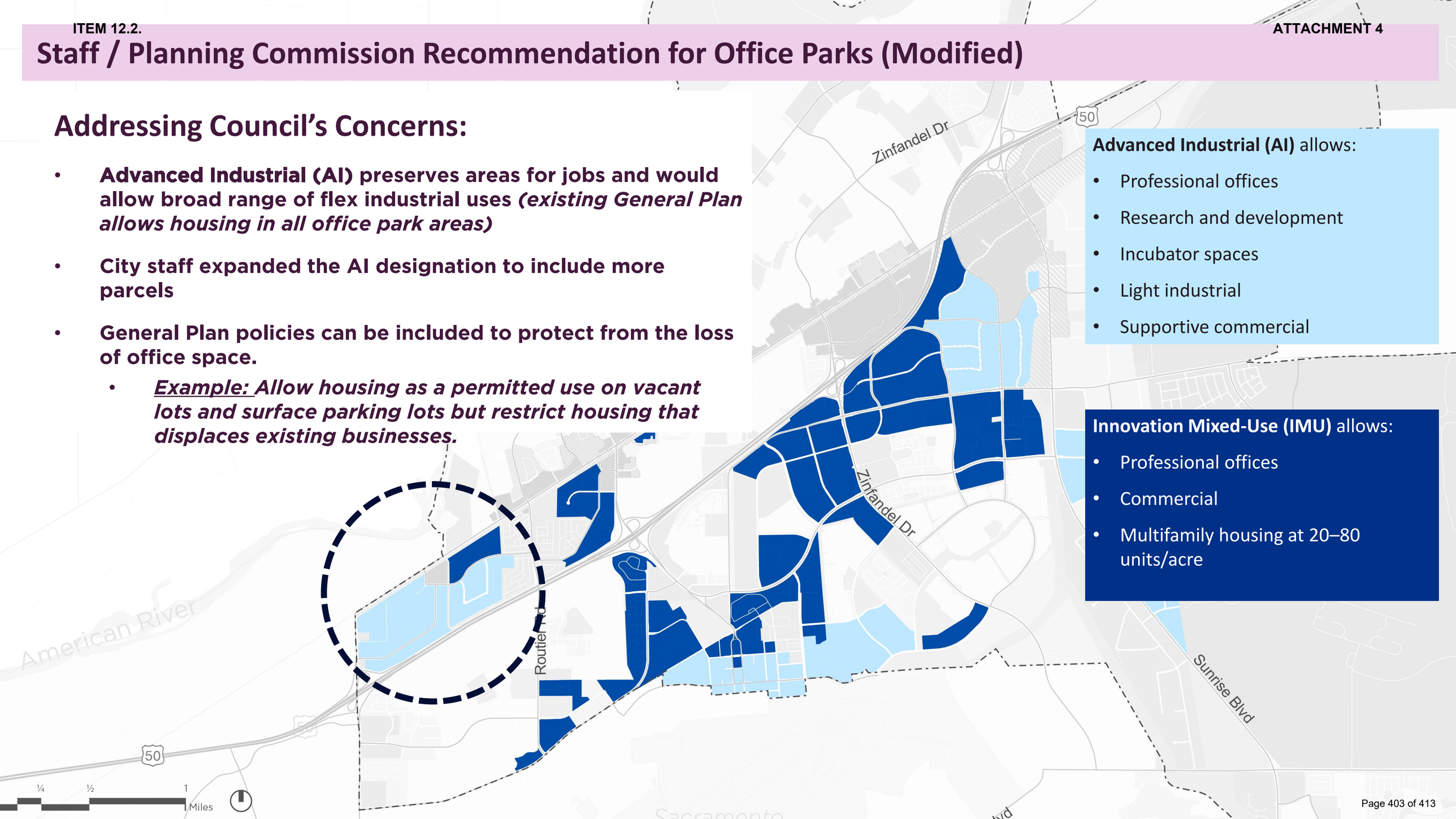
Innovation Mixed-Use (IMU) allows:

- Professional offices
- Commercial
- Multifamily housing at 20–80 units/acre

Staff / Planning Commission Recommendation for Office Parks (Modified)

Addressing Council's Concerns:

- **Advanced Industrial (AI) preserves areas for jobs and would allow broad range of flex industrial uses *(existing General Plan allows housing in all office park areas)***
- **City staff expanded the AI designation to include more parcels**
- **General Plan policies can be included to protect from the loss of office space.**
  - ***Example:* Allow housing as a permitted use on vacant lots and surface parking lots but restrict housing that displaces existing businesses.**



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- Commercial
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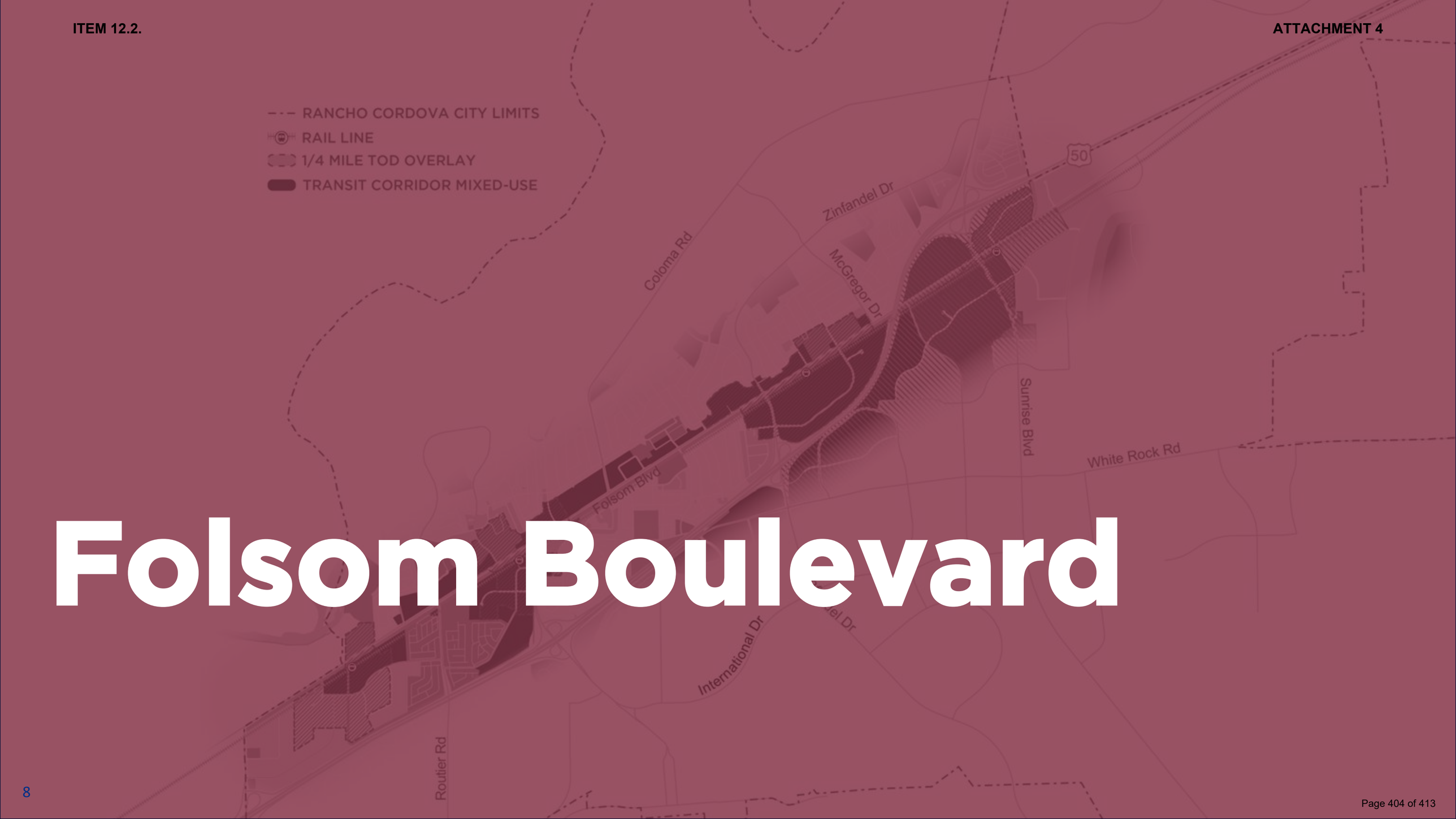
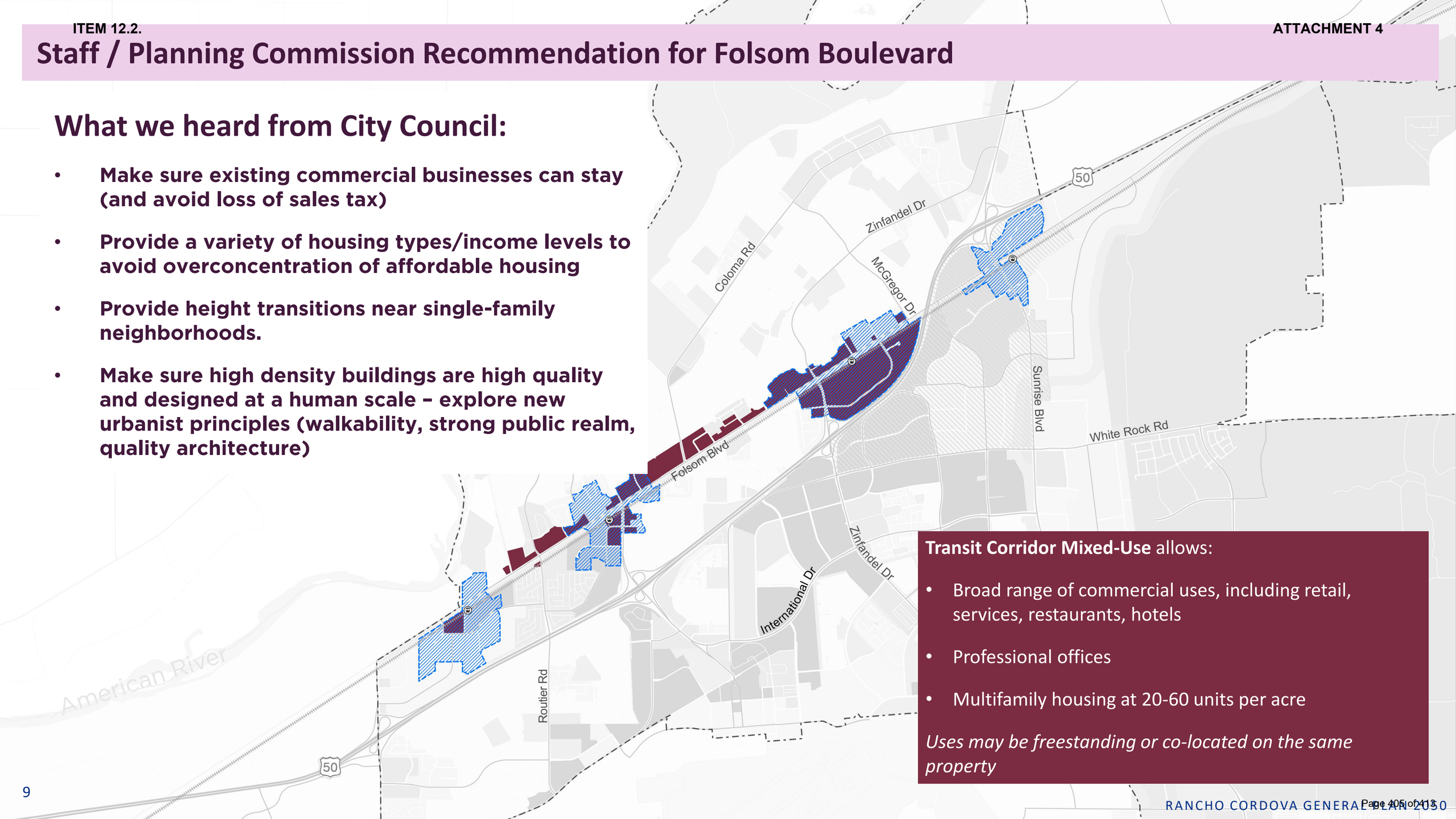


Folsom Boulevard

Staff / Planning Commission Recommendation for Folsom Boulevard

What we heard from City Council:

- **Make sure existing commercial businesses can stay (and avoid loss of sales tax)**
- **Provide a variety of housing types/income levels to avoid overconcentration of affordable housing**
- **Provide height transitions near single-family neighborhoods.**
- **Make sure high density buildings are high quality and designed at a human scale – explore new urbanist principles (walkability, strong public realm, quality architecture)**



Transit Corridor Mixed-Use allows:

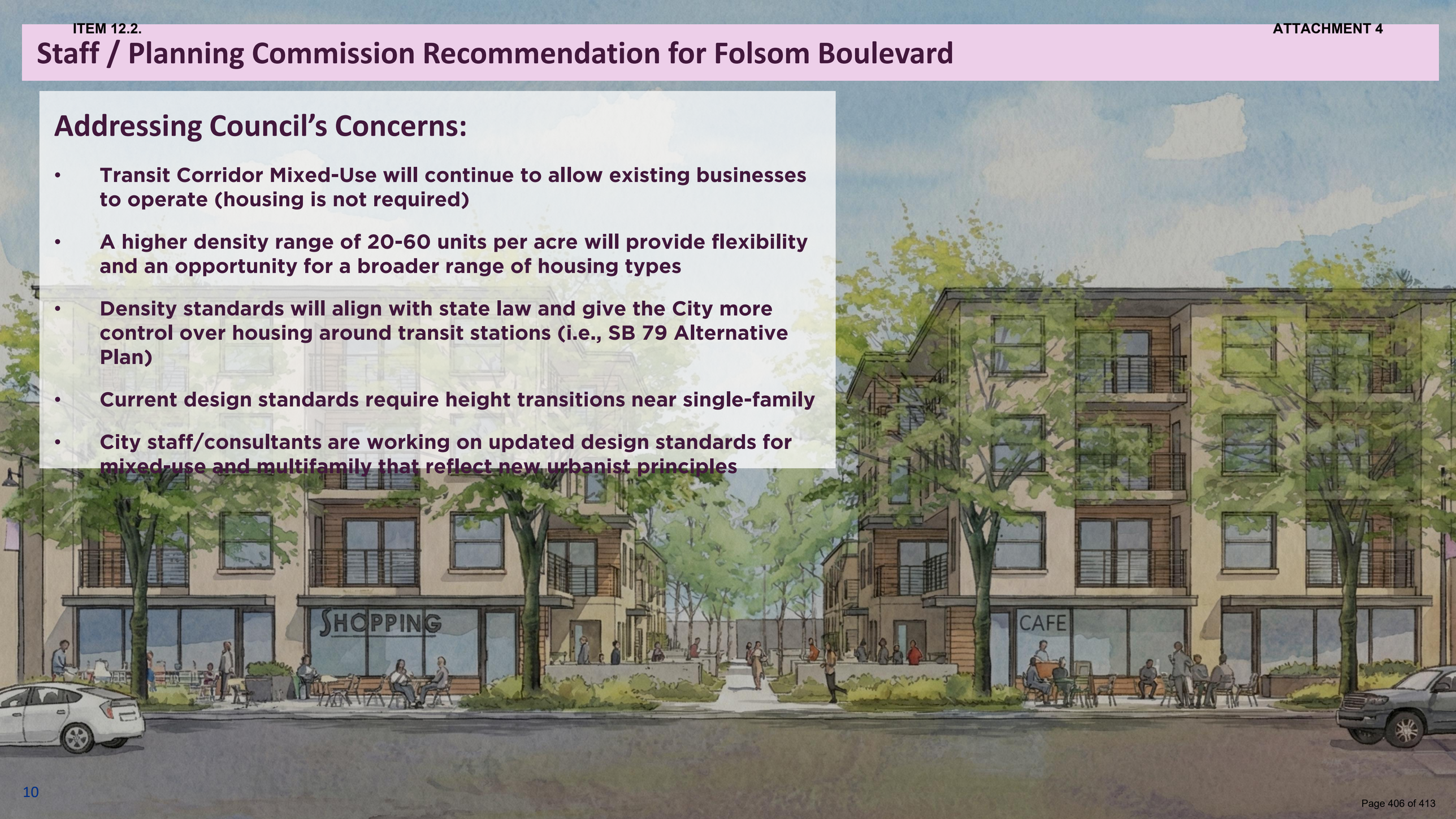
- Broad range of commercial uses, including retail, services, restaurants, hotels
- Professional offices
- Multifamily housing at 20-60 units per acre

Uses may be freestanding or co-located on the same property

Staff / Planning Commission Recommendation for Folsom Boulevard

Addressing Council's Concerns:

- Transit Corridor Mixed-Use will continue to allow existing businesses to operate (housing is not required)
- A higher density range of 20-60 units per acre will provide flexibility and an opportunity for a broader range of housing types
- Density standards will align with state law and give the City more control over housing around transit stations (i.e., SB 79 Alternative Plan)
- Current design standards require height transitions near single-family
- City staff/consultants are working on updated design standards for mixed-use and multifamily that reflect new urbanist principles



50
Zinfandel Dr
Coloma Rd
McGregor Dr
Sunrise Blvd
White Rock Rd
Folsom Blvd

City Center

Staff / Planning Commission Recommendation

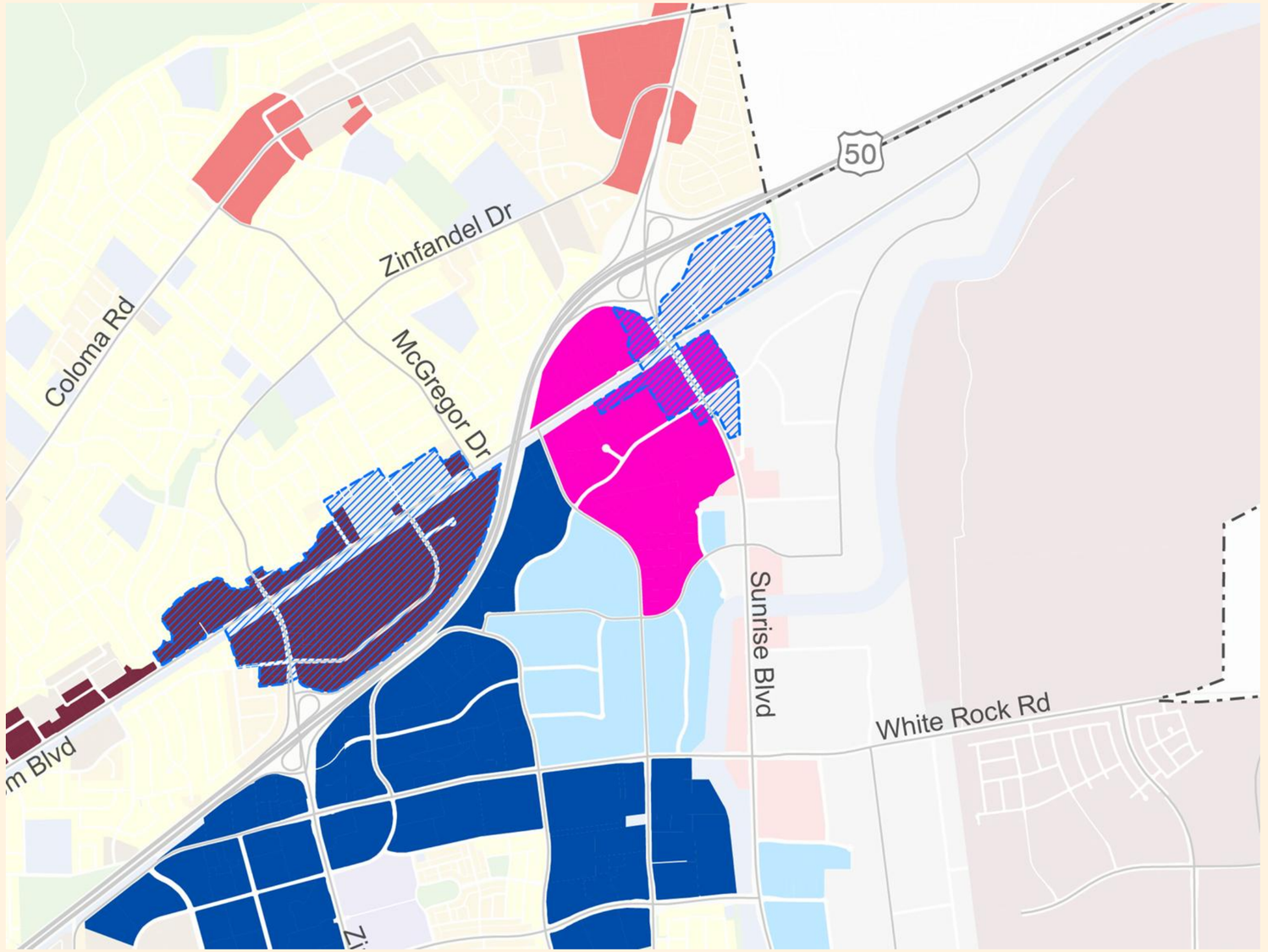
Entertainment district surrounding the proposed arena replaces the “Convention Overlay”

What we heard from City Council:

Expand the City Center boundary west to Zinfandel and south to international to include civic uses

Addressing Council’s Concerns:

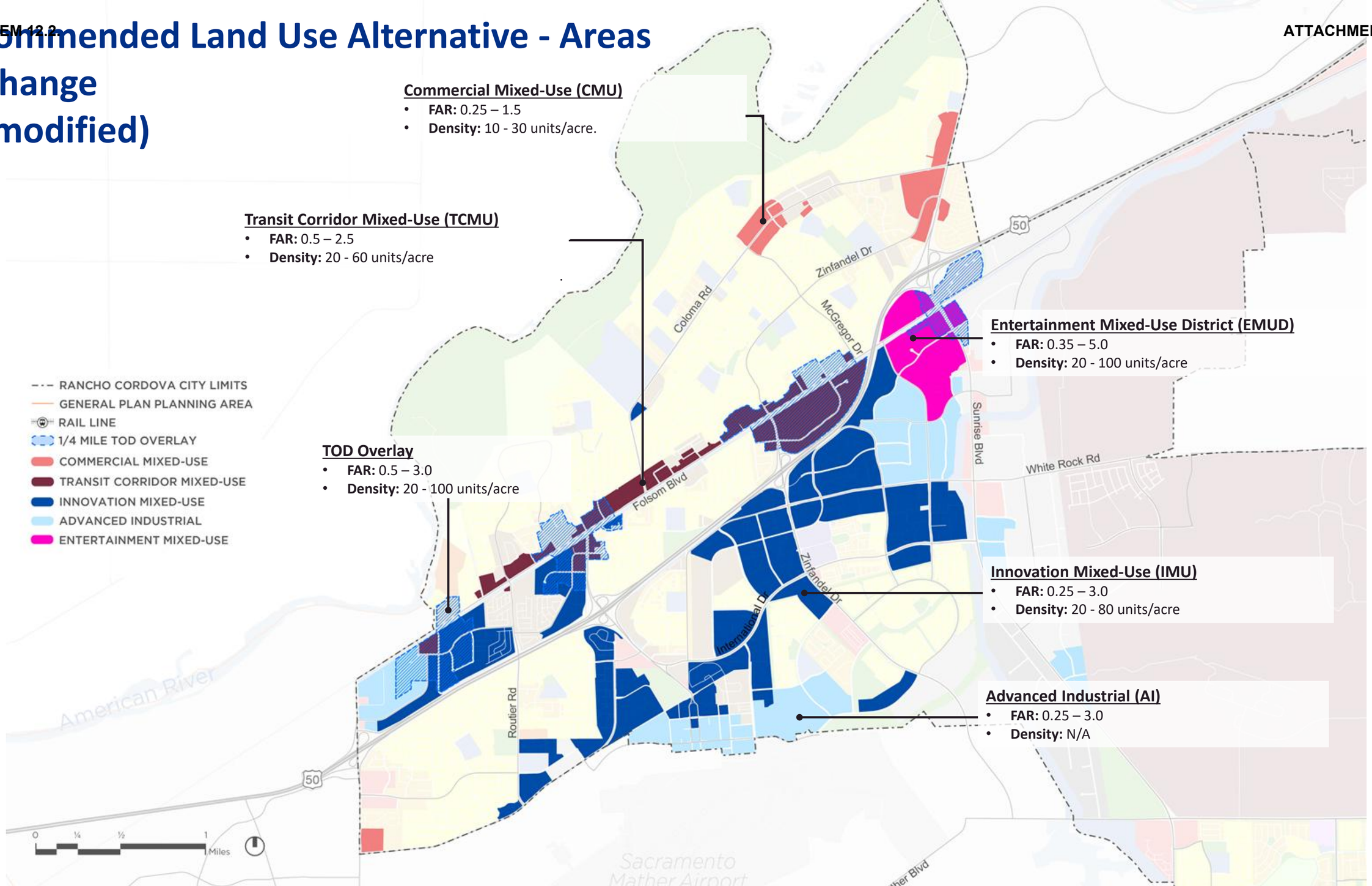
The boundary of the “City Center” can be established as we develop General Plan policies



RANCHO CORDOVA
GENERAL PLAN 2050

Staff & Planning Commission Recommended Land Use Alternative

Recommended Land Use Alternative - Areas of Change (as modified)



Commercial Mixed-Use (CMU)
- **FAR:** 0.25 – 1.5
- **Density:** 10 - 30 units/acre.

Transit Corridor Mixed-Use (TCMU)
- **FAR:** 0.5 – 2.5
- **Density:** 20 - 60 units/acre

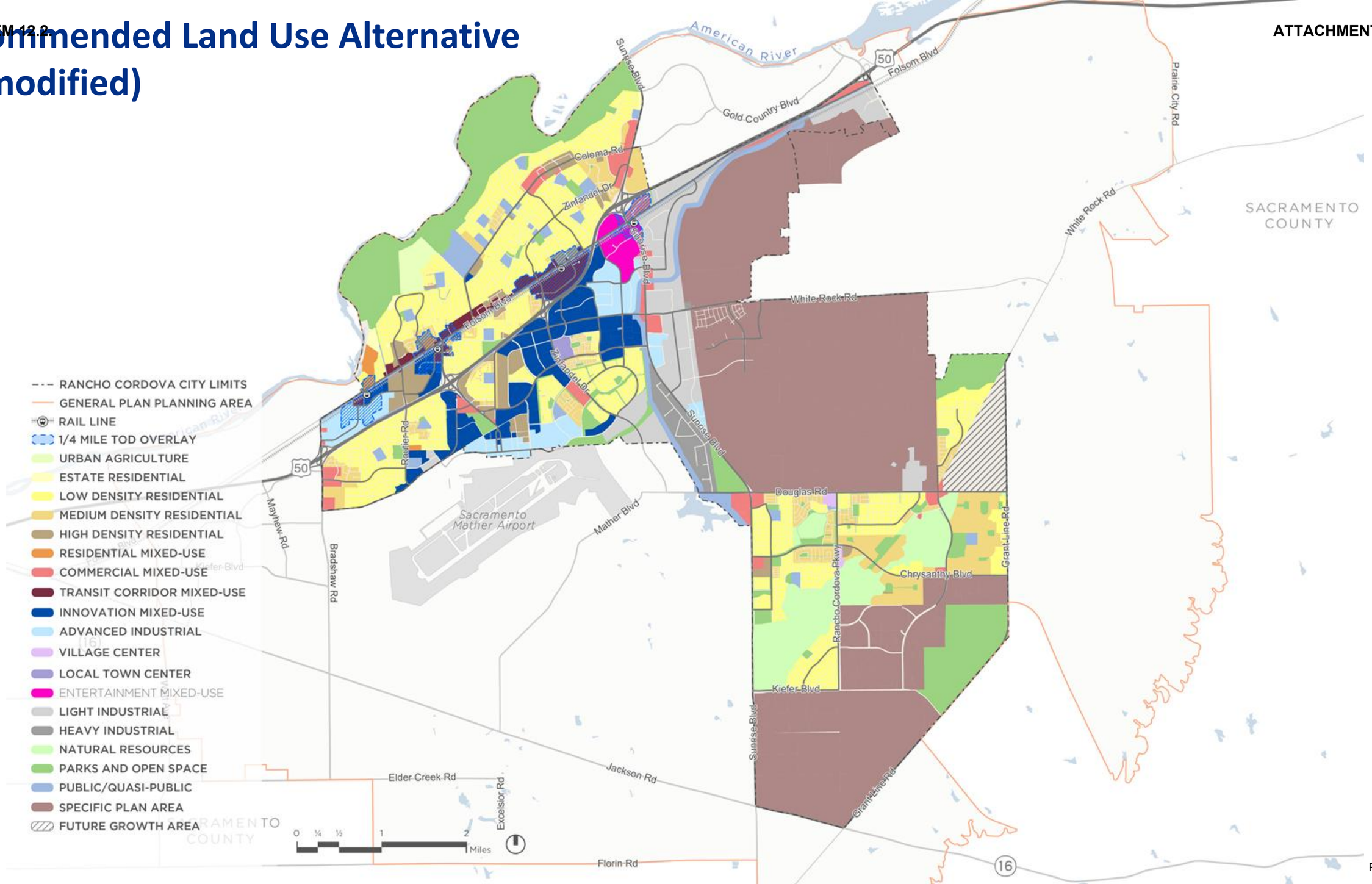
TOD Overlay
- **FAR:** 0.5 – 3.0
- **Density:** 20 - 100 units/acre

Entertainment Mixed-Use District (EMUD)
- **FAR:** 0.35 – 5.0
- **Density:** 20 - 100 units/acre

Innovation Mixed-Use (IMU)
- **FAR:** 0.25 – 3.0
- **Density:** 20 - 80 units/acre

Advanced Industrial (AI)
- **FAR:** 0.25 – 3.0
- **Density:** N/A

Recommended Land Use Alternative (as modified)



City Staff Recommendation

City Staff recommends the City Council approve the Planning Commission's Recommended Land Use Map, as modified by City staff, with direction to include General Plan policies that:

- Prevent the loss of jobs in employment centers;
- Ensure a jobs/housing balance;
- Protect the fiscal health of the city (e.g., sales tax, property tax);
- Incorporate human-scale design in new multifamily development; and
- Create a city center that is the city's civic heart, central business district, and entertainment destination.

Thank You