CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, August 3, 2026

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

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, August 3, 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, August 3, 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

Walter Little with St. John Vianney Catholic Church will give the invocation.

5. PRESENTATIONS

5.1. Shining a Light on Service: Spring Service Day Highlights in Rancho Cordova – May 16, 2026.

5.2. Employee Milestone Anniversary Presentations.

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 July 6, 2026 and the Special Meeting of July 28, 2026.
Recommendation: Adopt the minutes.

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

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-167 in an Amount not to Exceed $319,738.00 with St. Francis Electrical, LLC to Construct the HSIP Cycle 12 Signal Enhancements Project.

Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-165 in an Amount not to Exceed $174,538.00 with FBD Vanguard Construction, Inc. to Construct the Neighborhood Traffic Management Program (NTMP) Phase 7 Project.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-103 with TDG Engineering, Inc. dba Toole Design Group in an Amount not to Exceed $179,744.03 for the Active Modes Wayfinding Plan to Increase Mobility Options, Safety, and Livability.
Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2026-36-1 with Steer, Davies & Gleave, Inc. to Increase the Contract Amount from $99,355.00 to an Amount Not to Exceed $119,355.00 for Continued Support of the Trip Reduction Program Evaluation.
Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Designating a Voting Delegate and Alternate(s) for the 2026 League of California Cities Annual Conference Held September 23-25, 2026, in Anaheim, California.
Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-73 in an Amount not to Exceed $648,313 with Pacific Polymers, Inc. for the City Hall Roof Replacement Project.
Recommendation: Adopt the Resolution.

9.9. **Subject:** A Resolution Authorizing the Public Works Director to Execute Agreements with the California Department of Transportation for a Fiscal Year 2026-27 Sustainable Transportation Planning Grant Program for the Rancho Cordova Complete Streets Implementation Guide to Improve Mobility and Safety within the City.
Recommendation: Adopt the Resolution.

9.10. **Subject:** A Resolution to Approve the Appointment of the City of Rancho Cordova and Golden State Water Representatives to the Governing Board of the Sacramento Central Groundwater Authority.
Recommendation: Adopt the Resolution.

9.11. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-179 in an Amount not to Exceed $3,062,316 with Goodfellow Bros. California, LLC to Construct the Mills Crossing Right of Way Infrastructure Project.
Recommendation: Adopt the Resolution.

9.12. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2026-54-1 with Bennett Engineering Services Inc. to Increase the Contract Amount from $81,000 to $185,642 for the Mills Crossing Right of Way Infrastructure Construction Documents, Permitting and Construction Support Services.
Recommendation: Adopt the Resolution.

9.13. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2025-238-1 with DKS Associates Inc. to Increase the Contract Amount from $88,000.00 to an Amount not to Exceed $128,000.00 for Traffic Analysis Support Services of the Rancho

Cordova Arena Project.
Recommendation: Adopt the Resolution.

9.14. **Subject:** A Resolution Authorizing a Revised Behavioral Health Continuum Infrastructure Program for 10423 Old Placerville Road and Superseding Resolution No. 91-2023.
Recommendation: Adopt the Resolution.

9.15. **Subject:** Treasurer's Report - June 30, 2026.
Recommendation: This report is informational only. It is recommended that the City Council receive and file the June 30, 2026 Treasurer's Report.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** An Ordinance Amending Chapters 3.08 and 4.06 of the Rancho Cordova Municipal Code to Strengthen and Enhance the City's Ability to Enforce and Collect Transient Occupancy Tax.
Recommendation: Waive the first reading and introduce the Ordinance.

10.2. **Subject:** An Ordinance Amending Title 16, Chapter 16.82 Establishment of the Development Impact Fees to Finance the Cost of Public Facilities within the SunCreek Specific Plan Area and a Resolution Approving the SunCreek Specific Plan Development Impact Fee Program Nexus Study and Fee Schedule Update.
Recommendation: Waive the first reading and introduce the Ordinance and adopt the Resolution.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** Updates from 50 Corridor Transportation Management Association (50 Corridor TMA).
Recommendation: Receive staff presentation and provide input.

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 OR ORDER/ROLL CALL

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

16. CLOSED SESSION

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

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

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

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
October 19, 2026	5:30 PM Regular Meeting
October 27, 2026	5:30 PM Special Meeting/Work Session

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

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 3, 2026, Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 30, 2026, at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

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

Stacy Leitner

Stacy Leitner, CMC
City Clerk

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

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 5:36 p.m.

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

Council Members Absent: Siri Pulipati

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Stacy Delaney led the pledge.

4. INVOCATION

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

5. PRESENTATIONS

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

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

1. Eric Mott

Mayor Gatewood closed the public comment period.

6. PUBLIC COMMENT

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

1. Jeremy Hensley
2. Davi Rodrigues
3. Autumn Grieshop
4. Kerry Rodgers

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 9.7 by Budge second by Little; 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 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

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

ACTION:	Motion to approve items 10.1 and 10.2 by Budge second by Little; Motion passed with a 4:0 vote.
AYES:	Budge, Little, Sander, and Gatewood
NOES:	None
ABSENT:	Pulipati
ABSTAIN:	None

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.

Mayor Gatewood opened the public comment period. The following individuals

addressed the Council or submitted public comment via email:

1. Howard Herships
2. Marc Sapoznik

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 11.1. 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. 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.

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:** 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.

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 Little; Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

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.

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

ACTION: Motion to approve item 12.3 by Budge second by Little; Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

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

None.

14. ADJOURN TO CLOSED SESSION

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

Mayor Gatewood adjourned the meeting to closed session at 7:25 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 7:26 p.m.

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

Council Members Absent: Siri Pulipati

Staff Members Present: Adam Lindgren and Micah Runner

16. CLOSED SESSION

Council met 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

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

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 8:30 p.m.

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Tuesday, July 28, 2026

5:30 PM – Special Meeting
American River Room

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Special meeting to order in the American River Room at 5:35 p.m.

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

Council Members Absent: None

Staff Members Present: Stacy Leitner, Palmer Hilton, Persephonie Riley, and Micah Runner

2. PUBLIC COMMENT

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

3. SPECIAL MEETING

3.1. **Subject:** Update on Growing Strong Neighborhoods (GSN) and Proposed Amendments to the Rancho Cordova Municipal Code.
Recommendation: Receive information and provide direction.

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

1. Diann Rogers

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Update on Growing Strong Neighborhoods (GSN) and Proposed Amendments to the Rancho Cordova Municipal Code.

4. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 6:59 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.2.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Rachel Trinh, Development Senior Analyst

SUBJECT: **SECOND READING OF ORDINANCES 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 second reading and adopt the Ordinances.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would cancel the Development Agreement between the City of Rancho Cordova and Woodside 05N, LP for the Douglas 98 project and between the city and Sunridge Villas Property, LLC for the Sundance project.

BACKGROUND

On July 6, 2026, the City Council waived the first reading and passed to a second reading of the Ordinances.

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 July 6, 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 3rd day of August 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 July 6, 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 3rd day of August 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 9.3.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Principal Civil Engineer
Sindia Maya, Assistant Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-167 IN AN AMOUNT NOT TO EXCEED $319,738.00 WITH ST. FRANCIS ELECTRICAL, LLC TO CONSTRUCT THE HSIP CYCLE 12 SIGNAL ENHANCEMENTS PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The adoption of the Resolution would provide significant safety benefits to the community by improving the visibility of traffic signals at various intersections throughout the city. Upgrading signal head lamps from 8-inch to 12-inch and installing yellow retroreflective backplates will enhance signal visibility under various lighting and weather conditions. These improvements are expected to reduce collisions and enhance safety for all roadway users, including motorists, bicyclists, and pedestrians.

BACKGROUND

The City of Rancho Cordova was awarded a State Highway Safety Improvement Project (HSIP) Cycle 12 grant in 2025 for the amount of $975,690 for the Signal Enhancements Project. The work under this project includes upgrading signal head lamps from 8-inch to 12-inch and installing yellow retroreflective backplates on all vehicle signal heads at 70 intersections throughout the city, Attachment 2. Installation of these improvements will be at the intersections as shown on the Project Area Map, Attachment 3.

This project supports the city's goals of maintaining a safe and livable community, enhancing its positive reputation, and delivering high-quality public services while exercising sound financial management.

Bids for the Project were solicited on the city's website and on OpenGov.com, on June 29, 2026. Bids for the project were publicly opened on July 21, 2026. A total of 5 bids were received. The lowest responsible and responsive bid was $319,738.00 from St. Francis Electrical, LLC. There were no Project bid alternatives. The contract award is based on the lowest, responsive and responsible bid. The Bid Summary is provided as Attachment 4.

The project is expected to be under construction in summer of 2026 and completed by fall of 2026.

FISCAL IMPACT AND FUNDING SOURCE

This project is included in the Capital Improvement Plan budget for Fiscal Year 2025-2026. The Project budget is funded by the Highway Safety Improvement Cycle 12 state grant program and Infrastructure Replacement Funds. There is no impact to the city's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-167
3. Project Area Map
4. Bid Summary

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. 2026-167 IN AN AMOUNT NOT TO EXCEED $319,738.00 WITH ST. FRANCIS ELECTRIC, LLC TO CONSTRUCT THE HSIP CYCLE 12 SIGNAL ENHANCEMENTS PROJECT

WHEREAS, The City of Rancho Cordova received a State Highway Safety Improvement Project (HSIP) Cycle 12 grant in 2025 for the amount of $975,690; and

WHEREAS, the city allocated HSIP Cycle 12 funding to construct the Traffic Signals and Curve Safety Improvements Project; and

WHEREAS, the project will include vehicle signal head improvements throughout the city; and

WHEREAS, the city solicited bids for the HSIP Cycle 12 Signal Enhancements Project under the requirements of state and local law and publicly opened the bids on July 21, 2026; and

WHEREAS, the lowest responsive and responsible bidder was St. Francis Electric, LLC; and

WHEREAS, adoption of this Resolution will award the construction Contract No. 2026-167 to St. Francis Electric, LLC in an amount not to exceed $319,738.00 for the HSIP Cycle 12 Signal Enhancements Project; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute construction Contract No. 2026-167 in an amount not to exceed $319,738.00 with St. Francis Electric, LLC and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 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 ST. FRANCIS ELECTRIC, LLC
FOR THE HSIP CYCLE 12 SIGNAL ENHANCEMENTS 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 St. Francis Electric, LLC, (herein "Contractor"), as of August 03, 2026.

WHEREAS, the City Council for the City heretofore caused and specifications for the HSIP Cycle 12 Signal Enhancements 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 June 29, 2026 in OpenGov ("Notice"); and

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

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

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

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

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2027, unless the term of this Agreement is otherwise terminated in accordance with Section 5-22 of the Standard Specifications.

SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-167, 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 **Three Hundred Nineteen Thousand Seven Hundred Thirty-Eight Dollars and Zero Cents**: (**$319,738.00**). 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.

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.

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 Sindia Maya ("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: Sindia Maya
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
smaya@cityofranchocordova.gov

Any written notice to Contractor shall be sent to:

ATTN: Guy Smith
975 Carden St
San Leandro, CA 94577
Email Address (used for insurance update requests)
contracts@sfe-inc.com

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:_____

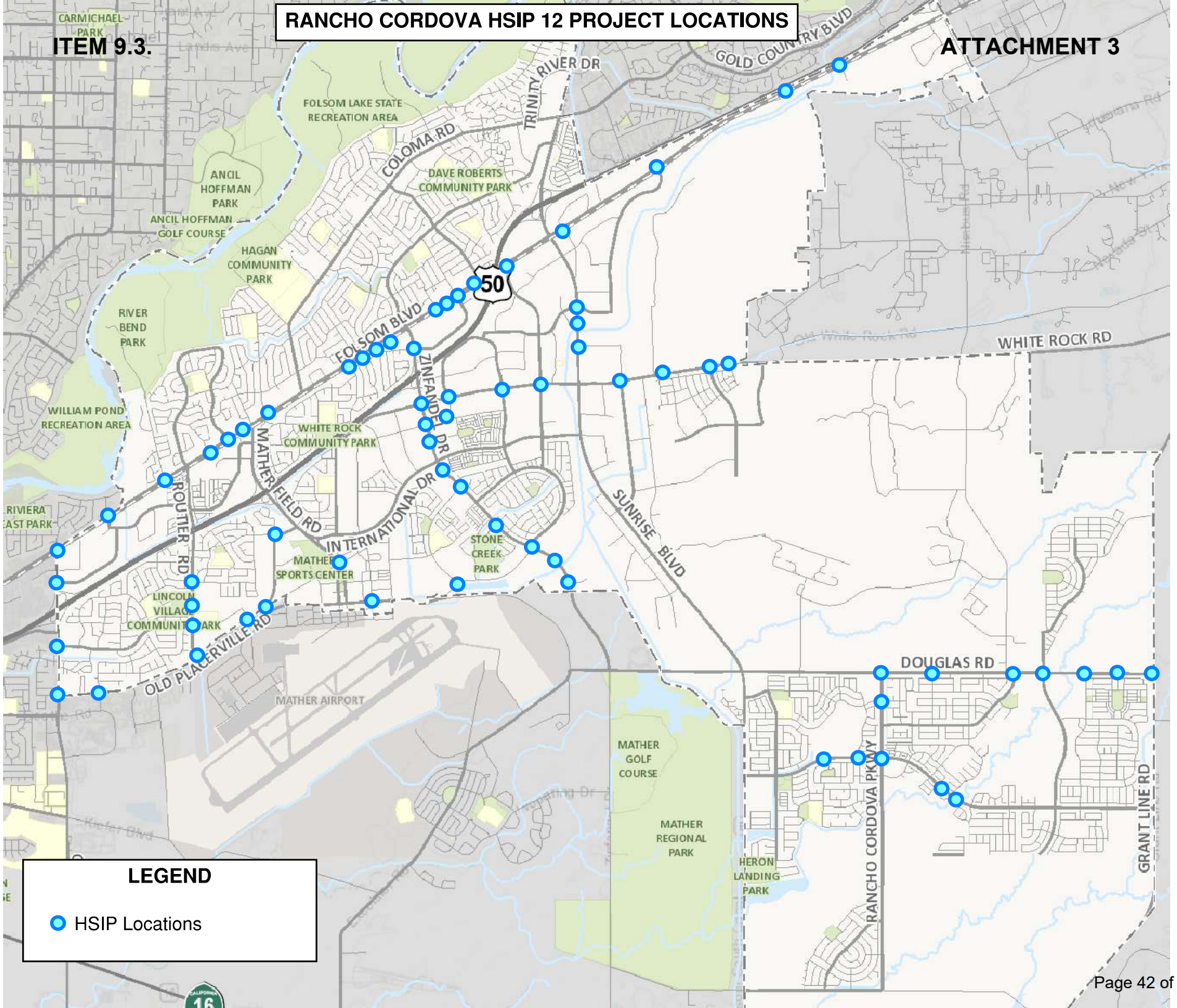
CONTRACTOR

_____
Guy Smith, President

Date:_____

EXHIBIT A
SCOPE OF WORK

RANCHO CORDOVA HSIP 12 PROJECT LOCATIONS



PROJECT TRAFFIC SIGNAL LOCATIONS

No.	Major Road	Cross Street
1	FOLSOM BLVD	BRADSHAW RD
2	FOLSOM BLVD	PASEO WY-HORN RD
3	FOLSOM BLVD	ROD BEAUDRY DR
4	FOLSOM BLVD	BRAVADO DR
5	FOLSOM BLVD	LA LOMA DR
6	FOLSOM BLVD	PEDESTRIAN SIGNAL
7	FOLSOM BLVD	DAWES ST
8	FOLSOM BLVD	MILLS PARK DR
9	FOLSOM BLVD	EMERGENCY SIGNAL
10	FOLSOM BLVD	ARAMON DR
11	FOLSOM BLVD	VILLAGE LN
12	FOLSOM BLVD	DON JUAN DR
13	FOLSOM BLVD	PEDESTRIAN SIGNAL
14	FOLSOM BLVD	CORDOVA LN-OLSON DR
15	FOLSOM BLVD	MCGREGOR DR
16	FOLSOM BLVD	KILGORE RD
17	FOLSOM BLVD	PEDESTRIAN SIGNAL
18	FOLSOM BLVD	MERCANTILE DR
19	FOLSOM BLVD	MINE SHAFT LN
20	FOLSOM BLVD	MARKETPLACE LN
21	ZINFANDEL DR	OLSON DR
22	ZINFANDEL DR	WHITE ROCK RD
23	ZINFANDEL DR	DATA DR
24	ZINFANDEL DR	CAPITAL VILLAGE LN
25	ZINFANDEL DR	PEDESTRIAN SIGNAL
26	ZINFANDEL DR	BEAR HOLLOW DR-FROGS LEAP DR
27	ZINFANDEL DR	SPOTO DR
28	ZINFANDEL DR	BAROQUE DR-N MATHER BLVD
29	ZINFANDEL DR	PEDESTRIAN SIGNAL
30	ZINFANDEL DR	SMFD DWY
31	SUNRISE BLVD	SUNRISE GOLD CIR-SUN CENTER DR
32	SUNRISE BLVD	PEDESTRIAN SIGNAL
33	SUNRISE BLVD	SUNRISE PARK DR
34	BRADSHAW RD	OATES DR-GORE RD
35	BRADSHAW RD	LINCOLN VILLAGE DR
36	BRADSHAW RD	OLD PLACERVILLE RD
37	OLD PLACERVILLE RD	GRANBY DR
38	OLD PLACERVILLE RD	ROUTIER RD
39	OLD PLACERVILLE RD	SYSTEMS PKWY-MACREADY AVE
40	OLD PLACERVILLE RD	PEDESTRIAN SIGNAL
41	OLD PLACERVILLE RD	ROCKINGHAM DR
42	DOUGLAS RD	RANCHO CORDOVA PKWY
43	DOUGLAS RD	TIMBERLAND DR
44	DOUGLAS RD	GRANT LINE RD
45	WHITE ROCK RD	PROSPECT PARK DR-DATA DR
46	WHITE ROCK RD	PROSPECT PARK DR
47	WHITE ROCK RD	KILGORE RD
48	WHITE ROCK RD	FITZGERALD RD-SUNRISE PARK DR
49	RANCHO CORDOVA PKWY	COBBLE BROOK DR
50	DATA DR	DISK DR
51	MATHER FIELD RD	PETER A MCCUEN BLVD
52	KILGORE RD	TRADE CENTER DR
53	ROUTIER RD	LINCOLN VILLAGE DR
54	ROUTIER RD	PEDESTRIAN SIGNAL
55	ROUTIER RD	PEDESTRIAN SIGNAL SOUTH OF ELLENWOOD AVE
56	DOUGLAS RD	BORDERLANDS DR
57	DOUGLAS RD	AMERICANOS BLVD
58	DOUGLAS RD	CYPRESS GROVE DR
59	DOUGLAS RD	OCEANVIEW DR
60	CHRYSANTHY BLVD	ADDA WY PHB SIGNAL
61	CHRYSANTHY BLVD	RANCHO CORDOVA PKWY
62	CHRYSANTHY BLVD	GREY CROW CIR PHB SIGNAL
63	CHRYSANTHY BLVD	BOREAL OWL CT PHB SIGNAL
64	WHITE ROCK RD	ARENAL DR
65	WHITE ROCK RD	RANCHO CORDOVA PKWY
66	WHITE ROCK RD	MACAL DR
67	MATHER BLVD	BLECKELY ST
68	N MATHER BLVD	BEAR HOLLOW DR
69	CHRYSANTHY BLVD	CAMBERY DR
70	CHRYSANTHY BLVD	AMERICANOS BLVD

HSIP Cycle 12 Signal Enhancements Project
Bid Summary

July 21, 2026, 3:30 pm, Open Gov

	Construction Contractor	TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-12	Equipment List	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	CARB Certificate of Reported Compliance	Submittal Confirmation
A	St. Francis Electric, LLC	$ 319,738.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	M&M Electric	$ 355,925.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	Tim Paxin's Pacific Excavation, Inc. dba Pacific Excavation	$ 451,795.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Bear Electrical Solutions, LLC	$ 599,500.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	Mike Brown Electric Co.	$ 782,240.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Attendees: Kevin Velazquez, Assistant Civil Engineer
Sindia Maya, Assistant Civil Engineer
Kristine Courdy, Principal Civil Engineer
Margarita Dronov, Senior Civil Engineer

Kristine Courdy, Principal Civil Engineer

7/22/26
Date

MEMORANDUM

ITEM 9.4.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Principal Civil Engineer
Sindia Maya, Assistant Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-165 IN AN AMOUNT NOT TO EXCEED $174,538.00 WITH FBD VANGUARD CONSTRUCTION, INC. TO CONSTRUCT THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM (NTMP) PHASE 7 PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

The City of Rancho Cordova maintains an ongoing program called the Neighborhood Traffic Management Program (NTMP) to select and prioritize neighbors and specific street locations for installation of traffic-calming measures. The work under this contract, for NTMP Phase 7, includes the construction of new bulb outs, a traffic circle, pedestrian crossing striping, and ADA-compliant curb ramps along Bridlewood at two different intersections (Attachment 2). Installation of these improvements at two different intersections is as shown on the Project Area Map (Attachment 3). The improvements were voted on and approved by the residents of the City of Rancho Cordova in an effort to reduce speeds and increase safety of pedestrian crossings along Bridlewood Drive adjacent to the Mitchell Middle School.

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

Bids for the project were solicited on the city's website and OpenGov.com. Bids were publicly opened on June 30, 2026. A total of 7 bids were received. The lowest base bid was

$174,538.00 from FBD Vanguard Construction, Inc. The contractor award was based on the lowest, responsive and responsible base bid. The Bid Summary Checklist is provided as Attachment 4.

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

FISCAL IMPACT AND FUNDING SOURCE

This project is included in the Capital Improvement Plan budget for Fiscal Year 2025-26. The project budget consists of funding from the Infrastructure Replacement Fund and Measure A Fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-165
3. Project Area Map
4. Bid Summary Table

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-165 IN AN AMOUNT NOT TO EXCEED $174,538.00 WITH FBD VANGUARD CONSTRUCTION, INC. TO CONSTRUCT THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM (NTMP) PHASE 7 PROJECT.

WHEREAS, the city solicited bids for the Neighborhood Traffic Management Program (NTMP) Phase 7 Project, City Project No. 80090, under the requirements of state and local law and publicly opened bids on June 30, 2026; and

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

WHEREAS, adoption of this Resolution will award construction Contract No. 2026-165 in an amount to not exceed $174,538.00 with FBD Vanguard Construction, Inc.; and

WHEREAS, the project will consist of new bulb outs, a traffic circle, pedestrian crossing striping, and ADA-compliant curb ramps; and

WHEREAS, the project is funded by the Infrastructure Replacement 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(c) regarding repairs, maintenance, or minor alterations to “existing facilities,” so long as the project only involves negligible or no expansion beyond the current facilities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-165 with FBD Vanguard Construction, Inc. in an amount not to exceed $174,538.00 to Construct the Neighborhoood Traffic Management Program (NTMP) Phase 7 Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 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 THE NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM (NTMP) PHASE 7 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 August 03, 2026.

WHEREAS, the City Council for the City heretofore caused and specifications for the Neighborhood Traffic Management Program (NTMP) Phase 7 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 June 04, 2026 in the OpenGov ("Notice"); and

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

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

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

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

SECTION 2. TERM. The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2027, unless the term of this Agreement is otherwise terminated in accordance with Section 5-22 of the Standard Specifications.

SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-165, 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 Hundred Seventy-Four Thousand Five Hundred Thirty-Eight Dollars and Zero Cents: ($174,538.00)**. 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.

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.

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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.

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ATTN: Sindia Maya
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
smaya@cityofranchocordova.gov

Any written notice to Contractor shall be sent to:

ATTN:Dominic Sposeto
550 Greenville Road
Livermore, CA 94550
Email Address (For insurance update requests)
dsposeto@vc-inc.net
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

_____
Dominic Sposeto, CEO

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. 80090

Neighborhood Traffic Management Program Phase 7

RESPONSE DEADLINE: June 30, 2026 at 1:30 pm

Report Generated: Tuesday, June 30, 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 30, 2026 12:54 PM (Pacific Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Project Contact*

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

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

Dominic Sposeto, CEO

925-245-1300

dsposeto@vc-inc.net

2. Contractor's License*

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

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

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

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

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

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

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

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

4. Equal Employment Opportunity Certification*

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

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*

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

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

No

7. Public Contract Code 10232 Statement*

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

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

Confirmed

8. Subcontractors?*

Will you be using subcontractors for this project?

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

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

Yes

SUBCONTRACTORS*

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

- Subcontracting_Form.pdf

FBD_Vanguard_Construction_Inc._Subcontractor_Form.pdf

9. Years of Experience Under Current Business Name*

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

22+

10. Years of Similar Experience*

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

22+

11. Failure to Complete Work Satisfactorily*

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

No

12. Completed Contracts*

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

For each contract, provide the following:

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

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
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
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*

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.

Please see the attached Equipment List in the *Additional Information tab.*

14. Bid Bond*

Please download the below documents, complete, and upload.

- Bid_Bond_Updated.pdf

FBD_Vanguard_Bidders_Bond_Rancho_Cordova.pdf

15. Non-Collusion Affidavit*

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

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

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

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

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

Confirmed

16. Debarment and Suspension Certification*

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

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and

- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

No Exceptions

17. CARB Certificate of Reported Compliance*

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

Yes

CERTIFICATE UPLOAD*
Upload CARB Certificate of Reported Compliance

Vanguard_Carb_Cert_-_EXP_2027.pdf

18. Additional Information

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

19. Submittal Confirmation*

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

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

Confirmed

PRICE TABLES

BID SCHEDULE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Mobilization	1	LS	$16,000.00	$16,000.00
2	Construction Staking	1	LS	$4,000.00	$4,000.00
3	Remove Base and Surfacing	2,270	SF	$12.00	$27,240.00
4	Water Pollution Control Plan (WPCP)	1	LS	$3,000.00	$3,000.00
5	Traffic Control Plan	1	LS	$21,403.00	$21,403.00
6	Aggregate Base, Class 2	35	CY	$245.00	$8,575.00
7	Remove and Replace with DI (Type B)	1	EA	$6,500.00	$6,500.00
8	Hot Mix Asphalt (Type A)	4	TON	$1,600.00	$6,400.00
9	Concrete Curb & Gutter	178	LF	$45.00	$8,010.00
10	Concrete Sidewalk	581	SF	$20.00	$11,620.00
11	Curb Ramps	261	SF	$30.00	$7,830.00
12	Traffic Circle	216	SF	$40.00	$8,640.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
13	PCC Stamped and Colored	580	SF	$55.00	$31,900.00
14	Detectable Warning Surface	74	SF	$30.00	$2,220.00
15	Remove Traffic Striping	103	LF	$4.00	$412.00
16	Remove Traffic Markings	154	SF	$4.00	$616.00
17	Traffic Striping	435	LF	$2.00	$870.00
18	Traffic Marking	664	SF	$3.00	$1,992.00
19	Pavement Marker	107	EA	$36.00	$3,852.00
20	Yellow Striping	266	LF	$2.00	$532.00
21	Roadside Sign - One Post	7	EA	$418.00	$2,926.00
TOTAL					**$174,538.00**

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
Bay Area Concretes, Inc.	Livermore, CA	242104	1000005107	6/30/2026	PCC Stamped & Colored Concrete	$27,638.00
Fineline Striping	Modesto, CA	1014124	1000039694	6/30/2026	Striping/Signage	$14,725.11

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

6/30/2026
Date

Bidder's Signature

Billie Sposeto
Bidder's Name (Printed)

President
Bidder's Title

RANCHO CORDOVA CALIFORNIA

Home

Fineline Striping
Receipt for DIR renewal.

Services

DIR EST. 1927 State of California Department of Industrial Relations

How-To Guides

DL

DL David Lang

Search

Logout

Your information

Home > Make Payment PAY0020112

Search

Transaction Information

Public Works Contractor Registration **PAY0020112**

Request Number: Payment Received

Thank you! Your payment has been received. It was received on: 2026-06-29 15:35:34

Payment Summary

Cost Breakdown Hide Costs

Description	Amount
Registration Amount	$400.00

Subtotal: $400.00

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 7, City Project No. 80090

(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 June 30th, 2026

(Insert place where bids will be opened) *(Insert date of bid opening)*

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

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

Dated: June 23rd, 2026.

FBD Vanguard Construction, Inc.

Billie Sposeto, President

Principal

Travelers Casualty and Surety Company of America

Surety

By _____

Chelsea Liberatore, *Attorney-in-fact*

CERTIFICATE OF ACKNOWLEDGEMENT

See Attached Notary Acknowledgment Certificate

State of California, City Rancho Cordova

On this _____day of _____ in the year 20__ before me_____, personally appeared

_____, personally known to me (or to me on

Attorney-in-fact

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

(SEAL)

_____

Notary Public

ACKNOWLEDGMENT

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

State of California
County of Sacramento)

On JUN 2 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.

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

Signature _____ (Seal)

Bond No. SB 35448

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 23rd 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.

ITEM 9.4.

ATTACHMENT 2

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 June 1, 2026

Brooke Ashley 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 June 1, 2026:

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 Kathleen Welch
Secretary	Brooke Ashley 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 June 1, 2026.

By: Brooke Welch
Brooke Ashley 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 disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license database.

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

Business Information

F B D VANGUARD CONSTRUCTION INC
550 GREENVILLE ROAD
LIVERMORE, CA 94550
Business 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 Information

Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY .
Bond Number: 9057757
Bond Amount: $25,000
Effective Date: 01/01/2023
Contractor's Bond History

Bond of Qualifying Individual

The qualifying individual DOMINIC WILLIAM SPOSETO certified that 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. Contact information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

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

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1000008493 - FBD VANGUARD CONSTRUCTION INC

Customer Account Lookup

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

Crafts

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

Address

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

Related Lists

Registration Dates (8)

ITEM 9.4.

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California Environmental Protection Agency

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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

PROJECT AREA MAP



Neighborhood Traffic Management Plan (NTMP) Phase 7 Project
Bid Summary

June 30, 2026, 1:30 pm, Open Gov

	Construction Contractor	TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-12	Equipment List	Bidder's Bond	Non-Collusion Affidavit	Debarment & Suspension	CARB Certificate of Reported Compliance	Submittal Confirmation
A	FBD Vanguard Construction, Inc.	$ 174,538.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x
B	Martin General Engineering, Inc	$ 190,135.95	x	x	x	x	x	x	x	x	x	x	x	x	x	x
C	Central Valley Engineering and Asphalt, Inc.	$ 201,930.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x
D	B and M Civil LLC	$ 210,061.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x
E	Dutch Contracting, Inc.	$ 217,396.65	x	x	x	x	x	x	x	x	x	x	x	x	x	x
F	Zara Construction, Inc.	$ 219,772.00	x	x	x	x	x	x	x	x	x	x	x	x		x
G	Martin Brothers Construction	$ 269,926.00	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Attendees: Kevin Velazquez, Assistant Civil Engineer
Sindia Maya, Assistant Civil Engineer
Edgar Medina, Assistant Public Works Director
Kristine Courdy, Principal Civil Engineer
Matt Thomas, Facilities Manager
Laurel Bane, Management Analyst

Edgar Medina, Assistant Public Works Director

06/30/26
Date

MEMORANDUM

ITEM 9.5.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Philip Banea, Associate Transportation Planner

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-103 WITH TDG ENGINEERING, INC. DBA TOOLE DESIGN GROUP IN AN AMOUNT NOT TO EXCEED $179,744.03 FOR THE ACTIVE MODES WAYFINDING PLAN TO INCREASE MOBILITY OPTIONS, SAFETY, AND LIVABILITY**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Through the Carbon Reduction Program Grant, adoption of this agreement would allow the city to develop programs that encourage behavioral changes to carbon-free or carbon-light transportation choices, including the development of an Active Modes Wayfinding Plan.

BACKGROUND

The City of Rancho Cordova's Public Works Department was awarded grant funding from the Sacramento Area Council of Governments (SACOG) under their Carbon Reduction Program. The Carbon Reduction Program was established by the U.S. Department of Transportation as part of the Infrastructure Investment and Jobs Act signed into law in November 2021. This program provides funding to states and Metropolitan Planning Organizations for projects designed to reduce transportation-related carbon emissions from on-road highway sources.

The application focused on programs that encourage behavioral changes to carbon-free or carbon-light transportation choices, including the development of an Active Modes Wayfinding Plan.

On March 19, 2026, a Request for Proposals (RFP) was advertised on the city's website and OpenGov for a consultant to provide Professional Services to prepare the Active Modes Wayfinding Plan. A total of eight proposals were received from consultants. The proposals were evaluated based on an established set of criteria and staff recommends awarding the professional services agreement to the most qualified firm, TDG Engineering, Inc. dba Toole Design Group and authorizing the City Manager to execute the agreement.

The project is expected to begin in Fall 2026 and will last about 18 months.

FISCAL IMPACT AND FUNDING SOURCE

Funding for the Active Modes Wayfinding Plan consists of Carbon Reduction Program Grant Funds and the remainder from the Rancho Cordova Transit Tax. There is no impact on the city's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-103

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. 2026-103 WITH TDG ENGINEERING, INC. DBA TOOLE DESIGN GROUP IN AN AMOUNT NOT TO EXCEED $179,744.03 TO PREPARE THE ACTIVE MODES WAYFINDING PLAN TO INCREASE MOBILITY OPTIONS, SAFETY, AND LIVABILITY

WHEREAS, the City of Rancho Cordova was awarded a Sacramento Area Council of Governments (SACOG) Carbon Reduction Program Grant for the Active Modes Wayfinding Plan; and

WHEREAS, the Carbon Reduction Program provides funding for efforts designed to reduce transportation-related carbon emissions and funds must be expended by September 30, 2030; and

WHEREAS, a Request for Proposals for a consultant to provide Professional Services to prepare the Plan was advertised on the city's website and OpenGov on March 19, 2026, and a total of eight proposals were received from consultants; and

WHEREAS, proposals were evaluated based on an established set of criteria and staff recommends awarding the contract to the most qualified firm, TDG Engineering, Inc. dba Toole Design Group; and

WHEREAS, the City of Rancho Cordova desires to enter into Contract No. 2026-103 with TDG Engineering, Inc. dba Toole Design Group in an amount not to exceed $179,744.03 for professional services to prepare the Active Modes Wayfinding Plan; and

WHEREAS, funding for this Project consists of SACOG Carbon Reduction Program Grant Funds and the remainder from the Rancho Cordova Transit Tax.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-103 with TDG Engineering, Inc. dba Toole Design Group in an amount not to exceed $179,744.03 for professional services to prepare the Active Modes Wayfinding Plan in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
TDG ENGINEERING, INC. DBA TOOLE DESIGN GROUP**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and TDG Engineering, Inc., dba Toole Design Group, a California Corporation ("Professional") as of August 1, 2026. City and Professional are the only parties to this Agreement, therefore the United States Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to any Party related to the scope of this Agreement.

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

1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2028, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in accordance with the standards of quality normally observed by a person practicing in Professional's profession.

1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its reasonable discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

1.5 **Consultant Reports.** Professional shall submit progress reports at least once a month. The report should be sufficiently detailed for the City's Contract Administrator to determine, if Professional is performing to expectations, or is on schedule; to provide communication of interim findings, and to sufficiently address any difficulties or special problems encountered, so remedies can be developed.

1.6 Consultant Meetings. Professional's Project Manager shall meet with the City's Contract Administrator or Project Coordinator, as needed, to discuss progress on the project.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed one hundred and seventy nine thousand seven hundred and forty-four dollars and three cents ($179,744.03), notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person. The specified rate shall include full compensation to the Professional for the item as described, including but not limited to, any repairs, maintenance, or insurance, and no further compensation will be allowed therefore.

The method of payment for this Agreement, except those items to be paid for on a specified rate basis, will be based on cost per unit of work. The City will reimburse the Professional for actual costs (including labor costs, employee benefits, travel, equipment-rental costs, overhead and other direct costs) incurred by Professional in performance of the work. Professional will not be reimbursed for actual costs that exceed the estimated wage rates, employee benefits, travel, equipment rental, overhead and other estimated costs set forth in the approved Cost Proposal, unless additional reimbursement is provided for, by Agreement amendment. In no event, will Professional be reimbursed for overhead costs at a rate that exceeds the City's approved overhead rate set forth in the approved Cost Proposal. In the event, The City determines that changed work from that specified in the approved Cost Proposal and Agreement is required; the actual costs reimbursable by the City may be adjusted by Agreement amendment to accommodate the changed work. The maximum total cost as specified in Section 2 of this article shall not be exceeded unless authorized by Agreement amendment.

For personnel subject to prevailing wage rates as described in California Labor Code, all salary increases, which are the direct result of changes in the prevailing wage rates are reimbursable.

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

2.1 Invoices. Professional shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall be formatted in accordance with Local Assistance Procedures and shall also contain the following information:

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

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

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

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

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

2.5 **Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B. Professional reserves the right to escalate rates annually or upon amendment to this Agreement.

2.6 **Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

2.6.1 Services-related travel and subsistence (per diem) expenses of Professional, and any and all of its subcontractors, claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid rank and file State employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced by Professional are in excess of DPA rates, Professional is responsible for the cost difference, and any overpayments inadvertently paid by City shall be reimbursed to City by Professional on demand within thirty (30) days of such invoice.

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

2.8 **Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

2.9 **Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

2.10 **Prompt Payment.**

2.10.1 Prompt Payment from Local Agency to Professional: The City shall make all project progress payment within 30 days after receipt of an undisputed and properly submitted payment request from Professional on a professional service contract. If the City fails to pay promptly, the City shall pay interest to the Professional, which accrues at the rate of 10 percent per annum on the principal amount of a money judgment remaining unsatisfied and pro-rated as necessary. Additionally, should the City fail to make timely payment, Professional reserves the right to stop work until payment is received. Upon receipt of the payment request, the City shall act in accordance with both of the following:

(1) The City shall review each payment request as soon as feasible after receipt to verify it is a proper payment request.

(2) The City must return any payment request deemed improper by the City to the Professional as soon as feasible, but not later than seven (7) days, after receipt. A request returned pursuant to this paragraph shall include documentation setting forth in writing the reasons why it is an improper payment request.

2.10.2 Prompt Payment Certification: For projects awarded on or after September 1, 2023: the Professional must now submit Exhibit 9-P to the City administering the contract by the 15th of the month following the month of any payment(s). If the Professional does not make any payments to subconsultants, supplier(s), and/or manufacturers they must report "no payments were made to subs this month" and write this visibly and legibly on Exhibit 9-P.

The City must verify all Exhibit 9-P information, monitor compliance with prompt payment requirements for all firms, and address any prompt payment issues until the end of the project.

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

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

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

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

insurance is provided, or the Professional, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

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

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

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

4.2 Commercial General and Automobile Liability Insurance.

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

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

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

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

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, and employees and, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

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

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

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

_____
Initial

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

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

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.

d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

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

_____
Initial

4.4 All Policies Requirements.

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

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

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

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

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

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

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

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

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

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 **General Requirement.** Professional shall indemnify, defend with counsel reasonably acceptable to the City, and hold harmless the City and its officials, officers, employees,

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

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

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

Section 6. STATUS OF PROFESSIONAL.

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

Agreement to bind the City in any respect. All employees and agents hired or retained by Professional are employees and agents of Professional and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

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

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

Section 7. LEGAL REQUIREMENTS.

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

7.2 **Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law, and federal executive orders. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program including 31 U.S.C. Chapter 38 relating to False Claims and Statements.

7.4 **Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the

foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.

7.5 **Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

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

7.6 **Safety.**

7.6.1 Professional shall comply with OSHA regulations applicable to Professional regarding necessary safety equipment or procedures. Professional shall comply with safety instructions issued by City Safety Officer and other City representatives. Professional personnel shall wear hard hats and safety vests at all times while working on the construction project site.

7.6.2 Pursuant to the authority contained in Vehicle Code §591, City has determined that such areas are within the limits of the project and are open to public traffic. Professional shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. Professional shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.

7.6.3 Any subcontract entered into as a result of this contract, shall contain all of the provisions of this Article.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** Either party may cancel this Agreement at any time and without cause upon five (5) business days' written notification.

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

Professional or prepared by or for Professional or the City in connection with this Agreement.

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

8.3 Amendments.

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

8.3.2 This Agreement may be amended or modified only by mutual written agreement of the parties.

8.3.3 Professional shall only commence work covered by an amendment after the amendment is executed and notification to proceed has been provided by City's Contract Administrator.

8.3.4 There shall be no change in Professional's Project Manager or members of the project team, as listed in the approved Cost Proposal, which is a part of this Agreement without prior written approval by City's Contract Administrator. Approval shall not be unreasonably withheld.

8.4 Assignment and Subcontracting.

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

8.4.2 Nothing contained in this Agreement or otherwise, shall create any contractual relation between the City and any Subconsultants, and no subagreement shall relieve the Agreement of its responsibilities and obligations hereunder. The

Agreement agrees to be as fully responsible to the City for the acts and omissions of its Subconsultants and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Agreement. The Agreement 's obligation to pay its Subconsultants is an independent obligation from the City 's obligation to make payments to the Agreement.

8.4.3 The Professional shall perform the work contemplated with resources available within its own organization and no portion of the work shall be subcontracted without written authorization by the City Contract Administrator, except that which is expressly identified in the Professional's approved Cost Proposal.

8.4.4 Any subagreement entered into as a result of this Agreement, shall contain all the provisions stipulated in this entire Agreement to be applicable to Subconsultants unless otherwise noted.

8.4.5 Professional shall pay its Subconsultants within Fifteen (15) calendar days from receipt of each payment made to the Professional by the City.

8.4.6 Any substitution of Subconsultants must be approved in writing by the City Contract Administrator in advance of assigning work to a substitute Subconsultant.

8.4.7 Prompt Progress Payment: Professional or subconsultant shall pay to any subconsultant, not later than fifteen (15) days after receipt of each progress payment, unless otherwise agreed to in writing, the respective amounts allowed Professional on account of the work performed by the subconsultants, to the extent of each subconsultant's interest therein. In the event that there is a good faith dispute over all or any portion of the amount due on a progress payment from Professional or subconsultant to a subconsultant, Professional or subconsultant may withhold no more than 150 percent of the disputed amount. Any violation of this requirement shall constitute a cause for disciplinary action and shall subject the licensee to a penalty, payable to the subconsultant, of 2 percent of the amount due per month for every month that payment is not made.

In any action for the collection of funds wrongfully withheld, the prevailing party shall be entitled to his or her attorney's fees and costs. The sanctions authorized under this requirement shall be separate from, and in addition to, all other remedies, either civil, administrative, or criminal. This clause applies to all subconsultants.

8.4.8 Prompt Payment of Withheld Funds to Subconsultants: The City may hold retainage from Professional and shall make prompt and regular incremental acceptances of portions, as determined by the City, of the contract work, and pay retainage to Professional based on these acceptances. The City shall designate

one of the methods below in the contract to ensure prompt and full payment of any retainage kept by Professional or subconsultant to a subconsultant.

No retainage will be held by the City from progress payments due to Professional. Professional and subconsultants are prohibited from holding retainage from subconsultants. Any delay or postponement of payment may take place only for good cause and with the City's prior written approval. Any violation of these provisions shall subject the violating Professional or subconsultant to the penalties, sanctions, and other remedies specified in Section 3321 of the California Civil Code. This requirement shall not be construed to limit or impair any contractual, administrative or judicial remedies, otherwise available to Professional or subconsultant in the event of a dispute involving late payment or nonpayment by Professional, deficient subconsultant performance and/or noncompliance by a subconsultant. This clause applies to all subconsultants.

Any violation of these provisions shall subject the violating Professional or subconsultant to the penalties, sanctions and other remedies specified therein. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to Professional or subconsultant in the event of a dispute involving late payment or nonpayment by Professional, deficient subcontract performance, or noncompliance by a subconsultant.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.

8.6 **Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement and fails to cure or substantially begin to cure the breach within five (5) business days, City's remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

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

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

8.6.4 Charge Professional the difference between the cost to complete the services described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

8.7 **Temporary Suspension.** The City may temporarily suspend this Agreement, at no additional cost to the City, proved that the Consultant is given written notice (delivered certified mail, return receipt requested) of temporary suspension. If the City gives such notice of temporary suspension, Consultant shall immediately suspend its activities under the Agreement. A temporary suspension may be issued concurrent with the notice of termination.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Ownership shall not extend to Professional's underlying means and methods used to create work product. Additionally, any preexisting intellectual property contained within Professional's deliverables thereto belonging to Professional shall remain the property of Professional unless otherwise indicated in the scope of services. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. Should City reuse or modify Professional's documents without prior consent, City shall indemnify and hold the Professional harmless from and against any claim, proceeding, cause of action, damage, cost or expense that directly results from any deviation from or changes to the Professional's Instruments of Service. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

Professional and any subconsultants shall permit the City, the State, and the FHWA if federal participating funds are used in this Agreement to review and inspect the project activities and files at all reasonable times during the performance period of this Agreement.

Applicable patent rights provisions regarding rights to inventions shall be included in the contracts as appropriate (48 CFR 27 Subpart 27.3 – Patent Rights under Government Contracts for federal aid contracts).

City may permit copyrighting reports or other agreement product. If copyrights are permitted; the Agreement shall provide that the FHWA shall have the roalty-free nonexclusive and irrevocable right to reproduce, publics, or otherwise use, and to authorize other to use, the work for government purposes.

9.2 **Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged

to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.

9.3 **Inspection and Audit of Records.** For the purpose of determining compliance with Gov. Code § 8546.7, the Professional, Subconsultants, and City shall maintain all books, documents, papers, accounting records, Independent CPA Audited Indirect Cost Rate workpapers, and other evidence pertaining to the performance of the Agreement including, but not limited to, the costs of administering the Agreement. Following prior notice, All parties, including the Professional's Independent CPA, shall make such workpapers and materials available at their respective offices at all reasonable times during the Agreement period and for three (3) years from the date of final payment under the Agreement and records for real property and equipment acquired with federal funds must be retained for three (3) years after final disposition. City, Caltrans Auditor, FHWA, or any duly authorized representative of the Federal government having jurisdiction under Federal laws or regulations (including the basis of Federal funding in whole or in part) shall have access to any books, records, and documents of the Professional, Subconsultants, and the Professional's Independent CPA, that are pertinent to the Agreement for audits, examinations, workpaper review, excerpts, and transactions, and copies thereof shall be furnished if requested without limitation.

9.4 **Financial Management System and Records.** Professional, and any and all of Professional's subcontractors, shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred Services costs and matching funds by line item for the Services. The financial management system of Professional, and any and all of Professional's subcontractors, shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices set to or paid by the City or the State.

9.5 **Backup documentation**. Professional must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by Professional. Professional agrees to submit supporting backup documentation with invoices if requested by City or the State. Acceptable backup documentation includes, but is not limited to, City's progress payment/s to Professional, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of costs incurred pursuant to the Services.

9.6 **Audit Review Procedures.**

9.6.1 Any dispute concerning a question of fact arising under an interim or post audit of this Agreement that is not disposed of by Agreement, shall be reviewed by City's Chief Financial Officer.

9.6.2 Not later than thirty (30) calendar days after issuance of the final audit report, Professional may request a review by City's Chief Financial Officer of unresolved audit issues. The request for review will be submitted in writing.

9.6.3 Neither the pendency of a dispute nor its consideration by City will excuse Professional from full and timely performance, in accordance with the terms of this Agreement.

9.6.4 Professional and subconsultant Agreements, including cost proposals and Indirect Cost Rates (ICR), may be subject to audits or reviews such as, but not limited to, an Agreement audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the Agreement, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is Professional's responsibility to ensure federal, City, or local government officials are allowed full access to the CPA's work papers including making copies as necessary. The Agreement, cost proposal, and ICR shall be adjusted by Professional and approved by City Contract Administrator to conform to the audit or review recommendations. Professional agrees that individual terms of costs identified in the audit report shall be incorporated into the Agreement by this reference if directed by City at its sole discretion. Refusal by Professional to incorporate audit or review recommendations, or to ensure that the federal, City or local governments have access to CPA work papers, will be considered a breach of Agreement terms and cause for termination of the Agreement and disallowance of prior reimbursed costs.

9.6.5 Professional's Cost Proposal may be subject to a CPA ICR Audit Work Paper Review and/or audit by the Independent Office of Audits and Investigations (IOAI). IOAI, at its sole discretion, may review and/or audit and approve the CPA ICR documentation. The Cost Proposal shall be adjusted by the Professional and approved by the City Contract Administrator to conform to the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report. Refusal by the Professional to incorporate the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report will be considered a breach of the Agreement terms and cause for termination of the Agreement and disallowance of prior reimbursed costs.

(1) During IOAI's review of the ICR audit work papers created by the Professional's independent CPA, IOAI will work with the CPA and/or Professional toward a resolution of issues that arise during the review. Each party agrees to use its best efforts to resolve any audit disputes in a timely manner. If IOAI identifies significant issues during the review and is unable to issue a cognizant approval letter, City will reimburse the Professional at an accepted ICR until a FAR (Federal Acquisition Regulation) compliant ICR (e.g. 48 CFR Part 31; GAGAS (Generally Accepted Auditing Standards); CAS (Cost Accounting Standards), if applicable; in accordance with procedures and guidelines of the American

Association of State Highways and Transportation Officials (AASHTO) Audit Guide; and other applicable procedures and guidelines) is received and approved by IOAI. Accepted rates will be as follows:

a. If the proposed rate is less than one hundred fifty percent (150%) - the accepted rate reimbursed will be ninety percent (90%) of the proposed rate.

b. If the proposed rate is between one hundred fifty percent (150%) and two hundred percent (200%) - the accepted rate will be eighty-five percent (85%) of the proposed rate.

c. If the proposed rate is greater than two hundred percent (200%) - the accepted rate will be seventy-five percent (75%) of the proposed rate.

(2) If IOAI is unable to issue a cognizant letter per paragraph E.1. above, IOAI may require Professional to submit a revised independent CPA-audited ICR and audit report within three (3) months of the effective date of the management letter. IOAI will then have up to six (6) months to review the Professional's and/or the independent CPA's revisions.

(3) If the Professional fails to comply with the provisions of this paragraph E, or if IOAI is still unable to issue a cognizant approval letter after the revised independent CPA audited ICR is submitted, overhead cost reimbursement will be limited to the accepted ICR that was established upon initial rejection of the ICR and set forth in paragraph E.1. above for all rendered services. In this event, this accepted ICR will become the actual and final ICR for reimbursement purposes under this Agreement.

(4) Professional may submit to City final invoice only when all of the following items have occurred: (1) IOAI accepts or adjusts the original or revised independent CPA audited ICR; (2) all work under this Agreement has been completed to the satisfaction of City; and, (3) IOAI has issued its final ICR review letter. The Professional must submit the final invoice to the City no later than sixty (60) calendar days after occurrence of the last of these items. The accepted ICR will apply to this Agreement and all other agreements executed between City and the Professional, either as a prime or subconsultant, with the same fiscal period ICR.

Section 10. FUNDING PROVISIONS.

10.1 Prohibition of Expending City, State, or Federal Funds for Lobbying.

10.1.1 Professional certifies to the best of his or her knowledge and belief that:

(a) No state, federal or City appropriated funds have been paid, or will be paid by-or-on behalf of Professional to any person for influencing or attempting to influence

an officer or employee of any state or federal agency; a Member of the State Legislature or United States Congress; an officer or employee of the Legislature or Congress; or any employee of a Member of the Legislature or Congress, in connection with the awarding of any state or federal contract; the making of any state or federal grant; the making of any state or federal loan; the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any state or federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than federal appropriated funds have been paid, or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency; a Member of Congress; an officer or employee of Congress, or an employee of a Member of Congress; in connection with this federal contract, grant, loan, or cooperative agreement; Professional shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

10.1.2 This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

10.1.3 Professional also agrees by signing this document that he or she shall require that the language of this certification be included in all lower-tier subcontracts, which exceed $100,000 and that all such sub recipients shall certify and disclose accordingly.

10.2 Statement of Compliance.

10.2.1 Professional's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State of California that Professional has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.

10.2.2 During the performance of this Contract, Professional and all subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (e.g., cancer), age (over 40), marital status, and denial of family care leave. Professional and all subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment.

10.2.3 Professional and all subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-ij et seq.) and the applicable regulations promulgated there under (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-n, set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Contract by reference and made a part hereof as if set forth in full.

10.2.4 Professional shall permit access by representatives of the Department of Fair Employment and Housing and the City upon reasonable notice at any time during the normal business hours, but in no case less than twenty-four (24) hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or City shall require to ascertain compliance with this clause.

10.2.5 Professional and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

10.2.6 Professional shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this agreement.

10.2.7 The Professional, with regard to the work performed under this Agreement, shall act in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq.). Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person in the United States shall, on the basis of race, color, national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.

10.2.8 The Professional shall comply with regulations relative to non-discrimination in federally-assisted programs of the U.S. Department of Transportation (49 CFR 21 - Effectuation of Title VI of the Civil Rights Act of 1964). Specifically, the Professional shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR §21.5, including employment practices and the selection and retention of Subconsultants.

10.2.9 Professional, subrecipient or subconsultant will never exclude any person from participation in, deny any person the benefits of, or otherwise discriminate against anyone in connection with the award and performance of any contract covered by 49 CFR 26 on the basis of race, color, sex, or national origin.

10.2.10 Title VI Assurances (Appendix A): During the performance of this Agreement, the contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as Professional) agrees as follows:

A. Compliance with Regulations: Professional shall comply with the regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the REGULATIONS), which are herein incorporated by reference and made a part of this agreement.

B. Nondiscrimination: Professional, with regard to the work performed by it during the Agreement, shall not discriminate on the grounds of race, color, sex, national origin, religion, age, or disability in the selection and retention of sub-applicants, including procurements of materials and leases of equipment. Professional shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the agreement covers a program set forth in Appendix B of the Regulations.

C. Solicitations for Sub-agreements, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by Professional for work to be performed under a Sub- agreement, including procurements of materials or leases of equipment, each potential sub-applicant or supplier shall be notified by Professional of the Professional's obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: Professional shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the recipient or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of Professional is in the exclusive possession of another who fails or refuses to furnish this information, Professional shall so certify to the recipient or FHWA as appropriate, and shall set forth what efforts Professional has made to obtain the information.

E. Sanctions for Noncompliance: In the event of Professional's noncompliance with the nondiscrimination provisions of this agreement, the recipient shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

(1) withholding of payments to Professional under the Agreement within a reasonable period of time, not to exceed 90 days; and/or
(2) cancellation, termination or suspension of the Agreement, in whole or in part.

F. Incorporation of Provisions: Professional shall include the provisions of paragraphs (1) through (6) in every sub-agreement, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

Professional shall take such action with respect to any sub-agreement or procurement as the recipient or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event Professional becomes involved in, or is threatened with, litigation with a sub-applicant or supplier as a result of such direction, Professional may request the recipient enter into such litigation to protect the interests of the State, and, in addition, Professional may request the United States to enter into such litigation to protect the interests of the United States.

10.2.11 Pertinent Non-Discrimination Authorities (Appendix E). Professional and all of Professional's subcontractors agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

C. Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), (prohibits discrimination on the basis of sex);

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not);

H. Titles II and Ill of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

J. To the extent required by law, Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

K. To the extent required by law, Executive Order 13166 Re, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

L. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

10.3 **Rebates, Kickbacks or other Unlawful Consideration.** Professional warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any City employee. For breach or violation of this warranty, City shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract

price; or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

10.4 Debarment and Suspension Certification.

10.4.1 Professional's signature affixed herein, shall constitute a certification under penalty of perjury under the laws of the State of California, that Professional has complied with Title 2 CFR, Part 180, "OMB Guidelines to Agencies on Government wide Debarment and Suspension (non procurement)", which certifies that he/she or any person associated therewith in the capacity of owner, partner, director, officer, or 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 three (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 three (3) years. Any exceptions to this certification must be disclosed to City.

10.4.2 Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining Professional's responsibility. Disclosures must indicate to whom exceptions apply, initiating agency, and dates of action.

10.4.3 Exceptions to the Federal Government Excluded Parties List System maintained by the General Services Administration are to be determined by the Federal Highway Administration.

10.5 Evaluation of Professional. Professional's performance will be evaluated by City. A copy of the evaluation will be sent to Professional for comments. The evaluation together with the comments shall be retained as part of the contract record.

10.6 National Labor Relations Board Certification. In accordance with Public Contract Code Section 10296, Professional 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 Professional within the immediately preceding two-year period, because of Professional's failure to comply with an order of a federal court that orders Professional to comply with an order of the National Labor Relations Board.

10.7 Equipment Purchase.

10.7 .1 Prior authorization in writing, by City's Contract Administrator shall be required before Professional enters into any unbudgeted purchase order, or subcontract exceeding $5,000 for supplies, equipment, or Professional services. Professional shall provide an evaluation of the necessity or desirability of incurring such costs.

10.7.2 For purchase of any item, service or consulting work not covered in Professional's Cost Proposal and exceeding $5,000 prior authorization by City's Contract Administrator; three competitive quotations must be submitted with the request, or the absence of bidding must be adequately justified.

10.7.3 Any equipment purchased as a result of this contract is subject to the following: (1) "Professional shall maintain an inventory of all nonexpendable property. Nonexpendable property is defined as having a useful life of at least two years and an acquisition cost of $5,000 or more. If the purchased equipment needs replacement and is sold or traded in, City shall receive a proper refund or credit at the conclusion of the contract, or if the contract is terminated, Professional may either keep the equipment and credit City in an amount equal to its fair market value, or sell such equipment at the best price obtainable at a public or private sale, in accordance with established City procedures; and credit City in an amount equal to the sales price. If Professional elects to keep the equipment, fair market value shall be determined at Professional's expense, on the basis of a competent independent appraisal of such equipment. Appraisals shall be obtained from an appraiser mutually agreeable to by City and Professional, if it is determined to sell the equipment, the terms and conditions of such sale must be approved in advance by City; and (2) Regulation 2 CFR, Part 200 requires a credit to Federal funds when participating equipment with a fair market value greater than $5,000 is credited to the project.

10.8 **Disputes.** Prior to either party commencing any legal action under this Agreement, the parties agree to try in good faith, to settle any dispute amicably between them. If the dispute has not been settled after forty-five (45) days of good-faith negotiations and as may be otherwise proved herein, then either party may commence legal action against the other.

10.8.1 Any dispute, other than audit, concerning a question of fact arising under this contract that is not disposed of by agreement shall be decided by a committee consisting of City's Contract Administrator and City's Department Head who may consider written or verbal information submitted by Professional.

10.8.2 Not later than 30 days after completion of all work under the contract, Professional may request review by City Governing Board of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.

10.8.3 Neither the pendency of a dispute, nor its consideration by the committee will excuse Professional from full and timely performance in accordance with the terms of this contract.

10.9 **Cost Principles.**

10.9.1 Professional agrees that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual Services cost items

10.9.2 Professional agrees to comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), and other applicable State and Federal regulations

10.9.3 Any costs for which payment has been made to Professional that are determined by subsequent audit to be unallowable under 2 CFR, Part 200 and 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., are subject to repayment by Professional to City.

10.9.4 All subcontracts in excess of $25,000 shall contain the above provisions.

10.10 [INTENTIONALLY OMITTED].

10.11 Covenant Against Contingent Fees. The Professional warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the Professional; to solicit or secure this contract; and that he/she has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award, or formation of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this contract without liability, or at its discretion; to deduct from the contract price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

10.12 Funding Requirements.

10.12.1 It is mutually understood between the parties that this contract may have been written before ascertaining the availability of funds or appropriation of funds, for the mutual benefit of both parties, in order to avoid program and fiscal delays that would occur if the contract were executed after that determination was made.

10.12.2 This contract is valid and enforceable only, if sufficient funds are made available to City for the purpose of this contract. In addition, this contract is subject to any additional restrictions, limitations, conditions, or any statute enacted by the Congress, State Legislature, or City governing board that may affect the provisions, terms, or funding of this contract in any manner.

10.12.3 It is mutually agreed that if sufficient funds are not appropriated, this contract may be amended to reflect any reduction in funds.

10.12.4 City has the option to void the contract under the 30-day termination clause pursuant to Article VI, or by mutual agreement to amend the contract to reflect any reduction of funds.

10.13 State Prevailing Wage Rates.

10.13.1 No Professional or Subconsultant may be awarded an Agreement containing public work elements unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. Registration with DIR must be maintained throughout the entire term of this Agreement, including any subsequent amendments.

10.13.2 The Professional shall comply with all of the applicable provisions of the California Labor Code requiring the payment of prevailing wages. The General Prevailing Wage Rate Determinations applicable to work under this Agreement are available and on file with the Department of Transportation's Regional/District Labor Compliance Officer (https://dot.ca.gov/programs/construction/labor-compliance). These wage rates are made a specific part of this Agreement by reference pursuant to Labor Code §1773.2 and will be applicable to work performed at a construction project site. Prevailing wages will be applicable to all inspection work performed at City construction sites, at City facilities and at off-site locations that are set up by the construction contractor or one of its subcontractors solely and specifically to serve City projects. Prevailing wage requirements do not apply to inspection work performed at the facilities of vendors and commercial materials suppliers that provide goods and services to the general public.

10.13.3 General Prevailing Wage Rate Determinations applicable to this project may also be obtained from the Department of Industrial Relations website at http://www.dir.ca.gov.

10.13.4 Payroll Records:

(1) Each Professional and Subconsultant shall keep accurate certified payroll records and supporting documents as mandated by Labor Code §1776 and as defined in 8 CCR §16000 showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the Professional or Subconsultant in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

a. The information contained in the payroll record is true and correct.

b. The employer has complied with the requirements of Labor Code §1771, §1811, and §1815 for any work performed by his or her employees on the public works project.

(2) The payroll records enumerated under paragraph (1) above shall be certified as correct by the Professional under penalty of perjury. The payroll records and all supporting documents shall be made available for inspection and copying by City representatives at all reasonable hours at the principal office of the Professional. The Professional shall provide copies of certified payrolls or permit inspection of its records as follows:

a. A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or the employee's authorized representative on request.
b. A certified copy of all payroll records enumerated in paragraph (1) above, shall be made available for inspection or furnished upon request to a representative of City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations. Certified payrolls submitted to City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards shall not be altered or obliterated by the Professional.
c. The public shall not be given access to certified payroll records by the Professional. The Professional is required to forward any requests for certified payrolls to the City Contract Administrator by both email and regular mail on the business day following receipt of the request.

(3) Each Professional shall submit a certified copy of the records enumerated in paragraph (1) above, to the entity that requested the records within ten (10) calendar days after receipt of a written request.

(4) Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by City shall be marked or obliterated in such a manner as to prevent disclosure of each individual's name, address, and social security number. The name and address of the Professional or Subconsultant performing the work shall not be marked or obliterated.

(5) The Professional shall inform City of the location of the records enumerated under paragraph (1) above, including the street address, city and county, and shall, within five (5) working days, provide a notice of a change of location and address.

(6) The Professional or Subconsultant shall have ten (10) calendar days in which to comply subsequent to receipt of written notice requesting the records enumerated in paragraph (1) above. In the event the Professional or

Subconsultant fails to comply within the ten (10) day period, he or she shall, as a penalty to City, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Such penalties shall be withheld by City from payments then due. Professional is not subject to a penalty assessment pursuant to this section due to the failure of a Subconsultant to comply with this section.

10.13.5 When prevailing wage rates apply, the Professional is responsible for verifying compliance with certified payroll requirements. Invoice payment will not be made until the invoice is approved by the City Contract Administrator.

10.13.6 Penalty:

(1) The Professional and any of its Subconsultants shall comply with Labor Code §1774 and §1775. Pursuant to Labor Code §1775, the Professional and any Subconsultant shall forfeit to the City a penalty of not more than two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of DIR for the work or craft in which the worker is employed for any public work done under the Agreement by the Professional or by its Subconsultant in violation of the requirements of the Labor Code and in particular, Labor Code §§1770 to 1780, inclusive.

(2) The amount of this forfeiture shall be determined by the Labor Commissioner and shall be based on consideration of mistake, inadvertence, or neglect of the Professional or Subconsultant in failing to pay the correct rate of prevailing wages, or the previous record of the Professional or Subconsultant in meeting their respective prevailing wage obligations, or the willful failure by the Professional or Subconsultant to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rates of prevailing wages is not excusable if the Professional or Subconsultant had knowledge of the obligations under the Labor Code. The Professional is responsible for paying the appropriate rate, including any escalations that take place during the term of the Agreement.

(3) In addition to the penalty and pursuant to Labor Code §1775, the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the Professional or Subconsultant.

(4) If a worker employed by a Subconsultant on a public works project is not paid the general prevailing per diem wages by the Subconsultant, the Professional of the project is not liable for the penalties described above unless the Professional had knowledge of that failure of the Subconsultant to pay the

specified prevailing rate of wages to those workers or unless the Professional fails to comply with all of the following requirements:

a. The Agreement executed between the Professional and the Subconsultant for the performance of work on public works projects shall include a copy of the requirements in Labor Code §§ 1771, 1775, 1776, 1777.5, 1813, and 1815.

b. The Professional shall monitor the payment of the specified general prevailing rate of per diem wages by the Subconsultant to the employees by periodic review of the certified payroll records of the Subconsultant.

c. Upon becoming aware of the Subconsultant's failure to pay the specified prevailing rate of wages to the Subconsultant's workers, the Professional shall diligently take corrective action to halt or rectify the failure, including but not limited to, retaining sufficient funds due the Subconsultant for work performed on the public works project.

d. Prior to making final payment to the Subconsultant for work performed on the public works project, the Professional shall obtain an affidavit signed under penalty of perjury from the Subconsultant that the Subconsultant had paid the specified general prevailing rate of per diem wages to the Subconsultant's employees on the public works project and any amounts due pursuant to Labor Code §1813.

(5) Pursuant to Labor Code §1775, City shall notify the Professional on a public works project within fifteen (15) calendar days of receipt of a complaint that a Subconsultant has failed to pay workers the general prevailing rate of per diem wages.

(6) If City determines that employees of a Subconsultant were not paid the general prevailing rate of per diem wages and if City did not retain sufficient money under the Agreement to pay those employees the balance of wages owed under the general prevailing rate of per diem wages, the Professional shall withhold an amount of moneys due the Subconsultant sufficient to pay those employees the general prevailing rate of per diem wages if requested by City.

10.13.7 Hours of Labor

Eight (8) hours labor constitutes a legal day's work. The Professional shall forfeit, as a penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of the Agreement by the Professional or any of its Subconsultants for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one

calendar week in violation of the provisions of the Labor Code, and in particular §§1810 to 1815 thereof, inclusive, except that work performed by employees in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day and forty (40) hours in any week, at not less than one and one-half (1.5) times the basic rate of pay, as provided in §1815.

10.13.8 Employment of Apprentices:

(1) Where either the prime Agreement or the subagreement exceeds thirty thousand dollars ($30,000), the Professional and any subconsultants under him or her shall comply with all applicable requirements of Labor Code §§ 1777.5, 1777.6 and 1777.7 in the employment of apprentices.

(2) Professional 's and subconsultants are required to comply with all Labor Code requirements regarding the employment of apprentices, including mandatory ratios of journey level to apprentice workers. Prior to commencement of work, Professional and subconsultants are advised to contact the DIR Division of Apprenticeship Standards website at https://www.dir.ca.gov/das/, for additional information regarding the employment of apprentices and for the specific journey-to- apprentice ratios for the Agreement work. The Professional is responsible for all subconsultants' compliance with these requirements. Penalties are specified in Labor Code §1777.7.

10.14 Claims filed by City's Construction Contractor.

10.14.1 If claims are filed by City's construction contractor relating to work performed by Professional's personnel, and additional information or assistance from Professional's personnel is required in order to evaluate or defend against such claims; Professional agrees to make its personnel available for consultation with City's construction contract administration and legal staff and for testimony, if necessary, at depositions and at trial or arbitration proceedings.

10.14.2 Professional's personnel that City considers essential to assist in defending against construction contractor claims will be made available on reasonable notice from City.

10.14.3 Consultation or testimony will be reimbursed at the same rates, including travel costs that are being paid for Professional's personnel services under this Agreement.

10.14.4 Services of Professional's personnel in connection with City's construction contractor claims will be performed pursuant to a written contract amendment, if

necessary, extending the termination date of this Agreement in order to resolve the construction claims.

10.15 Confidentiality of Data

10.15.1 All financial, statistical, personal, technical, or other data and information relative to City's operations, which are designated confidential by City and made available to Professional in order to carry out this Agreement, shall be protected by Professional from unauthorized use and disclosure.

10.15.2 Permission to disclose information on one occasion, or public hearing held by City relating to the Agreement, shall not authorize Professional to further disclose such information, or disseminate the same on any other occasion.

10.15.3 Professional shall not comment publicly to the press or any other media regarding the Agreement or City's actions on the same, except to City's staff, Professional's own personnel involved in the performance of this Agreement, at public hearings, or in response to questions from a Legislative committee.

10.15.4 Professional shall not issue any news release or public relations item of any nature, whatsoever, regarding work performed or to be performed under this Agreement without prior review of the contents thereof by City, and receipt City's written permission. However, notwithstanding the foregoing, nothing herein shall prevent Professional from referencing its work under this Agreement in future marketing material without prior permission.

10.15.5 Any subcontract entered into as a result of this contract shall contain all of the provisions of this Article.

10.15.6 All information related to the construction estimate is confidential, and shall not be disclosed by Professional to any entity, other than City, Caltrans, and/or FHWA. All of the materials prepared or assembled by Professional pursuant to performance of this Contract are confidential and Professional agrees that they shall not be made available to any individual or organization without the prior written approval of City or except by court order. If Professional or any of its officers, employees, or subcontractors does voluntarily provide information in violation of this Contract, City has the right to reimbursement and indemnity from Professional for any damages caused by Professional releasing the information, including, but not limited to, City's reasonable attorney's fees and disbursements, including without limitation experts' fees and disbursements.

Section 11 MISCELLANEOUS PROVISIONS.

11.1 Attorneys' Fees. If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing

Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

11.2 **Venue.** In the event that either Party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

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

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

11.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.

11.6 **Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

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

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

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

it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

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

11.9 **Contract Administration.** This Agreement shall be administered by Philip Banea ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.10 **Notices.** Any written notice to Professional shall be sent to:
TDG Engineering, Inc.
One Inventa Place, West Tower, Suite 950
Silver Spring, MD 20910
Email Address (for Insurance Update Requests)
contracts@tooledesign.com

Any written notice to City shall be sent to:
Philip Banea
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Email: pbanea@cityofranchocordova.gov
Phone: 916-851-8835

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

_____ Seal and Signature of Registered Professional with report/design responsibility.

11.12 **Integration.** This Agreement, including the scope of services attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.

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

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

CITY OF RANCHO CORDOVA

_____
Micah Runner, City Manager

Date: _____

PROFESSIONAL

_____
Jessica Fields, Director of Operations

Date: _____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

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APPROACH

Toole Design is pleased to present the following approach for the Active Modes Wayfinding Plan for the City of Rancho Cordova. We have included scope elements that will help the City achieve its goals and support timely implementation, while remaining flexible and responsive to your needs. Our approach breaks the project into clear, manageable stages that lead to a comprehensive branding, signage, and wayfinding system reflecting local assets and positioning the City for successful implementation. Throughout, we bring proven experience managing complex, federally funded projects, including facilitating productive conversations, building consensus among stakeholders, and navigating technical constraints such as MUTCD, Caltrans, and accessibility requirements. By pairing strong project management with clear documentation, defined decision points, and high-quality, implementation-ready deliverables, we ensure the City is well-positioned to move efficiently from planning to construction.

TASK 0: PROJECT MANAGEMENT

Toole Design has a reputation for excellent project management. We understand that the key ingredients of successful management include excellent communication and effective management of scope, schedule, and budget. Our success is grounded in regular communication with the client to discuss any issues before those issues turn into problems that could impact schedule or budget. In addition, the depth of Toole Design allows additional staff resources to be allocated if project needs arise. Toole Design strives to diversify the skills of our staff members, which increases our team's overall flexibility and capacity.

TASK 0 DELIVERABLES:

- Kickoff meeting: preparation, facilitation, and summary notes
- Client check-ins (up to 20), agendas, and action items
- Project Development Team (PDT) meetings for Tasks 1 and 2
- Invoicing and Progress Reporting

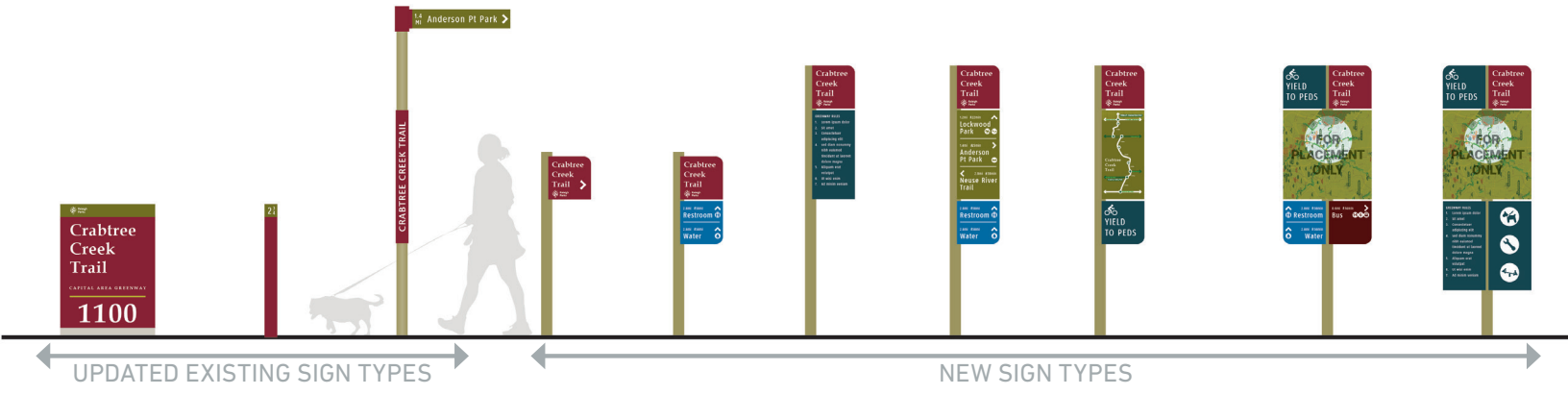
ALIGN AND DEFINE

TASK 1: REVIEW AND BEST WAYFINDING PRACTICES

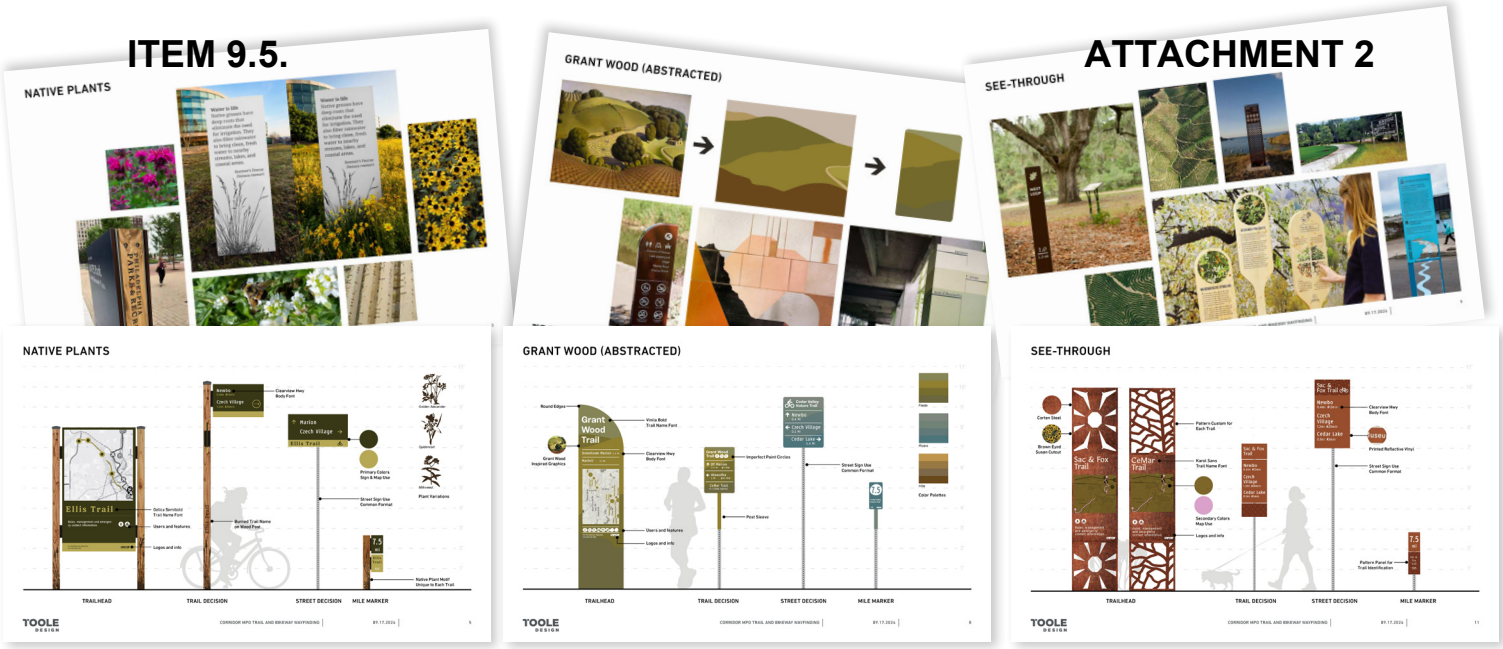
A review of the City's current signage regulations and existing conditions will set the stage for developing a wayfinding vision and strategy, signage design lexicon, and understanding the city's fabrication capability and needs. Materials and content created during this step will be integrated into the System Design.

TASK 1.1: SIGNAGE AND OTHER ANALYSIS

We will examine local streetscape conditions, destinations, and circulation patterns for people traveling by foot and bike, existing signs and other information that may be relevant to sign design and installation. We will sort the destinations into a hierarchy that will help planners which are appropriate for which sign types. Toole Design will also consult with city staff about their fabrication and maintenance capacities and preferences for sign material and post style for use on signs and will review any local standards for post and sign fabrication and installation. In addition, Toole Design will collect and review spatial



Existing and new sign types for the Capital Area Greenway Wayfinding Plan.



Concept options presented for Corridor Metropolitan Planning Organization Wayfinding, including mood boards and a selection of sign types for each concept.

(GIS) data for the current and proposed bikeway and trail network and existing wayfinding signs, pavement markings, and interpretive signage and along city's streets and trails, and in parks, including the American River Parkway, Mather Heritage Trail, and the Folsom South Canal, and basins.

Design Kickoff: Project Manager Lauren Pepe and Graphic Design Lead Nancy Le will visit Rancho Cordova for a Design Kickoff session, at which we will become familiar with the routes firsthand, and meet with City staff. Toole Design will present relevant best practices of trail and bikeway wayfinding based on our initial observations, as well as relevant national guidance that should be considered, such as the CA Manual on Uniform Traffic Control Devices (MUTCD), and the Public Right-of-Way Accessibility Guidelines (PROWAG). Staff and the PDT will also participate in an interactive 'mental mapping' activity that helps the project team see the City through their eyes.

Design Brief: The outcome of this meeting will be a report summarizing the information learned, and the themes identified learned during this step and a Design Brief identifying up to 10 recommended sign types and the key issues which must be solved by the design solution for it to be successful.

TASK 1 DELIVERABLES:

- Existing Conditions Analysis, Design Kickoff Workshop, Design Brief

Key Decision Point and Approval: The design team will share the Design Brief to the City's Project Manager and the PDT for review and confirmation. One round of refinement will be undertaken.

DEVELOP IDENTITY + SYSTEM

TASK 2: DESIGN OF WAYFINDING SYSTEM

In this task, Toole Design will develop a sign family to respond to system needs and develop design concepts for review and refinement.

TASK 2.1: CONCEPT DESIGN OPTIONS

The design team will first develop a recommended sign family for the City's wayfinding system, and explanation of the different sign types recommended and their essential requirements. This sign family will include at minimum the following four sign types: directional, confirmation and turn signs, as well as ground markings. We will then explore more specific visual recommendations for the branded sign family. This step will include a concept presentation of up to three sign family concepts with each to include:

- Visuals showing themes and origins of the concept based on the City's existing branding and design standards as a baseline
- Visual exploration of key sign types to illustrate the brand, color, typographic, and material approach of each concept

- Options for "Branding hierarchy" (i.e. elements that highlight local community facilities versus elements that unify the regional bikeway and trail brand, e.g., the American River Bike Trail and Folsom South Canal Trail)
- Examples applied to at least four key sign types, directional, confirmation and turn signs
- Potential for decorative sign toppers
- Local preferences for materials, fabrication, and installation methods
- One rendering per concept onto photography of existing route segments
- Rough order-of-magnitude (ROM) costs for fabrication and installation of the concepts

Key Decision Point and Approval: The design team will present the conceptual options to the City's Project Manager and the PDT. One round of refinement will be undertaken based on the feedback from this presentation.

TASK 2 DELIVERABLES:

- Concept and Final Design Presentations

MAKE IT IMPLEMENTABLE

TASK 3: ROUTES AND DESTINATIONS

For this task, we will start by building on data from the forthcoming Active Transportation Plan (ATP), we will synthesize existing network data, previous community engagement, and local knowledge to establish a hierarchy of destinations that reflects how people move through Rancho Cordova and best practices for wayfinding. We will carefully evaluate destinations based on factors such as trip purpose, connectivity, visibility, and user needs across different modes.

TASK 3.1: METHODOLOGY

We will work closely with City staff and the Project Development Team to define a transparent and replicable prioritization methodology that balances technical criteria with community priorities. This will include considering connectivity between neighborhoods and key destinations, connections to regional trails, recent and planned infrastructure investments, and opportunities to expand access for underserved communities. Where appropriate, we may supplement prior ATP outreach with targeted engagement to confirm that the selected routes and destinations align with how residents and visitors experience the city today. The destination hierarchy will be context-dependent; for example, destinations along a route within a park will be prioritized differently than destinations along a route through the city.

TASK 3.2: PRIORITIZATION RESULTS

The result of this task will be a clear and defensible set of prioritized routes and a destination hierarchy that directly informs the wayfinding system design and placement. By grounding these decisions in both data and community input, we will ensure the final system is legible, meaningful, and scalable—supporting immediate implementation while providing a framework the City can use to expand the network over time.

Key Decision Point and Approval: The client will share draft routes and hierarchy with PDT for approval (no formal PDT meeting).

TASK 3 DELIVERABLES:

- Prioritization Methodology
- List of Prioritized Routes

BUILD THE SYSTEM

TASK 4: WAYFINDING SYSTEM PLAN DEVELOPMENT

In this task Toole Design will translate the preferred wayfinding system into a comprehensive, implementation-ready Wayfinding System Plan that is both technically rigorous and easy for City staff to use. Building on the approved design concept and prioritized routes and destinations, we will develop a cohesive system that integrates signage, pavement markings, maps, and other elements into a clear and legible network. This includes preparing guidance on determining sign types, messaging hierarchy, placement, and spacing; developing detailed wayfinding placement plans for priority routes with corresponding location maps and sign types; and producing design intent drawings that define size, layout, materials, and mounting to support fabrication and installation. We will also incorporate graphic standards, typical details, maintenance and implementation considerations, and high-level cost estimates into the Plan, ensuring alignment with City standards and applicable state and federal requirements. The result will be an

Administrative Draft and Final Wayfinding Plan along with supporting GIS, PDF, and template materials, providing Rancho Cordova with a clear, actionable roadmap to move from planning to implementation.

TASK 4.1: DESIGN INTENT DRAWINGS

Toole Design will develop official Design Intent Drawings, illustrating for each individual sign type how size, color, typography, materials, and mounting, as well as guidelines for typical placement and mounting. Please note that structural engineering is not included; this is typically provided by fabricator at time of construction per industry standards.

TASK 4.1 DELIVERABLES:

- Design intent drawings, 11" x 17" PDF (Draft and Final)
- Final Layout templates, Adobe Illustrator format
- Production-ready map artwork for up to six maps, oriented heads-up (developed in Task 6)

TASK 4.2: COST ESTIMATES

Using our contacts within the environmental graphic design industry as well as local sign fabricators, we will request cost estimates for fabrication and installation for a sample of each of the unique sign types, and obtain a minimum of two estimates from which to develop cost opinions.

TASK 4.2 DELIVERABLES:

- Cost estimates table, 8.x5 x 11" PDF and Excel

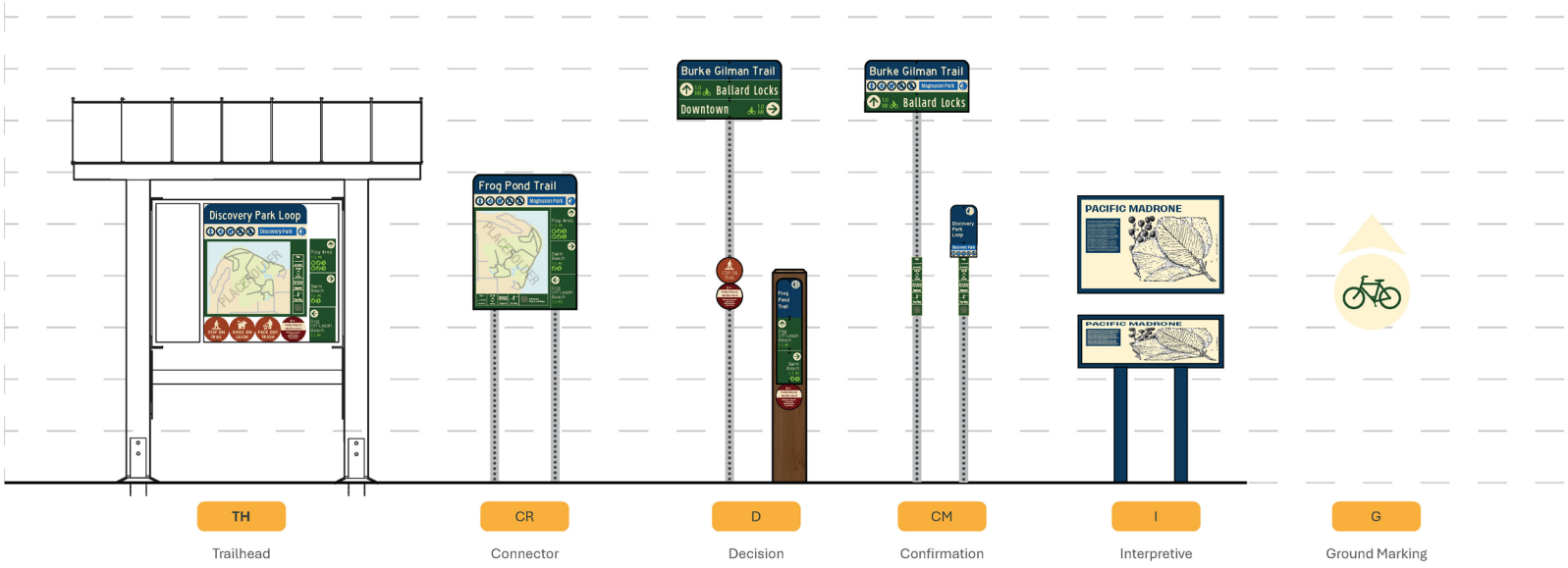
TASK 4.3: ADMIN DRAFT PLAN AND FINAL PLAN

Toole Design will prepare a draft Branding and Wayfinding document for the Rancho Cordova Active Modes Wayfinding Plan, which would be comprised of the elements below, some of which will have been completed in previous tasks:

- Executive Summary
- Introduction and Design Brief (completed in Task 1)
- System Design and Brand Guidelines Sign Concepts (completed in Task 2)
- Implementation Strategies and Project Prioritization Results (completed in Task 3)
- Wayfinding Placement Guidelines
- Sign Location Plans (including conceptual Sign Location Plans for priority routes as the project fee accommodates)
- Cost Estimates
- Maintenance Considerations
- Design Intent Drawings

This document will be shared with City staff and the PDT for review and input.

Toole Design will then address all comments and revisions for the final plan and ensure Section 508 compliance for key elements of the plan including the executive summary and up to 10 additional pages to share as an abridged public-facing document.



Proposed sign family Toole Design created for Seattle's trail system.

TASK 4.3 DELIVERABLES:

- Draft Branding and Wayfinding Plan PDF (first and second drafts)
- Final Wayfinding Plan PDF, Section 508 Compliant Plan sections, and Adobe InDesign document.

TASK 5: ENGAGEMENT

ENGAGEMENT STRATEGY

Toole Design will craft an engagement strategy based on what we learn at the kickoff meeting and in early discussions with City staff. We are assuming that the community has been sufficiently engaged through the ATP that we can introduce this project through field testing and will not need any introductory events. To that end, we have proposed a field-testing effort, described below. However, we can adapt our engagement plan and activities if that is not the case.

Engagement Event and Field-Testing of Revised Concepts: Toole Design will revise the sign concepts and the team will conduct field-testing of the revised design concepts. This is a step that we have found highly useful for several reasons:

- It is helpful to "see" the full-scale concepts in the active modes environment to see how they blend in or contrast with the surrounding context.
- It helps stimulate public interest and support for the wayfinding signs.

Toole Design will print two representative sign types from each concept at full-scale as well as the full family represented at smaller scale, for placement at three locations within Rancho Cordova. Toole Design will design a survey which can be accessed via a QR code on the printouts for people walking and biking to complete and will present and discuss the concepts with the public in person, preferably on a high-traffic summer weekend. We recommend leaving the boards posted along the paths or bikeways in highly-used locations for two weeks in order to continue collecting feedback.

Toole Design will compile the in-person and survey feedback and submit a memo to Rancho Cordova project staff to review before proceeding with the Final Design Presentation.

TASK 5 DELIVERABLES:

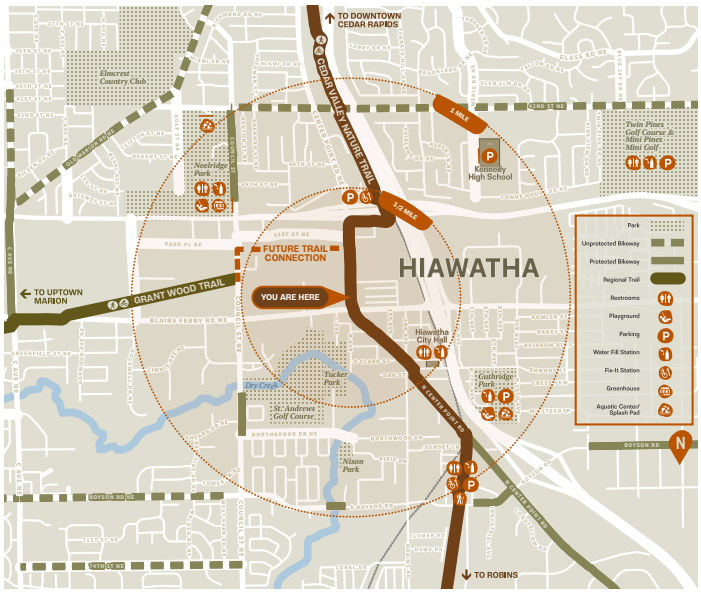
- Engagement Strategy
- Engagement Events (Field Testing and Survey)

TASK 6: UPDATE THE CITY'S BIKE MAP

Toole Design will provide sample map styles and formats for discussion, in order to collaboratively establish the constraints and goals for map design, in alignment with the project brand identity. Once an approach has been agreed upon, Toole Design will update the City's bike map using a combination of GIS and Adobe Illustrator. One round of GIS content will be shared with the client for feedback on information to be included before proceeding to visual design. Draft map design will be provided, with up to two rounds of feedback based on consolidated client comments.

TASK 6 DELIVERABLES:

- Map working session, including draft extents and discussion of goals and constraints
- Map drafts (up to two)
- Map final digital and print versions



Wayfinding maps created for our work in Cedar Rapids, IA.

PROJECT SCHEDULE

Our schedule includes all tasks to support the initial build-out of the City wayfinding system as specified in Task 4. Prior to 2027, our project team will revisit the schedule and fee to plan for any additional build-out phases.

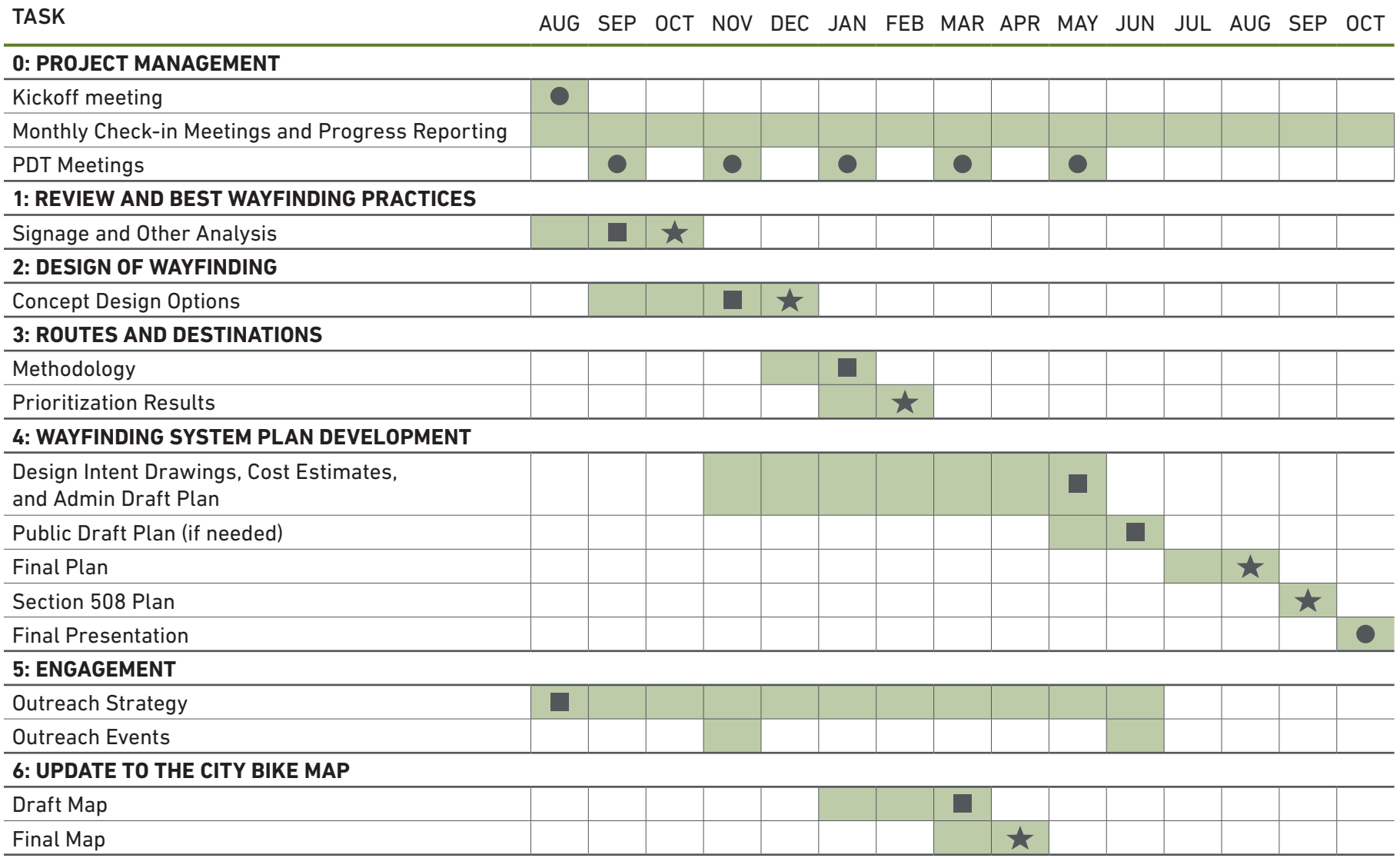


EXHIBIT B

COMPENSATION SCHEDULE

	Assumptions	Direct Costs	Erin Williams Designer II	Lauren Pepe Project Planner II	Kristen Lohse QA/QC	Nancy Le Graphic Designer	Sam Person Graphic Designer	TBD Planner II	TBD GIS Analyst	Hour Total	Fee Total
			$ 233.84	$ 205.76	$ 237.11	$ 126.76	$ 128.86	$ 150.00	$ 126.76		
0. Project Management			8	44		16	2	12	2	84	$ 15,263.56
Kickoff meeting			2	8		4	2	2	2	20	$ 3,432.04
Check-in Meetings (~20 total) and Progress Reporting			4	28		12				44	$ 8,217.76
PDT Meetings (2 total)			2	8				10		20	$ 3,613.76
1. Review & Best Wayfinding Practices			1	28	2	44	4	24	0	103	$ 16,162.22
Site Visit				16		24				40	$ 6,334.40
Design Brief			1	12	2	20	4	24		63	$ 9,827.82
Task 2: Design of Wayfinding			4	20		40	60	16	6	148	$ 21,487.34
Preferred Concept Package			4	20	2	40	60	16	6	148	$ 21,487.34
Task 3. Routes & Destinations			2	14		4	0	30	6	58	$ 9,590.14
Process for Prioritization			1	8	2	2		16	3	32	$ 5,387.94
List of Route and Destinations			1	6		2		14	3	26	$ 4,202.20
Task 4. Wayfinding System Plan Development			19	66	11	168	174	144	36	618	$ 90,512.01
Admin Draft Plan (including Design Intent Drawings)			14	32	8	140	140	120	32	486	$ 69,598.08
Final Plan (including cost estimates)			3	20	3	20	30	12	4	92	$ 14,236.09
Section 508 Abridged Plan				2		4	4	12		22	$ 3,234.00
Final Presentation			2	12		4				18	$ 3,443.84
Task 5. Community Engagement			1	12	0	14	8	36	0	71	$ 10,908.48
Outreach Strategy			1	2				4		7	$ 1,245.36
Outreach Events				10		14	8	32		64	$ 9,663.12
Task 6. Update to City Bike Map			3	9	0	12	50	0	30	104	$ 14,320.28
Draft Map			2	6		8	40		20	76	$ 10,405.92
Final Map			1	3		4	10		10	28	$ 3,914.36
	Font licensing, lunch and transportation costs for two staff during field visit, color printing	1500									$ 1,500.00
			38	193	13	298	298	262	80	1182	$ 178,244.03
			$ 8,885.92	$ 39,711.68	$ 3,082.43	$ 37,774.48	$ 38,400.28	$ 39,300.00	$ 10,140.80		$ 179,744.03

MEMORANDUM

ITEM 9.6.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Philip Banea, Associate Transportation Planner
Edgar Medina, Assistant Public Works Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2026-36-1 WITH STEER, DAVIES & GLEAVE, INC. TO INCREASE THE CONTRACT AMOUNT FROM $99,355.00 TO AN AMOUNT NOT TO EXCEED $119,355.00 FOR CONTINUED SUPPORT OF THE TRIP REDUCTION PROGRAM EVALUATION**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 2026-36-1 for continued support of the Trip Reduction Program Evaluation that promotes and encourages other transportation mode choices as developments are approved in the city.

BACKGROUND

On January 1, 2026, the city entered into Contract No. 2026-36 with Steer, Davies & Gleave, Inc. for support of the Trip Reduction Program Evaluation.

The contract has assisted staff with evaluating the city's Trip Reduction Program, which includes the CordoVan shuttle routes and incentives provided by the 50 Corridor TMA to walk, bike, and use transit more often. The evaluation is also looking into best practices to encourage other transportation mode choices. The end goal of this evaluation is to provide city staff options and recommendations for an updated program.

Staff recommends a contract amendment with Steer, Davies & Gleave, Inc. to increase the contract amount from $99,355.00 to $119,355.00. The December 31, 2026 term of the contract will remain unchanged. The cost increase is necessary for Steer, Davies & Gleave, Inc. to thoroughly finish the stakeholder interviews and research/analysis needed to make recommendations for future changes to the Trip Reduction Program. Utilizing consultants provides expertise in specialized fields that help establish the best possible programs for the city.

FISCAL IMPACT AND FUNDING SOURCE

The contract will be funded through the city's Transit Tax Funds. There is no impact on the general fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2026-36-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2026-36-1 WITH STEER, DAVIES & GLEAVE, INC. TO INCREASE THE CONTRACT AMOUNT FROM $99,355 TO AN AMOUNT NOT TO EXCEED $119,355 FOR CONTINUED SUPPORT OF THE TRIP REDUCTION PROGRAM EVALUATION

WHEREAS, the parties entered into Contract No. 2026-36 on January 1, 2026 in the amount of $99,355 with a term ending December 31, 2026 for support of the Trip Reduction Program Evaluation; and

WHEREAS, this first amendment will increase the contract compensation by $20,000, to an amount not to exceed $119,355 for continued support of the Trip Reduction Program Evaluation; and

WHEREAS, these services will exceed the maximum amount the City Manager is authorized to approve; and

WHEREAS, the Contract Amendment will be funded by the city's transit tax funds. There is no impact to the general fund.

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. 2026-36-1 with Steer, Davies & Gleave, Inc. to increase the contract amount from $99,355 to an amount not to exceed $119,355 for continued support of the Trip Reduction Program Evaluation in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND STEER, DAVIES & GLEAVE, INC

This First Amendment to the Professional Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and Steer, Davies & Gleave, Inc ("Professional") as of July 1, 2026. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("Agreement") dated January 1, 2026; and

WHEREAS, this Amendment will thoroughly finish the stakeholder interviews and research/analysis needed to make recommendations for future changes to the Trip Reduction Program; and

WHEREAS, this Amendment will ensure Professional that the final recommendations align with City priorities and expectations; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the Agreement, "Compensation," provides for the City to pay Professional a sum not to exceed ninety nine thousand three hundred and fifty five dollars: ($99,355). The Parties agree to amend Section 2 of the Agreement in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the Agreement is amended to read as follows:

   "City hereby agrees to pay Professional a sum not to exceed one hundred and nineteen thousand three hundred and fifty five dollars: ($119,355), 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. 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 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

_____
Herbert Higginbotham, Executive President, North America

Date:_____

MEMORANDUM

ITEM 9.7.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: **A RESOLUTION DESIGNATING A VOTING DELEGATE AND ALTERNATE(S) FOR THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE HELD SEPTEMBER 23-25, 2026, IN ANAHEIM, CALIFORNIA**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would designate Mayor Garrett Gatewood as Voting Delegate and Council Members Siri Pulipati and David Sander as Alternates for the 2026 League of California Cities Annual Conference Business Meeting.

BACKGROUND

The 2026 Annual League of California Cities Conference is scheduled for September 23–25, 2026, in Anaheim, California. An important part of the Annual Conference is the General Assembly. At this meeting, the League membership considers and takes action on Resolutions that establish League policy. In order to vote at this meeting, the City Council must designate a voting delegate and up to two alternates. It is requested the City Council take action to designate a voting delegate and alternates at this time in order to submit that name by the advised deadline of September 1, 2026, in accordance with the memorandum received from the League of California Cities on May 13, 2026 (Attachment 2).

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Resolution
2. May 13, 2026 League of California Cities Memorandum

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DESIGNATING A VOTING DELEGATE AND ALTERNATE(S) FOR THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND GENERAL ASSEMBLY BUSINESS MEETING

WHEREAS, the 2026 Annual League of California Cities Conference will be held September 23-25, 2026, in Anaheim, California; and

WHEREAS, in order to vote at the Annual General Assembly Business Meeting, the City Council must designate its Voting Delegate and Alternates.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that Mayor Garrett Gatewood is designated as the city's Voting Delegate and Council Members Siri Pulipati and David Sander as Alternates for the 2026 Annual League of California Cities Conference and General Assembly Business Meeting.

BE IT FURTHER RESOLVED that the City Clerk will submit a certified copy of this resolution to the League of California Cities office by September 1, 2026.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Garrett Gatewood, Mayor

_____
Stacy Leitner, CMC
City Clerk

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions

Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees

The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee

The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly

During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

MEMORANDUM

ITEM 9.8.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Matt Thomas, Facilities Services Manager
Laurel Bane, Facilities Management Analyst

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-73 IN AN AMOUNT NOT TO EXCEED $648,313 WITH PACIFIC POLYMERS, INC. FOR THE CITY HALL ROOF REPLACEMENT PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute contract 2026-73 with Pacific Polymers Inc. in an amount not to exceed $648,313 to replace the roof at Rancho Cordova City Hall.

BACKGROUND

To replace the existing worn roof that is no longer under warranty with a new 30-year single-ply PVC Roof assembly at Rancho Cordova City Hall.

The city hired Calpo Hom and Dong Architects to conduct a preliminary roof investigation to assess existing conditions and provide final design and construction documents. A hazardous materials survey was conducted. The scope took into consideration the proper way to remove and lay the new roof materials.

The contract award is based on the lowest qualified bidder. Bids for this project were solicited on the city's website and OpenGov procurement website on June 18, 2026. Bids for this project were publicly opened on July 16, 2026, with a total of ten (10) bids received and opened. The city determined Pacific Polymers Inc.to be the lowest responsive and responsible bidder.

FISCAL IMPACT AND FUNDING SOURCE

This project is funded from the facilities Capitol Improvement Fund 7300.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2026-73
3. Pacific Polymers Inc. Response

4. Bid Summary

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. 2026-73 WITH PACIFIC POLYMERS, INC. IN AN AMOUNT NOT TO EXCEED $648,313 FOR THE CITY HALL ROOF REPLACEMENT PROJECT

WHEREAS, the city solicited bids for the City Hall Roof Replacement Project 80139 under the requirements of state and local law and publicly opened bids on July 16, 2026; and

WHEREAS, the lowest responsible and responsible bidder is, Pacific Polymers, Inc.; and

WHEREAS, adoption of this Resolution will award Contract No. 2026-73 to Pacific Polymers, Inc. in an amount not exceed $648,313 for the City Hall Roof Replacement Project; and

WHEREAS, the contract will be paid through Capitol Facilities Fund (CFF) 7300.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-73 with Pacific Polymers, Inc. in an amount not to exceed $648,313 in a form approved by the City Attorney**.**

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 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 PACIFIC POLYMERS, INC.
FOR THE CITY HALL ROOF REPLACEMENT 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 Pacific Polymers, Inc., (herein "Contractor"), as of August 5,2026.

WHEREAS, the City Council for the City heretofore caused and specifications for The City Hall Roof Replacement 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 June 18, 2026 in the Open Gov Procurement Portal ("Notice"); and

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

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

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

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

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

SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-73, 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 Six hundred and forty-eight thousand, three hundred and thirteen dollars: ($648,313). 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.

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.

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 Laurel Bane ("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: Laurel Bane
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Any written notice to Contractor shall be sent to:

ATTN: Bobby Stepps

165 Enterprise Court
Galt, CA 95632
briana@americanfoamexperts.com

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

_____
Bobby Stepps, President

Date:_____

EXHIBIT A
SCOPE OF WORK

City of Rancho Cordova
Facilities
Matt Thomas, Facilities Manager
2729 Prospect Park Drive, Rancho Cordova, CA 95670

[PACIFIC POLYMERS INC. DBA AMERICAN FOAM EXPERTS] RESPONSE DOCUMENT REPORT

IFB No. 80139

City Hall Roof Replacement Project

RESPONSE DEADLINE: July 16, 2026 at 1:00 pm

Report Generated: Friday, July 17, 2026

Pacific Polymers Inc. dba American Foam Experts Response

CONTACT INFORMATION

Company:
Pacific Polymers Inc. dba American Foam Experts

Email:
briana@americanfoamexperts.com

Contact:
Bobby Stepps

Address:
165 Enterprise Court
Galt, CA 95632

Phone:
(916) 582-1265

Website:
www.americanfoamexperts.com

Submission Date:
Jul 16, 2026 12:54 PM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 14, 2026 11:53 AM by Bobby Stepps

Addendum #2
Confirmed Jul 14, 2026 11:53 AM by Bobby Stepps

Addendum #3
Confirmed Jul 14, 2026 11:53 AM by Bobby Stepps

QUESTIONNAIRE

1. Project Contact*

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

- Full Name (First and Last)
- Title
- Phone Number
- Email
- Bobby Stepps
- President
- 916-582-1265
- Pacificpolymers1@gmail.com

2. Contractor's License*

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

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.

969486
Click to Verify *Value will be copied to clipboard*

3. DIR Registration*

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

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

1000026412
Click to Verify *Value will be copied to clipboard*

4. Equal Employment Opportunity Certification*

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

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*

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

No

7. Public Contract Code 10232 Statement*

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

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

Confirmed

8. Subcontractors?*

Will you be using subcontractors for this project?

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

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

Yes

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

- Subcontracting_Form.pdf

RC_City_Hall_Sub_List_Submission.pdf

9. Years of Experience Under Current Business Name*

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

16 (Sixteen) Years

10. Years of Similar Experience*

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

16 (Sixteen) Years

11. Failure to Complete Work Satisfactorily*

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

No

12. Completed Contracts*

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

For each contract, provide the following:

- Year
- Type of Work
- Contract Amount
- Owner/Agency for Whom Work Was Performed
- 2024
- Remove existing roof system and install new single ply roof system.
- $742,560.00
- City of Galt

- 2025
- Install new single ply roof system.
- $998,413.00
- Strathmore Elementary School District

- 2023
- Install new single ply roof system.
- $643,418.00
- Elk Grove Unified School District

13. Equipment List*

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

For each item, please provide:

- Quantity
- Name, Type and Capacity
- Condition
- Location
- A document with the equipment list can also be attached under the "Additional Information" question towards the end of this submittal. Please add “See Attachment in Additional Information” to the Response below.
- 2 (Two)
- Single ply heat welding machine
- Good condition
- 165 Enterprise Court Galt, CA 95632

- 4 (Four)

- Drill
- Good condition
- 165 Enterprise Court Galt, CA 95632

14. Bid Bond*

Please download the below documents, complete, and upload.

- Bid_Bond_Updated.pdf

RC_Bid_Bond_Scanned.pdf

15. Non-Collusion Affidavit*

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

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

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

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

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

Confirmed

16. Debarment and Suspension Certification*

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

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

No Exceptions

17. CARB Certificate of Reported Compliance*

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

No

18. Additional Information

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

No response submitted

19. Submittal Confirmation*

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

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

Confirmed

PRICE TABLES

BASE BID SCHEDULE

Item Description:

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Demo Work and Staging	1	1	$15,000.00	$15,000.00
2	Roofing Materials and Installation	1	1	$580,000.00	$580,000.00
3	Insulation	1	1	$0.00	$0.00
4	Flashing	1	1	$25,313.00	$25,313.00
5	Crane Work	1	1	$0.00	$0.00
6	Permit Fees and Reporting	1	1	$10,500.00	$10,500.00
7	Waste Hauling and Recycling	1	1	$7,500.00	$7,500.00
8	Asbestos Abatement and SMAQMD Regulatory Compliance	1	1	$10,000.00	$10,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					$648,313.00

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
RB Environmental, Inc.	4460 S Hwy 99 Frontage Rd, Stockton, CA 95215	747572	1000003348	06/30/2028	Asbestos Abatement	$10,000.00

Pacific Polymers, Inc. DBA American
Contractor's Name (Printed)

Bobby Stepps
Bidder's Signature

7/14/2026
Date

Bobby Stepps
Bidder's Name (Printed)

President
Bidder's Title

RANCHO CORDOVA CALIFORNIA

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, Pacific Polymers, Inc. dba American Foam Experts

as Principal, and

Merchants National Indemnity Company

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

City Hall Roof Replacement Project in Rancho Cordova City Project No.80139

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

for which bids are to be opened at Online on July 16, 2026

(Insert place where bids will be opened) *(Insert date of bid opening)*

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

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

Dated: July 16, 20 26.

Pacific Polymers Inc. dba American Foam Experts

President

Principal

Merchants National Indemnity Company

Surety

By

Patricia Zenizo *Attorney-in-fact*

CALIFORNIA ALL-PURPOSE 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 Los Angeles)

On July 16, 2026 *Date* before me, Pietro Daniel Micciche, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Patricia Zenizo *Name(s) of Signer(s)*,

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

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

WITNESS my hand and official seal.

PIETRO DANIEL MICCICHE
Notary Public - California
Los Angeles County
Commission # 2505284
My Comm. Expires Nov 24, 2028

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

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MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Angel Nunez; Elsa Escobar; Patricia Zenizo; Peter Micciche

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments 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.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 25th day of July , 2025 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 25th day of July 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of July 2026.

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

City of Rancho Cordova-City Hall Roof Replacement Project 80139

Rancho Cordova City Hall
2729 Prospect Park Drive
July 16, 2026

	Contractor	Total Bid Amount	Bid Bond	Non Collusion Affidavit	Contractor's License	Designation of Subs	Experience Qualification	Addendum #1	Addendum #2	Addendum #3
1	Barth Roofing	$886,476.00	☑	☑	760030	☑	☑	☑	☑	☑
2	Best contracting Services, Inc.	$928,200.00	☑	☑	456263	☑	☑	☑	☑	☑
3	Brazos Urethane, Inc.	$1,261,900.00	☑	☑	982578	☑	☑	☑	☑	☑
4	Commerical & Industrial Roofing CO, Inc.	$1,051,165.00	☑	☑	542724	None Listed	☑	☑	☑	☑
5	Diablo Roofing Inc.	$878,450.00	☑	☑	1069338	None Listed	☑	☑	☑	☑
6	Durable Cool Roofs, Inc.	$787,295.00	☑	☑	927886	None Listed	☑	☑	☑	☑
7	Madsen Roofing & Waterproofing, Inc.	$740,016.00	☑	☑	519488	None Listed	☑	☑	☑	☑
8	Pacific Polymers Inc. DBA: American Foam Experts	$648,313.00	☑	☑	969486	☑	☑	☑	☑	☑
9	Stronger Building Services	$1,524,000.00	☑	☑	955618	☑	☑	☑	☑	☑
10	Titans Group Corporation	$887,923.00	☑	☑	1128406	☑	☑	☑	☑	☑
Attendees:										

Laurel Bane 7/16/26

Laurel Bane, Facilities Management Analyst — Date

MEMORANDUM

ITEM 9.9.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR A FISCAL YEAR 2026-27 SUSTAINABLE TRANSPORTATION PLANNING GRANT PROGRAM FOR THE RANCHO CORDOVA COMPLETE STREETS IMPLEMENTATION GUIDE TO IMPROVE MOBILITY AND SAFETY WITHIN THE CITY**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the Public Works Director to execute agreements with the California Department of Transportation (Caltrans) for the Fiscal Year 2026-27 Sustainable Transportation Planning Grant Program for the Rancho Cordova Complete Streets Implementation Guide to Improve Mobility and Safety within the City of Rancho Cordova.

BACKGROUND

The City of Rancho Cordova has been awarded $504,135 for a Fiscal Year 2026-27 Caltrans Sustainable Transportation Planning Grant for the Rancho Cordova Complete Streets Implementation Guide. One of the conditions of the grant award is that the governing board adopt a current resolution authorizing a representative to enter into agreements with Caltrans related to the grant.

Resolution No. 14-2007 adopted on February 5, 2007, by the Rancho Cordova City Council, authorizes the Public Works Director to execute various agreements with Caltrans for transportation grants. Therefore, it is recommended that the City Council authorize the Public Works Director to execute all agreements related to the Fiscal Year 2026-27 Caltrans Sustainable Transportation Planning Grant Program for the Rancho Cordova Complete Streets Implementation Guide.

Caltrans estimates that the grant agreements will be executed in the fall of 2026 and the city is required to complete the project by June 2029.

FISCAL IMPACT AND FUNDING SOURCE

Funding for the Rancho Cordova Complete Streets Implementation Guide consists of $504,135 from the Caltrans Sustainable Transportation Planning Grant Program and $100,000 from Gas Tax funds providing the required local match for the delivery of this project. This project is in the Fiscal Year 26-27 approved budget and has no impact on the general fund.

ATTACHMENT(S)

1. 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 THE PUBLIC WORKS DIRECTOR TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE FISCAL YEAR 2026-27 SUSTAINABLE TRANSPORTATION PLANNING GRANT PROGRAM FOR THE RANCHO CORDOVA COMPLETE STREETS IMPLEMENTATION GUIDE TO IMPROVE MOBILITY AND SAFETY WITHIN THE CITY

WHEREAS, the City of Rancho Cordova has been awarded $504,135 for a Fiscal Year 2026-27 California Department of Transportation (Caltrans) Sustainable Transportation Planning Grant for the Rancho Cordova Complete Streets Implementation Guide; and

WHEREAS, one of the conditions of the grant award is that the governing board adopt a current resolution authorizing a representative to enter into agreements with Caltrans related to the grant; and

WHEREAS, Resolution No. 14-2007, adopted on February 5, 2007 by the Rancho Cordova City Council, authorizes the Public Works Director to execute various agreements with Caltrans for transportation grants.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council authorizes the Public Works Director to execute all agreements related to Fiscal Year 2026-27 Caltrans Sustainable Transportation Planning Grant Program for the Rancho Cordova Complete Streets Implementation Guide.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.10.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION TO APPROVE THE APPOINTMENT OF THE CITY OF RANCHO CORDOVA AND GOLDEN STATE WATER REPRESENTATIVES TO THE GOVERNING BOARD OF THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would appoint City of Rancho Cordova and Golden State Water Company representatives to the Sacramento Central Groundwater Authority (SCGA) Board of Directors.

BACKGROUND

On August 7, 2006, the City Council authorized the creation of the Sacramento Central Groundwater Authority (SCGA) through execution of a Joint Powers Agreement (JPA) with the Cities of Elk Grove, Folsom, Sacramento, and the County of Sacramento. The purpose of the SCGA is to:

- Maintain the long-term sustainable yield of the Central Groundwater Basin
- Manage the use of groundwater in the Central Groundwater Basin
- Coordinate efforts among those entities represented on the governing board of the SCGA to devise and implement strategies to safeguard groundwater quality
- Work collaboratively with other entities to promote coordination of water policies and activities throughout the region

The JPA was first amended in 2017 to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District, and the Rancho Murieta Community Services District to appoint a designated employee to the SCGA Governing Board. The JPA was amended for the second time in 2021 to incorporate the adjustment of SCGA's boundaries, change in governing board membership based on the boundary adjustments, modify its governing board membership eligibility criteria, and update technical definitions. As outlined in the JPA, City of Rancho Cordova and Golden State Water representatives are

appointed by the Rancho Cordova City Council to the SCGA Board. The next four-year term is August 2026 to August 2030. Staff recommends that Council appoint the following members and alternates to the SCGA Board:

Organization	Nominees and Alternates
City of Rancho Cordova	Albert Stricker, Public Works Director Kristine Courdy, Principal Civil Engineer (alt) Margarita Dronov, Senior Civil Engineer (alt)
Golden State Water Company	Sean Twilla, General Manager, Northern District Mark Insco, Engineering Planning Manager (alt)

FISCAL IMPACT AND FUNDING SOURCE

The appointment of representatives to the Governing Board of the SCGA will have no fiscal impacts to the city's General Fund.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE APPOINTMENTS OF THE CITY OF RANCHO CORDOVA AND GOLDEN STATE WATER COMPANY REPRESENTATIVES TO THE GOVERNING BOARD OF THE SACRAMENTO CENTRAL GROUNDWATER AUTHORITY

WHEREAS, on August 7, 2006, City Council authorized the creation of the Sacramento Central Groundwater Authority (SCGA) through execution of a Joint Powers Agreement (JPA) with the Cities of Elk Grove, Folsom, Rancho Cordova, Sacramento and the County of Sacramento; and

WHEREAS, the cities and county will make appointments of the Governing Board of the SCGA as set forth in the JPA; and

WHEREAS, the Golden State Water Company representative shall be appointed by the Rancho Cordova City Council as set forth in the JPA; and

WHEREAS, the members of the governing board serve four-year terms and are subject to reappointment; and

WHEREAS, the next four-year term is August 2026 to August 2030.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does appoint the following individuals to serve on the Sacramento Central Groundwater Authority Governing Board:

Organization	**Nominees and Alternates**
City of Rancho Cordova	Albert Stricker, Public Works Director Kristine Courdy, Principal Engineer (alt) Margarita Dronov, Senior Engineer (alt)
Golden State Water Company	Sean Twilla, General Manager, Northern District Mark Insco, Engineering Planning Manager (alt)

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.11.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2026-179 IN AN AMOUNT NOT TO EXCEED $3,062,316 WITH GOODFELLOW BROS. CALIFORNIA, LLC TO CONSTRUCT THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would result in significant steps towards revitalizing the property and maximizing the use of state grant funds before the end of the year.

BACKGROUND

The Mills Crossing Project is a proposed mixed-use development located at 10153-10179 Folsom Boulevard that was entitled in July 2025. 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.

In summer of 2026, bids for the project were solicited on the city's website and OpenGov.com. Bids were publicly opened on July 16, 2026. A total of sixteen bids were received. The lowest bid was $3,062,316 from Goodfellow Bros. California, LLC. 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 has an Environmental Impact Report that was completed and certified under State Clearinghouse No. 2023010102 approved by the City Council on July 7, 2025.

One of the unsuccessful bidders was deemed non-responsive as they were not registered with the Department of Industrial Relations at the time of bid opening, and they did not sign their bid bond. This did not affect the contract award, therefore, staff recommends awarding the construction contract to Goodfellow Bros. California, LLC and authorizing the City Manager to execute the agreement (Attachment 2). The Project is expected to be under construction starting in late summer 2026 and completed by the end of 2026. Constructing the infrastructure will be a foundation for this affordable housing project and future development at the site.

FISCAL IMPACT AND FUNDING SOURCE

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. 2026-179
3. Bid Summary Checklist
4. 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 NO. 2026-179 IN AN AMOUNT NOT TO EXCEED $3,062,316 WITH GOODFELLOW BROS. CONSTRUCTION LLC TO CONSTRUCT 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, the city solicited bids for the Mills Crossing Right of Way Infrastructure Project, City Project No. 90056, under the requirements of state and local law and publicly opened bids on July 16, 2026; and

WHEREAS, the lowest responsible and responsive bidder was Goodfellow Bros. Construction, LLC; and

WHEREAS, adoption of this Resolution will award construction Contract No. 2026-179 in an amount to not exceed $3,062,316 with Goodfellow Bros. Construction, LLC; and

WHEREAS, the project will consist of improvements including grading, storm drain, utilities, streetlights, and sidewalks.

WHEREAS, the project is funded by the State Grant Funds; and

WHEREAS, the project was reviewed under the requirements of the California Environmental Quality Act (CEQA), and a Final Environmental Impact Report was completed and certified for this project under State Clearinghouse No. 2023010102 approved by the City Council on July 7, 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2026-179 with Goodfellow Bros. Construction, LLC in an amount not to exceed $3,062,316 to construct the Mills Crossing Right of Way Infrastructure Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 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 GOODFELLOWS BROS. CALIFORNIA, LLC FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE 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 Goodfellows Bros. California, LLC, (herein "Contractor"), as of August 03, 2026.

WHEREAS, the City Council for the City heretofore caused and specifications for the Mills Crossing Right of Way Infrastructure 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 June 16, 2026 in OpenGov ("Notice"); and

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

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

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

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

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

SECTION 3. SCOPE OF WORK. The Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 2026-179, 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 **Three Million, Sixty-Two Thousand, Three Hundred and Sixteen Dollars and Zero Cents**: **($3,062,316.00)**. 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.

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.

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 Kristine Courdy ("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: Kristine Courdy
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
kcourdy@cityofranchocordova.org

Any written notice to Contractor shall be sent to:

ATTN: John Hovde
2340 E. Bidwell Street
Folsom, CA 95630
Email Address (used for insurance update requests)
JamieL@goodfellowbros.com

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

_____
John Hovde, Regional Vice 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

[GOODFELLOW BROS. CALIFORNIA, LLC] RESPONSE DOCUMENT REPORT

IFB No. 90056

Mills Crossing Right of Way Infrastructure Project

RESPONSE DEADLINE: July 16, 2026 at 10:00 am

Report Generated: Thursday, July 16, 2026

Goodfellow Bros. California, LLC Response

CONTACT INFORMATION

Company:
Goodfellow Bros. California, LLC

Email:
estimatingcapw@goodfellowbros.com

Contact:
John Hovde

Address:
50 Contractors St
Livermore, CA 94551

Phone:
(925) 449-5764

Website:
www.goodfellowbros.com

Submission Date:
Jul 16, 2026 9:45 AM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jul 7, 2026 1:38 PM by Shawna Garcia

Addendum #2
Confirmed Jul 7, 2026 1:38 PM by Shawna Garcia

Addendum #3
Confirmed Jul 7, 2026 1:38 PM by Shawna Garcia

Addendum #4
Confirmed Jul 14, 2026 8:18 AM by Shawna Garcia

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

John Hovde

Regional Vice President

209-244-3515

johnh@goodfellowbros.com

2. Contractor's License*

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

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.

977506
Click to Verify *Value will be copied to clipboard*

3. DIR Registration*

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

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

1000003476
Click to Verify *Value will be copied to clipboard*

4. Equal Employment Opportunity Certification*

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

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*

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

No

7. Public Contract Code 10232 Statement*

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

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

Confirmed

8. Subcontractors?*

Will you be using subcontractors for this project?

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

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

Yes

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

- Subcontracting_Form.pdf

Mills_Crossing_Sub_Listing_GBI.pdf

9. Years of Experience Under Current Business Name*

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

8

10. Years of Similar Experience*

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

35

11. Failure to Complete Work Satisfactorily*

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

No

12. Completed Contracts*

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

For each contract, provide the following:

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

Year: 2026, Type of Work: Overlays & AC Paving, Contract Amount: $5,245,199.00, Owner/Agency: County of Napa

Year: 2026, Type of Work: Overlays & AC Paving, Contract Amount: $4,407,420.00, Owner/Agency: City of Concord

Year: 2026, Type of Work: Grind Overlay & AC Repair, Contract Amount: $1,272,880.00, Owner/Agency: Town of Yountville

13. Equipment List*

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

For each item, please provide:

- Quantity
- Name, Type and Capacity
- Condition

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

See Attached in Additional Information

14. Bid Bond*

Please download the below documents, complete, and upload.

- Bid_Bond_Updated.pdf

Mills_Bid_Bond_-_FINAL.pdf

15. IRAN Contracting Affidavit*

Please download the below documents, complete, and upload.

- Iran_Contracting_Act_of_201...

IranDocMills.pdf

16. Non-Collusion Affidavit*

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

To the CITY of RANCHO CORDOVA
DEPARTMENT OF PUBLIC WORKS

The bidder confirms that they are the party making the foregoing bid and declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference

with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

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

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

Confirmed

17. Debarment and Suspension Certification*

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

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

No Exceptions

18. CARB Certificate of Reported Compliance*

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

Yes

CERTIFICATE UPLOAD*
Upload CARB Certificate of Reported Compliance

2026_Compliance_Cert_CARB_Off-Road_Diesel-Fueled_Fleets_Regulation_GBI_CA_LLC.pdf

19. Contractor Acknowledges NTP Date*
The Contractor acknowledges the Notice to Proceed (NTP) Date of August 31, 2026.

Yes

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

Copy_of_2026.02.24_-_GBI_CA_Equipment_Tier_List.xlsx

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

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

Confirmed

PRICE TABLES

BID SCHEDULE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Mobilization/Demobilization	1	LS	$205,000.00	$205,000.00
2	Traffic Control System	1	LS	$40,000.00	$40,000.00
3	Erosion Control	1	LS	$20,000.00	$20,000.00
4	Storm Water Pollution Preparation Plan (SWPPP) And Implementation	1	LS	$9,000.00	$9,000.00
5	Construction Staking And Preservation Of Survey Information	1	LS	$21,000.00	$21,000.00
6	Sidewalk Barricades	12	EA	$50.00	$600.00
7	Roadway Barricades	2	EA	$200.00	$400.00
8	Roadway Excavation and Grading (F)	8,800	CY	$20.00	$176,000.00
9	Remove Tree	2	EA	$2,000.00	$4,000.00
10	Remove Concrete	2,310	SF	$3.50	$8,085.00
11	Clearing and Grubbing	134,000	SF	$0.10	$13,400.00
12	Remove Ex. Fire Hydrant	1	EA	$900.00	$900.00
13	Remove Ex. Bollard	1	EA	$200.00	$200.00
14	Remove Electrical/Telecom Conduits And Facilities	950	LF	$4.50	$4,275.00
15	Remove Catch Basin	5	EA	$700.00	$3,500.00
16	Remove Storm Drain Pipe	810	LF	$17.00	$13,770.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
17	Remove 8" Sewer Line	90	LF	$21.00	$1,890.00
18	Remove 12" Water Line	140	LF	$42.00	$5,880.00
19	Remove 8" Water Line	420	LF	$17.00	$7,140.00
20	Remove 4" Water Line	70	LF	$17.00	$1,190.00
21	Remove 2" Gas Line	520	LF	$18.00	$9,360.00
22	Removal and Abandonment Of Water Facilities	1,010	LF	$20.00	$20,200.00
23	12" Reinforced Concrete Pipe (RCP)	260	LF	$170.00	$44,200.00
24	4" PVC (WATER), SDR 14	70	LF	$93.00	$6,510.00
24a	2" PVC (WATER), SDR 14	150	LF	$41.00	$6,150.00
25	6" PVC (SEWER), SDR 26	250	LF	$95.00	$23,750.00
25a	6" PVC (WATER), SDR 14	290	LF	$89.00	$25,810.00
26	8" PVC (SEWER), SDR 26	100	LF	$150.00	$15,000.00
27	12" PVC (WATER), SDR 14	1,950	LF	$200.00	$390,000.00
28	8" HDPE (Storm Drain)	30	LF	$230.00	$6,900.00
29	12" HDPE (Storm Drain)	2,520	LF	$85.00	$214,200.00
30	Install 18" X 18" Concrete Drain Inlet	13	EA	$3,500.00	$45,500.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
31	Install Drop Inlet, Type C	10	EA	$5,700.00	$57,000.00
32	Install Drop Inlet, Type J	1	EA	$12,000.00	$12,000.00
33	Install 48" Precast Concrete Manhole (Storm Drain)	10	EA	$9,700.00	$97,000.00
34	[INTENTIONALLY REMOVED]	0	EA	$0.00	
35	Install 72" Precast Concrete Manhole (Storm Drain)	1	EA	$13,700.00	$13,700.00
36	Install 84" Cast-In-Place Concrete Manhole (Storm Drain)	1	EA	$34,200.00	$34,200.00
37	Install Box Culvert Integrated Underground System	1	EA	$100,000.00	$100,000.00
38	Install 48" Pre-Cast Manhole (Sewer)	9	EA	$10,500.00	$94,500.00
39	Install 48" Cast-In-Place Manhole (Sewer)	2	EA	$22,000.00	$44,000.00
40	Install Sewer Cleanout	11	EA	$1,100.00	$12,100.00
41	Install Fire Hydrant	5	EA	$20,000.00	$100,000.00
42	Install 4" Gate Water Valve With Box	2	EA	$2,700.00	$5,400.00
43	Install 6" Gate Water Valve With Box	6	EA	$3,400.00	$20,400.00
44	Install 12" Gate Water Valve With Box	8	EA	$8,000.00	$64,000.00
45	Blow Off Valves	5	EA	$6,500.00	$32,500.00
45a	Air Release Valves	1	EA	$13,000.00	$13,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
46	Install Bollard [REMOVED]	0	EA	$0.00	
47	Install New Sign Post	13	EA	$325.00	$4,225.00
48	New R1-1 Sign, "Stop"	5	EA	$240.00	$1,200.00
49	New R26 (Ca) Sign, "No Parking Any Time"	6	EA	$215.00	$1,290.00
50	New W84 Sign, "Speed Humps Ahead"	2	EA	$270.00	$540.00
51	New W13-1p Sign, Speed Limit	2	EA	$215.00	$430.00
52	Concrete Curb And Gutter	3,300	LF	$30.00	$99,000.00
53	Concrete Sidewalk	7,910	SF	$9.00	$71,190.00
53a	Cross Gutter	1,390	SF	$19.00	$26,410.00
54	ADA Curb Ramp - Case C	12	EA	$2,500.00	$30,000.00
55	Class II Aggregate Base	1,600	CY	$110.00	$176,000.00
56	Hot Mix Asphalt (Type A)	1,700	TON	$115.00	$195,500.00
57	Thermoplastic Traffic Stripes - Detail 22 Striping	1,110	LF	$5.00	$5,550.00
58	Thermoplastic Traffic Stripes - Detail 27b Striping	110	LF	$2.20	$242.00
59	Thermoplastic Traffic Stripes - Detail 39 Striping	920	LF	$2.70	$2,484.00
60	Thermoplastic Traffic Stripes - 4" White Line	450	LF	$5.50	$2,475.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
61	Thermoplastic Pavement Markings	695	SF	$14.00	$9,730.00
62	Blue Fire Hydrant Pavement Markers	5	EA	$30.00	$150.00
63	Speed Table	1	EA	$45,000.00	$45,000.00
64	Lower Lateral Connection To Existing Manhole	1	EA	$8,000.00	$8,000.00
65	Connect To Existing Water Main	3	EA	$11,000.00	$33,000.00
66	Stub Service Lateral	8	EA	$500.00	$4,000.00
67	Street Lighting Plan	1	LS	$135,000.00	$135,000.00
68	Hydroseeding	8.5	AC	$3,100.00	$26,350.00
69	Thermoplastic Traffic Stripes - Detail 1 Striping	120	LF	$2.00	$240.00
70	Slurry Seal - Type 2	11,600	SF	$0.75	$8,700.00
71	8" VCP (SEWER)	1,200	LF	$110.00	$132,000.00
TOTAL					**$3,062,316.00**

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
BEAR ELECTRICAL SOLUTIONS	ALVISO, CA	982079	1000002158	6/30/29	STREET LIGHTS	$130,000.00
MOZINGO CONSTRUCTION	OAKDALE, CA	702625	1000002424	6/30/28	WET UTILITIES	$1,600,000.00
NOR-CAL CONCRETE INC.	SUISUN, CA	271483	1000003831	6/30/27	SITE CONCRETE	$263,000.00
SIERRA TRAFFIC MARKINGS	ROSEVILLE, CA	755317	1000002783	6/30/29	STRIPING & SIGNS	$50,000.00
AMERICAN PAVEMENT SYSTEMS	MODESTO, CA	943792	1000000207	6/30/27	SLURRY SEAL	$28,000.00
PROVOST & PRITCHARD ENVIRONMENTAL INC.	LOOMIS, CA	982382	1000011221	6/30/28	HYDROSEED	$25,000.00

GOODFELLOW BROS. CALIFORNIA, LLC
Contractor's Name (Printed)

7/16/2026
Date

John Hovde
Bidder's Signature

JOHN HOVDE
Bidder's Name (Printed)

REGIONAL VICE PRESIDENT
Bidder's Title

RANCHO CORDOVA CALIFORNIA

CITY RANCHO CORDOVA - DEPARTMENT OF PUBLIC WORKS

BIDDER'S BOND

We, Goodfellow Bros. California, LLC

_____ 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 _____

Mills Crossing Right of Way Infrastructure Project 'City Project No. 90056

(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 July 16, 2026

(Insert place where bids will be opened) *(Insert date of bid opening)*

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

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

Dated: July 7, 20 26.

Goodfellow Bros. California, LLC

John Goodfellow

Principal

Travelers Casualty and Surety Company of America

Surety

By _____

Erica Li, *Attorney-in-fact*

See attached notary acknowledgement

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 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.

Attorney-in-fact

(SEAL)

_____

Notary Public

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 **Erica Li** of **HONOLULU** , **Hawaii** , 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 **13th** day of **May, 2026.**

SEAL SEAL SEAL

State of Connecticut

By: Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **13th** day of **May, 2026**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President, Surety, Bond & Specialty Insurance, 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 **31st** day of **March, 2031**

NOTARY PUBLIC

Marie E. Sorensen, 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 **7th** day of **July** , **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.

STATE OF Hawaii)
) SS.
City & COUNTY OF Honolulu)

On this 7th day of July, 2026, before me personally appeared Erica Li, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

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

[Stamp or Seal] MONICA M. JOSEPH NOTARY 11-374 PUBLIC STATE OF HAWAII

Notary Public, State of Hawaii

Print name: Monica M. Joseph

My commission expires: 12/4/2027

NOTARY PUBLIC CERTIFICATION

Doc. Date: 7/7/2026 No. of Pages: 4

Notary Name: Monica M. Joseph Judicial Circuit: First

Doc. Description: Bid Bond

[Stamp or Seal] MONICA M. JOSEPH NOTARY 11-374 PUBLIC STATE OF HAWAII

Notary Signature:

Date: 7/7/2026

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 July 15, 2026 before me, Marlena Stockton, Notary Public
(insert name and title of the officer)

personally appeared John Hovde,
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.

MARLENA STOCKTON
Notary Public - California
Sacramento County
Commission # 2486928
My Comm. Expires Apr 14, 2028

Signature Marlena Stockton (Seal)

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)		*BTRC (or n/a)*
Goodfellow Bros. California, LLC		80-0848255
By (Authorized Signature)		
Print Name and Title of Person Signing		
John Hovde, Regional Vice President		
Date Executed	*City Approval (Signature)*	*(Print Name)*
7/14/2021		

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

GOODFELLOW BROS. CALIFORNIA, LLC

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

1095

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

Mills Crossing Right of Way Infrastructure Project
Bid Summary

ATTACHMENT 3

July 16, 2026, 10:00 am, Open Gov

	Construction Contractor	TOTAL	Bid Schedule	Project Contact	Contractors License	DIR Registration	Equal Employment Opportunity Certification	Public Contract Code 10285.1, 10162, 10232 Statements	Designation of Subcontractors	Experience / Qualifications Questions 9-12	Equipment List	Bidder's Bond	IRAN Contracting Affidavit	Non-Collusion Affidavit	Debarment & Suspension Certification	CARB Certificate of Reported Compliance	Contractor Acknowledges NTP Date	Submittal Confirmation	Addendums #1-4
A	Goodfellow Bros. California, LLC	$ 3,062,316.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B	DeSilva Gates Construction LLC	$ 3,121,121.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C	Vac Valley Excavating & Trucking Inc.	$ 3,348,116.41	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
D	Western Engineering Contractors	$ 3,372,792.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
E	O.C. Jones & Sons, Inc.	$ 3,512,831.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
F	Marques General Engineering, Inc.	$ 3,546,848.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
G	Mountain Cascade, Inc.	$ 4,270,328.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
H	A. Teichert and Son, Inc. dba Teichert Construction	$ 4,408,393.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
I	B and M Civil LLC	$ 4,503,981.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
J	Martin Brothers Construction	$ 4,557,007.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
K	McGuire and Hester	$ 4,563,142.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
L	Ghilotti Bros., Inc.	$ 4,679,223.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
M	Steve P Rados, Inc.	$ 4,796,724.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
N	Ghilotti Construction Company, Inc.	$ 5,061,895.55	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
O	Dutch Contracting, Inc.	$ 5,447,232.00	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
P	Tungsten Engineering Contractors, LLC	$ 5,777,074.00	Deemed Non-Responsive because the contractor's DIR registration status was pending at the time of bid submission, and the bid bond did not meet the solicitation requirements because it was not signed.																

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

Kristine Courdy

Kristine Courdy, Principal Civil Engineer

7/16/2026
Date

PROJECT AREA MAP



MEMORANDUM

ITEM 9.12.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2026-54-1 WITH BENNETT ENGINEERING SERVICES INC. TO INCREASE THE CONTRACT AMOUNT FROM $81,000 TO $185,642 FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE CONSTRUCTION DOCUMENTS, PERMITTING AND CONSTRUCTION SUPPORT SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 2026-54-1 which would result in the consultant being able to support the revitalizing of this property and maximizing the use of state grant funds before the end of the year.

BACKGROUND

The Mills Crossing Project is a proposed mixed-use development located at 10153-10179 Folsom Boulevard that was entitled in July 2025. 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. Constructing the infrastructure will be a foundation for this affordable housing project and future development at the site.

Bennett Engineering Services Inc. is a consultant on the city's pre-qualified list of Consultants for Civil Engineering Design services. Therefore, a contract was initiated with Bennett Engineering Services Inc. to finalize the Project construction documents and permitting. To complete these tasks and also assist with construction support services for the Project, Bennett Engineering Services Inc. requires additional budget.

Staff recommends approval of this contract amendment to accommodate the additional effort needed to finalize the construction documents and permitting for the Mills Crossing Right of Way Infrastructure Project by increasing the contract amount by $104,642.

FISCAL IMPACT AND FUNDING SOURCE

Funding for this amendment is included in the Mills Crossing Capital Improvement Project budget.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2026-54-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2026-54-1 WITH BENNETT ENGINEERING SERVICES, INC TO INCREASE THE CONTRACT AMOUNT TO AN AMOUNT NOT TO EXCEED $185,642 FOR THE MILLS CROSSING RIGHT OF WAY INFRASTRUCTURE PROJECT ENGINEERING SERVICES

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, the city and Bennett Engineering Services Inc. entered into Professional Services Agreement (PSA) dated March 11, 2026 to finalize the Mills Crossing Right of Way Infrastructure Project construction documents and permitting with a contract amount of $81,000; and

WHEREAS, there are additional services required to complete the Project construction documents, permitting and construction support services; and

WHEREAS, the proposed contract amendment amount exceeds the City Manager's signing authority; and

WHEREAS, Contract Amendment No. 2026-54-1 will increase the contract amount by $104,642 to and amount not to exceed $185,642;

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment 2026-54-1 with Bennett Engineering Services, Inc. to increase the contract value to a not-to-exceed amount of $185,642 in a form approved by the City Attorney, for construction documents, permitting and construction support services for the Mills Crossing Right of Way Infrastructure Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND BENNETT ENGINEERING SERVICES, INC.

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Bennett Engineering Services, Inc., a California municipal corporation ("Professional") as of August 3, 2026. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated March 11, 2026 for the purpose of providing professional services to finalize the construction documents and permits for the Mills Crossing Right of Way Infrastructure Project ("Project"); and

WHEREAS, this Amendment will increase the compensation amount by one hundred and four thousand six hundred and forty-two dollars ($104,642.00) and expand the scope of work to include the final construction documents, permitting and construction support services associated with the Project; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed eighty-one thousand dollars and zero cents ($81,000.00). The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

   "City hereby agrees to pay Professional a sum not to exceed One Hundred Eighty-five Thousand Six Hundred Forty-two Dollars and zero Cents ($185,642.00), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The document entitled "Amendment 1 Scope of Work," attached hereto as **Exhibit A**, shall be incorporated into the PSA's **Exhibit A**.

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

4. 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:_____

PROFESSIONAL

_____
Leo Rubio, President

Date:_____

EXHIBIT A

ADDITIONAL SCOPE OF WORK SERVICES

Refer to the attached Proposal

AMENDMENT NO. 1 - SCOPE AND FEE FOR SERVICES

Client _____ City of Rancho Cordova
Consultant _____ Bennett Engineering Services, Inc.
Project _____ Mills Crossing, Final PS&E
Date _____ July 17,2026

Consultant's services shall be limited to those expressly set forth below, and Consultant shall have no other obligations or responsibilities for the Project or to the Client except as agreed to in writing or as provided in this Agreement. All of Consultant's services in any way related to the Project or Client shall be subject to the terms of this Agreement.

PROJECT UNDERSTANDING

This amendment is to cover work that was required to complete the plans due to unknowns at the time of the original contract. These items included revisions to sewer, water, drainage, frontage improvements, specifications and estimates. Most of the additional work coincides with our original task descriptions but were exceeded due to the changes. One new task is revisions to sewer along with revisions to the sewer report.

TASK 1. PROJECT MANAGEMENT

Project management will include reviewing all conditions of approval, comments, redlines and verifying the design incorporates those items and that the design meets the satisfaction of the city, it also includes verifying budgets and resources. BENEN, as part of project management, will provide QA/QC to ensure the final product is designed to our high standards and complies with the city's vision and standards. Project management also includes 6 meetings of an hour each to discuss project design and schedule during design.

TASK 2. REVISE ROAD PROFILES, GRADING AND DRAINAGE

Subtask 2.1. Revise Profiles

Some street profiles will need to be revised to meet Sacramento County Street improvement. Specifically, some of the grades at the intersections have too large of a grade break and no vertical curves and conflicts with county standards. Revising these will require revisions to the grading

Subtask 2.2. Revise Grading

Grading near the revised intersection will need to be addressed. This will include checking assemblies and sub-assemblies in CAD and verifying new catchpoints, followed by feathering the catch points into the lot grading.

Subtask 2.3. Revise Drainage

Drainage will be revised based on the new road grades and any revisions to the lot grading. DI and/or SDMHs will be relocated to the new low points and tied into the system. We will coordinate with West Yost on specifics so they can prepare the drainage report.

Based on the report we will adjust or redesign the system to accommodate the recommendations and city requirements. This is limited to minor adjustment to basin sizes and outfall locations. If size increases more than 5% then our fee will be adjusted accordingly.

TASK 3. WATERLINE ADJUSTMENTS

New waterlines have a minimum separation distance. Our review on the plans noticed that some locations did not meet the minimum separation distance from the storm drainage lines. We will revise the plans to meet current separation requirements by minimizing the need for variances form the state.

TASK 4. ADDRESS CITY COMMENTS AND CONDITIONS OF APPROVAL

BENEN will verify all comments in the letter dated January 21, 2025, and the conditions of approval (COA) have been addressed. We are assuming the comments are the latest set of comments even though they are over a year old. This task will involve some possible redesign of the infrastructure. At this time, we do not know the full impact this large number of comments and COA's will have on the plans.

TASK 5. ASSIST WITH PREPARATION OF SWPPP AND INSPECTIONS

SWPPP includes writing the SWPPP in SMARTS, preparing the NOI, mandatory inspections (assume 7), Annual Reporting, Photo Reports, Sampling Reports (if necessary) and QSP training for the client to fulfill the remainder of state SMARTS requirements.

TASK 6. REVISIONS TO ESTIMATES, TECHINCAL SPECS, BID SUPPORT, SUBMITTAL REVIEW, AND RFI DURING CONSTRUCTION

BENEN will prepare final estimates, prepare technical specifications, assist in the bidding procedure, review material submittals and answer/ assist in answering Request for information during construction.

TASK 7. ELECTRICAL DESIGN

Since this project uses a decorative streetlight, BENEN will use VISUAL software to prepare photometric analysis. Based on the results of photometric analysis, BENEN will prepare street lighting plans and cost estimate for 90% and 100% submittal, review material submittals and assist in answering Request for information during construction

Deliverables:

- Photometric Exhibit
- Street Lighting Design Plans
- Electrical Details

TASK 8. REVISIONS TO SEWER AND SEWER REPORT

This is an added task to cover the revisions to sewer and the sewer report per Sacramento Area Sewer District markups provided to us in June.

FEES:

Our estimated fee is based on time and materials. The fee will not be exceeded without prior written notice.

AMENDMENT 1-Total Fee for the scope above is: $104,642

MEMORANDUM

ITEM 9.13.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2025-238-1 WITH DKS ASSOCIATES INC. TO INCREASE THE CONTRACT AMOUNT FROM $88,000.00 TO AN AMOUNT NOT TO EXCEED $128,000.00 FOR TRAFFIC ANALYSIS SUPPORT SERVICES OF THE RANCHO CORDOVA ARENA PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would Authorize the City Manager to execute the contract amendment and provide the Project Team with the appropriate resources to review and process the traffic analysis for the Rancho Cordova Arena Project.

BACKGROUND

The city entered into a Professional Services Agreement (PSA) with DKS Associates Inc. (DKS) to provide traffic analysis support services for the proposed Rancho Cordova Arena Project located at Kilgore Road and Trade Center Drive. The current contract was administratively approved on October 31, 2025, with an amount not to exceed $88,000.

Under this agreement, DKS is responsible for reviewing and providing feedback on the project's local traffic study, SB 743 compliance, and environmental compliance. To complete these tasks in alignment with the current project schedule, DKS requires additional time and budget.

Staff recommends approval of this contract amendment to accommodate the additional effort needed to finalize the traffic analysis support services and to increase the contract amount by $40,000.

FISCAL IMPACT AND FUNDING SOURCE

The additional contract budget will be funded through the city's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 2025-238-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2025-238-1 WITH DKS ASSOCIATES, INC. TO INCREASE THE CONTRACT AMOUNT TO AN AMOUNT NOT TO EXCEED $128,000.00 FOR TRAFFIC ANALYSIS SUPPORT SERVICES FOR THE RANCHO CORDOVA ARENA PROJECT

WHEREAS, the City of Rancho Cordova is reviewing and processing a development application for the Rancho Cordova Arena Project; and

WHEREAS, the city and DKS Associates, Inc. entered into a Professional Services Agreement ("PSA") dated October 31, 2025, and has a contract value of $88,000.00, for the purpose of providing traffic analysis support services; and

WHEREAS, the project schedule and level of effort to support the project exceeds the current contract; and

WHEREAS, the proposed contract amendment amount exceeds the City Manager's signing authority; and

WHEREAS, Contract Amendment No. 2025-238-1 will increase the contract amount by $40,000.00 to an amount not to exceed $128,000.00.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 2025-238-1 with DKS Associates Inc. to increase the contract value to an amount not to exceed $128,000.00 in a form approved by the City Attorney, for traffic analysis support services for the Rancho Cordova Arena Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND DKS ASSOCIATES, INC.

This First Amendment to the Professional Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and DKS Associates, Inc. ("Professional") as of August 3, 2026. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the City is reviewing and processing a development application for the Rancho Cordova Arena Project; and

WHEREAS, the City and DKS Associates, Inc entered into a Professional Services Agreement ("PSA") dated October 31, 2025, and has a contract value of $88,000.00, for the purpose of providing traffic analysis support services; and

WHEREAS, the project schedule and level of effort to support the project exceeds the current contract; and

WHEREAS, the proposed contract amendment amount exceeds the City Manager's signing authority; and

WHEREAS, contract amendment 2025-238-1 will increase the contract amount by $40,000.00 to a not-to-exceed amount of $128,000.00;

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the Agreement, "Compensation," provides for the City to pay Professional a sum not to exceed **EIGHTY-EIGHT THOUSAND DOLLARS AND ZERO CENT: ($88,000.00),** The Parties agree to amend Section 2 of the Agreement in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the Agreement is amended to read as follows:

   > "City hereby agrees to pay Professional a sum not to exceed **ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS AND ZERO CENTS: ($128,000.00),** notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The document entitled "Compensation Schedule," attached hereto as Exhibit A, shall replace and supersede the Agreement's Exhibit A.

3. 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.

4. 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

_____
Jim Damkowitch, Managing Director

Date:_____

EXHIBIT A
COMPENSATION SCHEDULE

DKS 428 J STREET, SUITE 340 • SACRAMENTO, CA 95814 • 916.368.2000 • DKSASSOCIATES.COM

AMENDMENT #1: REVIEW OF CORDOVA ARENA DEVELOPMENT LOCAL TRANSPORTATION ANALYSIS

DATE: July 6, 2026

TO: Edgar Medina | City of Rancho Cordova

FROM: Josh Pilachowski, Jim Damkowitch, Sean Carney | DKS Associates
John Bosket | DKS Associates

SUBJECT: Amendment #1: Professional Services Agreement Related to the Review of the Cordova Arena Development Local Transportation Analysis

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This memorandum serves as a request for additional budget for the review of materials related to traffic and transportation for the Cordova Arena Development (AKA "DOVA Arena", "Downtown DOVA", or "Project Powderpuff"). This request is made based on the high level of complexity of the project review which has necessitated a greater number of meetings and a higher level of effort to complete each review cycle than anticipated in the initial budget. With the project moving to a third review cycle, an additional **$40,000** is requested to complete ongoing tasks with the City related to project review. This budget would cover the third (current) document review of the project Local Transportation Analysis (LTA) and up to one (1) additional review should it be required based on currently outstanding comments which may require additional analysis completed by the applicant. This amendment brings the contract total budget to a not to exceed amount of **$128,000.00**.

MEMORANDUM

ITEM 9.14.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: **A RESOLUTION AUTHORIZING A REVISED BEHAVIORAL HEALTH CONTINUUM INFRASTRUCTURE PROGRAM FOR 10423 OLD PLACERVILLE ROAD AND SUPERSEDING RESOLUTION NO. 91-2023**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would supersede Resolution No. 91-2023 and authorize the city's acceptance of a revised $5,581,690 Behavioral Health Continuum Infrastructure Program (BHCIP) grant award amount, commitment of a $558,169 city match, reduced from $600,000 and participation in the program for the project located at 10423 Old Placerville Road.

BACKGROUND

On June 19, 2023, the City Council adopted Resolution No. 91-2023 authorizing the city's participation in the Behavioral Health Continuum Infrastructure Program for a grant amount not to exceed $7,000,000 and identifying the project location as 10153–10179 Folsom Boulevard. On February 2, 2026, the City Council provided direction to adjust the project location 10423 Old Placerville Road to expand the existing WellSpace Health facility to include behavioral health services. As Advocates for Human Potential finalizes the updated Program Funding Agreement, it has requested an updated authorizing resolution reflecting the final grant award and current project location. The proposed resolution supersedes Resolution No. 91-2023 and updates the project location to 10423 Old Placerville Road, the BHCIP award to $5,581,690, and the required city match to $558,169.

FISCAL IMPACT AND FUNDING SOURCE

The BHCIP grant award is $5,581,690 and requires a city match of $558,169.

ATTACHMENT(S)

1. 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 APPLICATION TO AND PARTICIPATION IN THE BEHAVIORAL HEALTH CONTINUUM INFRASTRUCTURE PROGRAM ("BHCIP")

WHEREAS, the California Department of Health Care Services, through its contractor Advocates for Human Potential, Inc., (“Department”) has issued a Request for Applications, dated January 31, 2022 (“RFA”), for the BHCIP Program (“Program”). The Department has issued the RFA for Program grant funds pursuant to Welfare and Institutions Code Sections 5960-5960.45. Program grant funds are derived primarily from the federal Coronavirus State and Local Fiscal Recovery Funds, which was established by the American Rescue Plan Act of 2021, and in part from the State of California General Fund.

WHEREAS, the City of Rancho Cordova, a California municipal corporation ("Applicant”), desires to apply for Program grant funds by submitting an application for Program funds ("application") to the Department for review and consideration.

WHEREAS, the Department is authorized to administer BHCIP pursuant to Welfare and Institutions Code Section 5960-5960.45. Program funding allocations are subject to the terms and conditions of the RFA, the Application, Standard Agreement (“Standard Agreement”), and all other legal requirements of the Program.

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

1. Applicant is hereby authorized and directed to submit an application to the Department in response to the RFA, and to apply for Program grant funds in a total amount not to exceed $5,581,690.

2. If the application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed $5,581,690, any and all other documents required or deemed necessary or appropriate to secure the program funds from the Department and to participate in the Program, and all amendments thereto (collectively, the “program documents”)

3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

4. The City Manager, or his designee (the “Authorized Signatory”), is authorized to execute the Application and the Program Documents on behalf of Applicant for participation in the Program; and Applicant further agrees and authorizes the Authorized Signatory to execute the Declaration of Restrictions and Performance Deed of Trust to be recorded against the project located at 10423 Old Placerville Road, as more particularly described in the program funding

agreement.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.15.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Assistant City Manager

SUBJECT: **TREASURER'S REPORT – JUNE 30, 2026**

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the June 30, 2026, Treasurer's Report.

RESULT OF RECOMMENDED ACTION

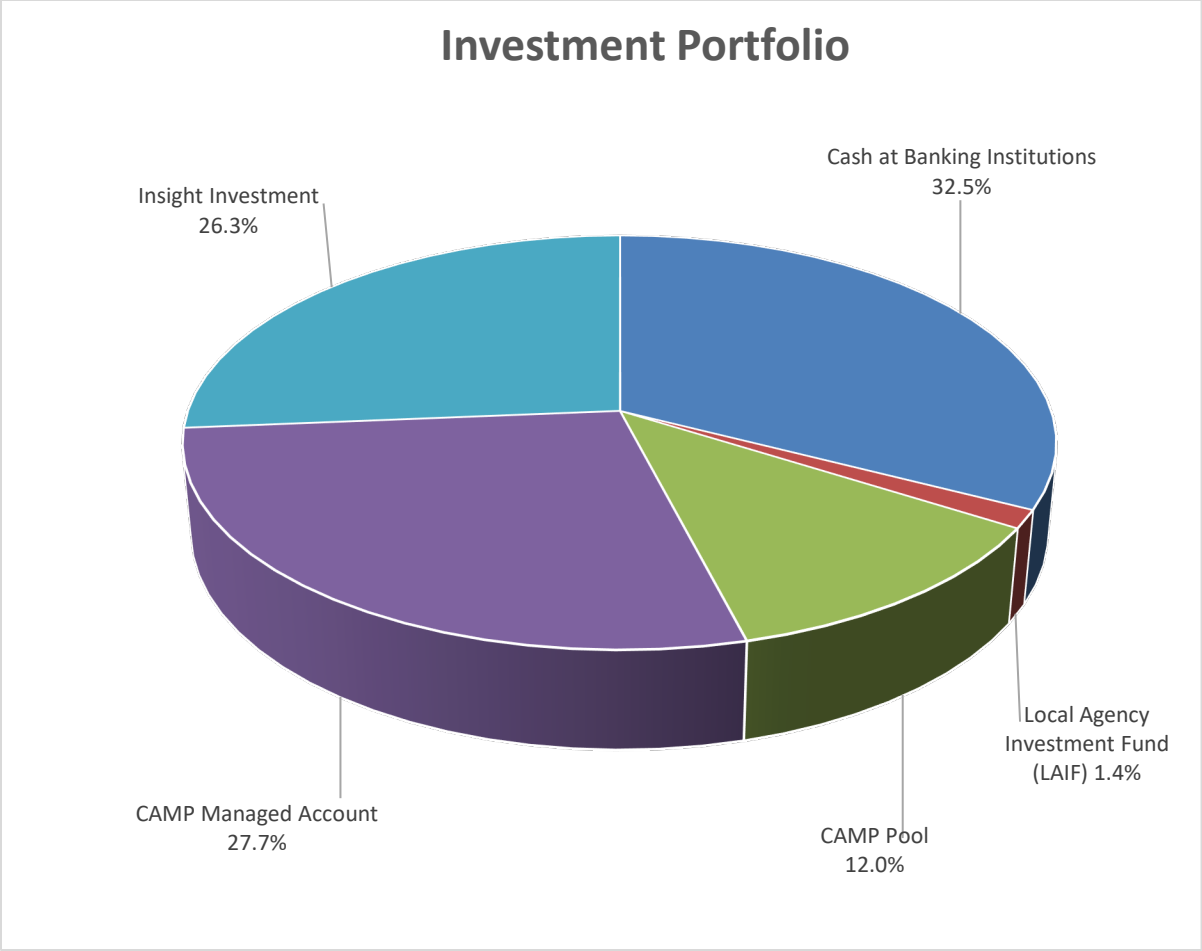
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the city's cash balances and investments and highlight material changes from one period to another. The scope of this report covers the second quarter of the 2026 calendar year ending June 30, 2026, and is in compliance with the state's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's Report for the period ending June 30, 2026. Treasurer's Reports are provided to the City Council on a quarterly basis.

At March 31, 2026, the value of the city's total portfolio was $474.4 million. Since that time, the city's cash balances increased by $29.3 million with an ending market value balance of $503.7 million as of June 30, 2026. The funds are held as follows:

Investment Distribution	Book Value	Market Value
Cash at Banking Institutions	163,895,321	163,895,321
Local Agency Investment Fund (LAIF)	7,152,457	7,152,457
CAMP Pool	60,588,440	60,588,440
CAMP Managed Account	138,710,268	139,538,006
Insight Investment	133,098,472	132,552,779
Total	**503,444,958**	**503,727,003**



The U.S. economy remained resilient during Q2, but growth slowed as rising energy prices, high interest rates, and geopolitical tensions continued to put pressure on the economy. Consumer spending and the labor market remained strong while inflation continued to stay above the Federal Reserve's target; as such, the Federal Reserve left interest rates unchanged during the second quarter. The city's overall portfolio continues to prioritize high credit quality and diversification, with an overall rate of return of 3.9% for the quarter.

The city's cash balance as of June 30, 2026, was allocated by fund type/purpose as follows:

- General Fund: $30.9 million
- Community Enhancement & Investment Fund (includes Legacy reserves): $32.3 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): $48.9 million
- Transportation Funds: $138.8 million
- Storm Drain Fund: $29.3 million
- Capital Projects/Grant/Special Revenue Funds: $154.1 million
- Agency Funds (funds held for other entities): $69.1 million

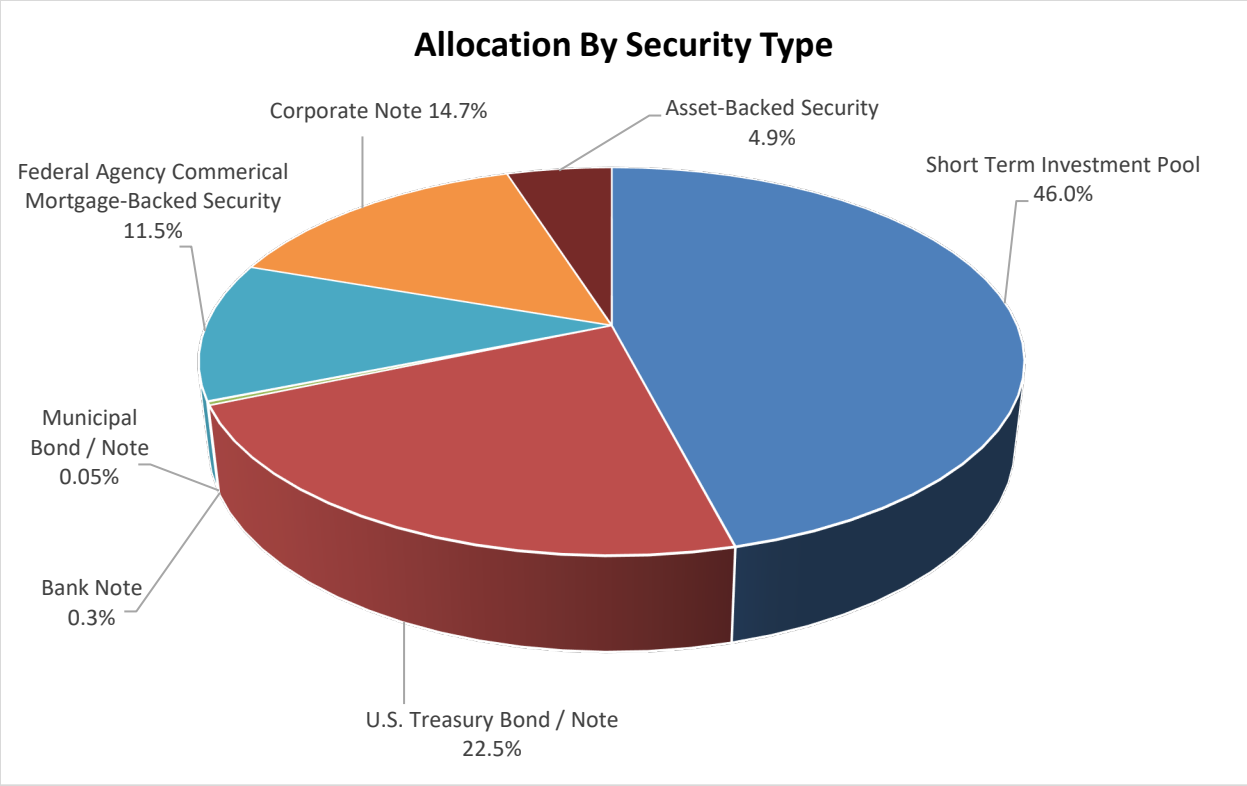
The overall portfolio is well diversified with $271.8 million invested in marketable securities, $67.7 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another $163.9 million is on deposit with our banks, which includes $11.3

million on deposit with one local bank as part of the city's participation in a local banking initiative. Staff, in conjunction with our financial advisors, periodically review the mix of liquid and long-term investments and adjust the portfolio according to the market conditions and our short-term cash needs.

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

The distribution of investments are displayed in the following charts:





ATTACHMENT(S)

1. City of Rancho Cordova Treasurer's Report for the quarter ended June 30, 2026

CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED June 30, 2026

Security Held	Book Value	Market Value	Average Yield
Wells Fargo Bank	152,585,523	152,585,523	3.6%
5 Star Bank	11,309,798	11,309,798	3.8%
Local Agency Investment Fund (LAIF)	7,152,457	7,152,457	3.9%
CAMP Pool	60,588,440	60,588,440	3.8%
CAMP Managed Account	138,710,268	139,538,006	varies by holding
Insight Investment	133,098,472	132,552,779	varies by holding
Total	**503,444,958**	**503,727,003**	

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	325,000.00	AA+	Aa1	05/03/22	05/05/22	294,125.00	3.03	847.29	324,401.65	324,178.40
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	07/05/22	07/08/22	755,229.49	2.84	2,150.81	823,589.54	822,914.40
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aa1	08/01/22	08/04/22	759,515.63	2.74	2,150.81	823,651.66	822,914.40
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	950,000.00	AA+	Aa1	06/02/22	06/06/22	864,537.11	2.94	2,476.69	948,308.78	947,598.40
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,300,000.00	AA+	Aa1	08/08/22	08/15/22	1,183,812.50	3.04	3,389.16	1,297,589.47	1,296,713.60
US TREASURY N/B DTD 11/01/2021 1.125% 10/31/2026	91282CDG3	4,000,000.00	AA+	Aa1	12/15/25	12/16/25	3,916,250.00	3.58	7,581.52	3,967,952.71	3,963,320.00
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,150,000.00	AA+	Aa1	10/05/22	10/11/22	1,059,886.72	4.10	2,937.50	1,141,747.65	1,141,698.15
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	1,800,000.00	AA+	Aa1	01/04/23	01/06/23	1,674,632.81	3.96	4,597.83	1,787,810.29	1,787,005.80
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	3,200,000.00	AA+	Aa1	12/05/22	12/07/22	2,977,625.00	3.92	8,173.91	3,178,828.79	3,176,899.20
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	1,300,000.00	AA+	Aa1	01/31/23	02/03/23	1,251,707.03	3.70	6,023.10	1,290,541.20	1,286,106.90
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	350,000.00	AA+	Aa1	07/03/23	07/07/23	329,957.03	4.30	4,014.85	344,668.70	344,873.20
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	1,000,000.00	AA+	Aa1	06/02/23	06/06/23	953,671.88	3.97	11,470.99	987,929.02	985,352.00
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,100,000.00	AA+	Aa1	03/02/23	03/06/23	1,959,644.53	4.44	24,089.09	2,065,522.13	2,069,239.20
US TREASURY N/B DTD 08/01/2022 2.750% 07/31/2027	91282CFB2	2,400,000.00	AA+	Aa1	05/01/23	05/05/23	2,318,906.25	3.62	27,530.39	2,379,307.47	2,364,844.80

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	200,000.00	AA+	Aa1	12/01/23	12/05/23	197,351.56	4.24	656.42	199,059.59	199,211.00
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	750,000.00	AA+	Aa1	01/02/24	01/05/24	747,128.91	3.98	2,461.58	748,958.35	747,041.25
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	700,000.00	AA+	Aa1	02/02/24	02/06/24	702,925.78	3.89	9,358.70	701,198.70	698,140.80
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	07/01/24	07/03/24	353,140.63	4.49	13.59	375,517.22	377,875.20
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	400,000.00	AA+	Aa1	08/01/24	08/05/24	361,218.75	3.96	13.59	379,407.29	377,875.20
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	850,000.00	AA+	Aa1	09/04/24	09/06/24	779,576.17	3.59	28.87	811,931.80	802,984.80
US TREASURY N/B DTD 06/30/2021 1.250% 06/30/2028	91282CCH2	1,200,000.00	AA+	Aa1	06/06/24	06/11/24	1,061,484.38	4.39	40.76	1,128,674.79	1,133,625.60
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	1,050,000.00	AA+	Aa1	02/03/25	02/06/25	1,028,425.78	4.33	107.00	1,035,765.01	1,039,581.90
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	7,100,000.00	AA+	Aa1	01/02/25	01/07/25	6,943,300.78	4.36	723.51	6,998,583.24	7,029,553.80
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	500,000.00	AA+	Aa1	04/01/25	04/04/25	488,007.81	3.87	44.16	491,322.86	487,168.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,000,000.00	AA+	Aa1	05/01/25	05/06/25	984,531.25	3.65	88.32	988,600.65	974,336.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,650,000.00	AA+	Aa1	08/01/25	08/05/25	1,609,394.53	3.94	145.72	1,618,264.39	1,607,654.40
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	1,900,000.00	AA+	Aa1	03/03/25	03/06/25	1,839,140.63	4.06	167.80	1,856,658.12	1,851,238.40
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	2,875,000.00	AA+	Aa1	09/02/25	09/05/25	2,831,987.30	3.67	253.91	2,840,732.50	2,801,216.00

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	5,000,000.00	AA+	Aa1	12/16/25	12/17/25	4,940,234.38	3.61	441.58	4,948,891.69	4,871,680.00
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2029	91282CEV9	10,200,000.00	AA+	Aa1	07/01/25	07/03/25	10,013,929.69	3.75	900.82	10,057,763.05	9,938,227.20
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	700,000.00	AA+	Aa1	12/16/25	12/17/25	716,187.50	3.64	12,409.53	714,205.98	701,531.60
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	1,200,000.00	AA+	Aa1	10/01/25	10/06/25	1,227,375.00	3.67	21,273.48	1,223,015.32	1,202,625.60
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	1,200,000.00	AA+	Aa1	03/02/26	03/06/26	1,229,812.50	3.56	21,273.48	1,227,500.30	1,202,625.60
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,550,000.00	AA+	Aa1	06/01/26	06/04/26	1,515,246.09	4.21	18,780.06	1,515,795.99	1,516,396.00
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,850,000.00	AA+	Aa1	05/01/26	05/06/26	1,821,599.61	4.01	22,414.91	1,822,526.05	1,809,892.00
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	2,500,000.00	AA+	Aa1	04/01/26	04/07/26	2,468,554.69	3.94	30,290.42	2,470,080.11	2,445,800.00
Security Type Sub-Total		**66,300,000.00**					**64,160,054.70**	**3.84**	**249,322.15**	**65,516,302.06**	**65,149,938.80**
Municipal Bond / Note											
CA ST DTD 03/15/2023 4.846% 03/01/2027	13063D3N6	240,000.00	AA-	Aa2	03/09/23	03/15/23	240,000.00	4.85	3,876.80	240,000.00	241,044.48
Security Type Sub-Total		**240,000.00**					**240,000.00**	**4.85**	**3,876.80**	**240,000.00**	**241,044.48**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K058 A2 DTD 11/01/2016 2.653% 08/01/2026	3137BSP72	537,800.82	AA+	Aa1	04/06/23	04/12/23	515,154.37	3.98	1,188.99	536,792.65	536,085.77
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	421,755.54	AA+	Aa1	05/19/23	05/24/23	408,773.38	4.29	1,176.35	420,273.04	419,835.70

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	650,000.00	AA+	Aa1	08/16/23	08/18/23	613,132.81	4.94	1,746.33	642,495.80	645,245.90
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	650,000.00	AA+	Aa1	06/08/23	06/13/23	622,857.42	4.42	1,756.63	644,267.30	644,153.25
FHMS KJ48 A1 DTD 12/01/2023 4.858% 05/01/2028	3137HBC69	335,946.78	AA+	Aa1	12/06/23	12/14/23	335,944.09	4.86	1,360.02	335,945.55	337,250.93
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	497,699.56	AA+	Aa1	07/19/23	07/27/23	497,687.14	4.78	1,981.26	497,694.54	498,758.66
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	650,000.00	AA+	Aa1	07/13/23	07/20/23	656,492.20	4.59	2,610.29	652,611.51	652,906.15
FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028	3136BQDE6	595,588.34	AA+	Aa1	07/18/23	07/31/23	585,491.25	4.58	2,079.60	591,400.91	591,686.64
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	650,000.00	AA+	Aa1	10/11/23	10/19/23	635,741.60	5.25	2,567.50	643,202.47	652,535.65
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	950,000.00	AA+	Aa1	09/07/23	09/14/23	935,946.65	4.99	3,681.25	943,437.93	951,821.15
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	490,000.00	AA+	Aa1	10/25/23	10/31/23	474,377.33	5.60	1,980.42	482,201.82	492,732.73
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	650,000.00	AA+	Aa1	09/20/23	09/28/23	642,230.55	5.07	2,600.00	646,209.56	653,376.10
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	235,000.00	AA+	Aa1	11/14/23	11/21/23	234,320.62	5.14	992.68	234,658.08	237,509.56
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	360,000.00	AA+	Aa1	11/28/23	12/07/23	358,965.72	4.93	1,458.00	359,476.50	362,487.60
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	375,000.00	AA+	Aa1	02/01/24	02/08/24	378,749.63	4.34	1,428.75	377,014.05	375,010.50
FHMS K520 A2 DTD 04/01/2024 5.180% 03/01/2029	3137HCKV3	370,000.00	AA+	Aa1	04/23/24	04/30/24	371,501.83	5.09	1,597.17	370,899.36	375,631.40

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	520,000.00	AA+	Aa1	07/16/24	07/25/24	523,193.32	4.58	2,045.33	522,036.63	522,577.12
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	585,000.00	AA+	Aa1	08/07/24	08/15/24	590,472.09	4.33	2,214.71	588,538.08	585,940.68
FHMS K539 A2 DTD 04/01/2025 4.410% 01/01/2030	3137HKXJ8	315,000.00	AA+	Aa1	04/15/25	04/24/25	314,988.98	4.41	1,157.63	314,991.66	314,481.51
FHMS K551 A2 DTD 12/01/2025 4.165% 11/01/2030	3137HNWV6	765,000.00	AA+	Aa1	11/25/25	12/05/25	771,751.12	3.97	2,655.19	771,043.46	754,799.49
FHMS K552 A2 DTD 12/01/2025 4.092% 11/01/2030	3137HPEX7	780,000.00	AA+	Aa1	12/16/25	12/23/25	779,971.92	4.09	2,659.80	779,974.82	767,427.18
FNA 2026-M11 2A2 DTD 05/01/2026 4.250% 05/01/2031	3136G5V64	1,075,000.00	AA+	Aa1	06/26/26	06/29/26	1,061,898.44	4.53	3,807.29	1,061,713.09	1,059,987.63
Security Type Sub-Total		**12,458,791.03**					**12,309,642.46**	**4.65**	**44,745.19**	**12,416,878.81**	**12,432,241.30**
Corporate Note											
AMERICAN EXPRESS CO (CALLABLE) DTD 11/04/2021 1.650% 11/04/2026	025816CM9	450,000.00	A-	A2	11/19/21	11/23/21	449,316.00	1.68	1,175.63	449,952.76	446,136.30
CATERPILLAR FINL SERVICE DTD 01/10/2022 1.700% 01/08/2027	14913R2U0	450,000.00	A	A1	01/11/22	01/13/22	447,727.50	1.81	3,676.25	449,763.25	444,423.15
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	80,000.00	A	A2	01/19/22	01/24/22	79,864.00	1.99	719.33	79,985.27	79,065.44
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	900,000.00	A	Aa3	01/26/22	01/28/22	898,002.00	2.10	7,943.75	899,772.20	889,182.90
BERKSHIRE HATHAWAY FIN (CALLABLE) DTD 03/15/2022 2.300% 03/15/2027	084664CZ2	900,000.00	AA	Aa2	03/15/22	03/17/22	883,116.00	2.70	6,095.00	897,614.83	888,126.30
NATIONAL AUSTRALIA BK/NY DTD 06/09/2022 3.905% 06/09/2027	63254ABE7	400,000.00	AA-	Aa2	06/09/22	06/13/22	396,424.00	4.10	954.56	399,327.01	398,373.20
TEXAS INSTRUMENTS INC (CALLABLE) DTD 11/18/2022 4.600% 02/15/2028	882508BV5	100,000.00	A+	Aa3	05/11/23	05/18/23	102,404.00	4.04	1,737.78	100,794.17	100,434.20

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
LOCKHEED MARTIN CORP (CALLABLE) DTD 05/25/2023 4.450% 05/15/2028	539830BZ1	70,000.00	A-	A2	05/23/23	05/25/23	69,874.00	4.49	398.03	69,952.56	70,079.73
TARGET CORP (CALLABLE) DTD 06/10/2025 4.350% 06/15/2028	87612EBU9	110,000.00	A	A2	06/05/25	06/10/25	109,998.90	4.35	212.67	109,999.39	110,044.00
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	450,000.00	A	A1	07/21/23	07/25/23	453,438.00	4.78	10,333.13	451,408.64	455,577.30
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	900,000.00	A+	Aa3	10/02/23	10/04/23	895,536.00	5.92	13,346.90	897,831.64	925,951.50
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	205,000.00	A+	A1	01/03/24	01/05/24	204,729.40	4.68	4,660.33	204,856.37	205,978.88
TOYOTA MOTOR CREDIT CORP DTD 01/05/2024 4.650% 01/05/2029	89236TLL7	270,000.00	A+	A1	01/02/24	01/05/24	269,630.10	4.68	6,138.00	269,803.87	271,289.25
AIR PRODUCTS & CHEMICALS (CALLABLE) DTD 02/08/2024 4.600% 02/08/2029	009158BH8	430,000.00	A	A3	02/06/24	02/08/24	429,428.10	4.63	7,857.06	429,686.14	431,490.81
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	525,000.00	AA-	A1	02/21/24	02/26/24	524,816.25	4.86	8,841.15	524,897.97	530,574.97
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	60,000.00	AA-	Aa3	03/05/24	03/14/24	59,891.40	4.74	838.17	59,938.31	60,595.44
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	915,000.00	AA-	Aa3	03/06/24	03/14/24	915,448.35	4.69	12,782.04	915,257.20	924,080.46
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,400,000.00	A+	A2	03/11/26	03/13/26	1,399,692.00	4.66	19,530.00	1,399,722.02	1,399,274.80
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	230,000.00	A+	A1	04/02/24	04/04/24	229,696.40	4.83	2,668.00	229,823.88	232,247.56
ADOBE INC (CALLABLE) DTD 04/04/2024 4.800% 04/04/2029	00724PAF6	270,000.00	A+	A1	04/01/24	04/04/24	269,597.70	4.83	3,132.00	269,766.39	272,638.44
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	195,000.00	BBB+	A1	04/16/25	04/23/25	195,156.00	4.95	1,830.62	195,097.09	195,951.41

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
WELLS FARGO & COMPANY (CALLABLE) DTD 04/23/2025 4.970% 04/23/2029	95000U3T8	505,000.00	BBB+	A1	04/15/25	04/23/25	505,000.00	4.97	4,740.83	505,000.00	507,463.90
BANK OF AMERICA CORP (CALLABLE) DTD 05/09/2025 4.623% 05/09/2029	06051GMT3	800,000.00	A-	A1	05/06/25	05/09/25	800,000.00	4.62	5,342.13	800,000.00	799,614.40
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	205,000.00	A-	A2	09/09/24	09/16/24	212,941.70	4.24	469.22	210,074.71	208,174.43
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 05/10/2024 5.150% 06/15/2029	63743HFS6	320,000.00	A-	A2	09/09/24	09/16/24	332,563.20	4.23	732.44	328,027.66	324,955.20
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	165,000.00	A	A2	06/17/24	06/25/24	163,935.75	4.90	130.63	164,334.35	166,633.01
HOME DEPOT INC (CALLABLE) DTD 06/25/2024 4.750% 06/25/2029	437076DC3	335,000.00	A	A2	06/18/24	06/25/24	333,160.85	4.88	265.21	333,850.36	338,315.50
AMERICAN HONDA FINANCE DTD 09/05/2024 4.400% 09/05/2029	02665WFQ9	500,000.00	BBB+	A3	09/03/24	09/05/24	499,400.00	4.43	7,088.89	499,604.02	494,742.50
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 10/21/2025 4.153% 10/21/2029	38141GD27	2,200,000.00	BBB+	A2	10/14/25	10/21/25	2,200,000.00	4.15	17,765.61	2,200,000.00	2,168,980.00
MORGAN STANLEY (CALLABLE) DTD 01/20/2026 4.238% 01/09/2030	61748UAR3	520,000.00	A-	A1	01/15/26	01/20/26	520,000.00	4.24	9,855.70	520,000.00	513,208.28
WELLS FARGO & COMPANY (CALLABLE) DTD 01/23/2026 4.182% 01/23/2030	95000U4D2	485,000.00	BBB+	A1	01/15/26	01/23/26	485,000.00	4.18	8,901.85	485,000.00	478,642.62
BANK OF AMERICA CORP (CALLABLE) DTD 04/23/2026 4.477% 04/23/2030	06051GMY2	595,000.00	A-	A1	04/16/26	04/23/26	595,000.00	4.48	5,031.65	595,000.00	591,247.34
JPMORGAN CHASE & CO (CALLABLE) DTD 04/23/2026 4.408% 04/23/2030	46647PFL5	1,125,000.00	A	A1	04/15/26	04/23/26	1,125,000.00	4.41	9,367.00	1,125,000.00	1,115,431.88
STATE STREET CORP (CALLABLE) DTD 04/24/2025 4.834% 04/24/2030	857477DB6	340,000.00	A	Aa3	04/22/25	04/24/25	340,000.00	4.83	3,058.85	340,000.00	343,402.38
PACCAR FINANCIAL CORP DTD 05/08/2025 4.550% 05/08/2030	69371RT71	700,000.00	A+	A1	05/05/25	05/08/25	698,915.00	4.59	4,689.03	699,143.92	704,439.40

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ANALOG DEVICES INC (CALLABLE) DTD 06/16/2025 4.500% 06/15/2030	032654BE4	700,000.00	A	A2	06/12/25	06/16/25	699,384.00	4.52	1,400.00	699,503.13	698,294.10
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	80,000.00	A	A2	09/08/25	09/15/25	79,712.80	4.03	930.44	79,755.05	78,396.00
HOME DEPOT INC (CALLABLE) DTD 09/15/2025 3.950% 09/15/2030	437076DJ8	295,000.00	A	A2	09/09/25	09/15/25	293,625.30	4.05	3,431.01	293,826.06	289,085.25
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	2,050,000.00	AA-	Aa3	11/03/25	11/05/25	2,043,850.00	4.17	13,074.44	2,044,594.32	2,014,034.80
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	505,000.00	A+	Aa2	11/03/25	11/06/25	503,060.80	4.21	3,182.55	503,293.45	495,874.65
SHELL FINANCE US INC (CALLABLE) DTD 11/06/2025 4.125% 11/06/2030	822905AN5	1,795,000.00	A+	Aa2	11/04/25	11/06/25	1,791,553.60	4.17	11,312.24	1,791,967.58	1,762,564.35
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	220,000.00	A	A2	11/19/25	11/21/25	220,138.60	4.19	1,180.67	220,123.19	217,168.60
PFIZER INC (CALLABLE) DTD 11/21/2025 4.200% 11/15/2030	717081FD0	980,000.00	A	A2	11/18/25	11/21/25	979,225.80	4.22	5,259.33	979,314.12	967,387.40
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	460,000.00	A+	A2	11/12/25	11/19/25	459,774.60	4.16	2,227.17	459,801.02	453,352.54
NORTHERN TRUST CORP DTD 11/19/2025 4.150% 11/19/2030	665859AY0	1,840,000.00	A+	A2	11/13/25	11/19/25	1,837,773.60	4.18	8,908.67	1,838,029.16	1,813,410.16
AMAZON.COM INC (CALLABLE) DTD 11/20/2025 4.100% 11/20/2030	023135CT1	2,300,000.00	AA	A1	11/17/25	11/20/25	2,297,539.00	4.12	10,739.72	2,297,815.33	2,260,442.30
UBS AG STAMFORD CT (CALLABLE) DTD 05/29/2026 4.678% 11/29/2030	90261AAJ1	425,000.00	A+	Aa2	05/26/26	05/29/26	425,000.00	4.68	1,767.24	425,000.00	424,256.68
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	580,000.00	NR	A2	12/01/25	12/10/25	579,454.80	4.32	1,454.83	579,510.25	572,122.44
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 12/10/2025 4.300% 12/10/2030	63743HGC0	625,000.00	NR	A2	12/02/25	12/10/25	625,250.00	4.29	1,567.71	625,226.37	616,511.25

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Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TOYOTA MOTOR CREDIT CORP DTD 01/12/2026 4.200% 01/10/2031	89236TPH2	1,360,000.00	A+	A1	01/07/26	01/12/26	1,359,578.40	4.21	26,814.67	1,359,617.00	1,335,549.92
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	885,000.00	A+	Aa3	01/06/26	01/13/26	885,000.00	4.25	17,544.24	885,000.00	870,087.75
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	1,215,000.00	A+	Aa3	01/07/26	01/13/26	1,217,223.45	4.21	24,086.16	1,217,032.04	1,194,527.25
JOHN DEERE CAPITAL CORP DTD 03/10/2026 4.200% 03/10/2031	24422EYL7	405,000.00	A	A1	03/05/26	03/10/26	404,910.90	4.20	5,244.75	404,916.32	398,190.74
NVIDIA CORP (CALLABLE) DTD 06/18/2026 4.500% 06/15/2031	67066GAR5	1,020,000.00	AA	Aa1	06/15/26	06/18/26	1,018,062.00	4.54	1,657.50	1,018,077.80	1,016,389.20
Security Type Sub-Total		**35,845,000.00**					**35,814,820.25**	**4.23**	**334,092.78**	**35,832,688.17**	**35,564,412.26**
Bank Note											
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	275,000.00	A+	Aa3	07/17/24	07/19/24	275,000.00	4.97	6,337.65	275,000.00	276,170.68
MORGAN STANLEY BANK NA (CALLABLE) DTD 07/19/2024 4.968% 07/14/2028	61690U8E3	400,000.00	A+	Aa3	07/18/24	07/19/24	400,400.00	4.94	9,218.40	400,145.67	401,702.80
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	745,000.00	A+	Aa3	01/29/26	02/02/26	745,000.00	4.21	12,990.67	745,000.00	735,268.81
Security Type Sub-Total		**1,420,000.00**					**1,420,400.00**	**4.57**	**28,546.72**	**1,420,145.67**	**1,413,142.29**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	96,439.85	AAA	NR	08/15/23	08/22/23	96,419.96	5.42	188.41	96,432.62	96,847.69
HAROT 2023-4 A3 DTD 11/08/2023 5.670% 06/21/2028	438123AC5	45,335.56	NR	Aaa	11/01/23	11/08/23	45,327.57	5.67	71.40	45,331.93	45,614.37
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	135,108.78	AAA	Aaa	08/15/23	08/23/23	135,100.41	5.53	332.07	135,105.21	135,692.99

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HAROT 2024-1 A3 DTD 02/21/2024 5.210% 08/15/2028	437918AC9	190,266.92	AAA	Aaa	02/13/24	02/21/24	190,258.64	5.21	440.57	190,263.10	191,162.31
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	495,000.00	AAA	NR	09/12/23	09/19/23	494,977.87	5.23	1,150.60	494,989.71	496,386.99
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	230,000.00	NR	Aaa	12/07/23	12/14/23	229,969.11	4.98	509.07	229,984.59	230,735.31
NAROT 2024-A A3 DTD 05/22/2024 5.280% 12/15/2028	65479UAD0	304,018.37	NR	Aaa	05/14/24	05/22/24	303,989.98	5.28	713.43	304,002.30	305,615.38
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	565,000.00	AAA	NR	01/24/24	01/31/24	564,913.95	4.60	1,155.11	564,954.05	566,243.57
WFCIT 2024-A1 A DTD 03/01/2024 4.940% 02/15/2029	92970QAA3	650,000.00	AAA	Aaa	02/21/24	03/01/24	649,823.59	4.95	1,427.11	649,902.68	653,025.75
TAOT 2024-C A3 DTD 07/30/2024 4.880% 03/15/2029	89237QAD2	223,489.26	AAA	NR	07/23/24	07/30/24	223,489.12	4.88	484.72	223,489.26	224,384.11
HAROT 2024-3 A3 DTD 08/21/2024 4.570% 03/21/2029	43813YAC6	333,916.85	NR	Aaa	08/09/24	08/21/24	333,864.39	4.57	423.89	333,884.43	334,578.67
AMXCA 2024-1 A DTD 04/23/2024 5.230% 04/16/2029	02582JKH2	580,000.00	AAA	NR	04/16/24	04/23/24	579,881.10	5.23	1,348.18	579,881.10	584,772.24
BACCT 2024-A1 A DTD 06/13/2024 4.930% 05/15/2029	05522RDJ4	535,000.00	AAA	Aaa	06/06/24	06/13/24	534,969.99	4.93	1,172.24	534,982.84	538,453.43
ALLYA 2024-2 A3 DTD 09/27/2024 4.140% 07/16/2029	02007NAC2	134,904.71	AAA	NR	09/24/24	09/27/24	134,890.77	4.14	248.22	134,895.86	134,788.83
VALET 2024-1 A3 DTD 11/26/2024 4.630% 07/20/2029	92868RAD0	175,000.00	AAA	Aaa	11/19/24	11/26/24	174,983.51	4.63	247.58	174,989.06	175,573.13
TAOT 2025-A A3 DTD 01/29/2025 4.640% 08/15/2029	89240JAD3	410,000.00	NR	Aaa	01/22/25	01/29/25	409,983.56	4.64	845.51	409,989.29	411,324.71
PILOT 2026-1A A3 DTD 06/12/2026 4.410% 08/20/2029	73328FAD0	320,000.00	AAA	NR	06/04/26	06/12/26	319,991.94	4.41	744.80	319,992.51	319,694.40

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
VALET 2025-1 A3 DTD 03/25/2025 4.500% 08/20/2029	92868MAD1	565,000.00	NR	Aaa	03/18/25	03/25/25	564,980.79	4.50	776.88	564,986.80	566,146.95
COMET 2024-A1 A DTD 09/24/2024 3.920% 09/15/2029	14041NGE5	615,000.00	AAA	NR	09/17/24	09/24/24	614,879.95	3.92	1,071.47	614,920.46	612,681.45
HAROT 2025-2 A3 DTD 05/08/2025 4.150% 10/15/2029	437921AD1	200,000.00	NR	Aaa	04/29/25	05/08/25	199,977.66	4.15	368.89	199,983.43	199,559.80
WFCIT 2024-A2 A DTD 10/24/2024 4.290% 10/15/2029	92970QAE5	330,000.00	AAA	Aaa	10/17/24	10/24/24	329,950.96	4.29	629.20	329,966.65	330,198.66
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	555,000.00	AAA	NR	03/04/25	03/12/25	554,918.14	4.32	1,065.60	554,940.54	555,255.30
FORDO 2025-A A3 DTD 03/25/2025 4.450% 10/15/2029	34535KAD0	685,000.00	AAA	Aaa	03/18/25	03/25/25	684,933.42	4.45	1,354.78	684,951.88	685,989.82
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	355,000.00	AAA	NR	04/24/25	04/30/25	354,979.66	4.34	684.76	354,985.54	355,127.80
NAROT 2025-A A3 DTD 05/27/2025 4.490% 12/17/2029	65481GAD7	670,000.00	NR	Aaa	05/20/25	05/27/25	669,871.36	4.49	1,337.02	669,901.38	671,583.88
AMXCA 2025-1 A DTD 02/11/2025 4.560% 12/17/2029	02582JKM1	855,000.00	AAA	NR	02/04/25	02/11/25	854,810.10	4.57	1,732.80	854,860.64	858,337.92
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	630,000.00	AAA	Aaa	08/05/25	08/12/25	629,986.83	4.04	707.00	629,989.35	627,220.44
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	245,000.00	AAA	NR	10/07/25	10/16/25	244,965.01	3.96	431.20	244,970.49	244,061.16
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	490,000.00	AAA	Aaa	07/22/25	07/30/25	489,948.35	4.11	895.07	489,957.96	488,535.88
VALET 2025-2 A3 DTD 11/25/2025 3.920% 03/20/2030	92869QAD1	425,000.00	NR	Aaa	11/18/25	11/25/25	424,928.69	3.92	509.06	424,938.32	421,345.00
VZMT 2025-3 A1A DTD 03/31/2025 4.510% 03/20/2030	92348KDY6	715,000.00	NR	Aaa	03/25/25	03/31/25	714,969.26	4.51	985.31	714,978.00	716,211.93

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	575,000.00	AAA	NR	09/09/25	09/17/25	574,906.16	3.88	991.56	574,923.13	570,854.83
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	155,000.00	AAA	Aaa	05/06/25	05/14/25	154,977.18	4.28	276.42	154,982.13	155,019.38
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	435,000.00	AAA	NR	06/05/25	06/12/25	434,998.35	4.31	833.27	435,000.00	434,837.75
WFCIT 2025-A1 A DTD 06/10/2025 4.340% 05/15/2030	92970QAJ4	840,000.00	AAA	NR	06/03/25	06/10/25	839,986.06	4.34	1,620.27	839,991.03	840,260.40
FORDO 2025-C A3 DTD 11/25/2025 3.900% 06/15/2030	34535LAD8	465,000.00	AAA	NR	11/18/25	11/25/25	464,927.46	3.90	806.00	464,937.03	460,559.72
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	625,000.00	AAA	NR	10/15/25	10/23/25	624,928.13	3.84	1,066.67	624,938.08	620,309.38
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	950,000.00	AAA	Aaa	06/18/25	06/26/25	949,742.27	4.31	1,134.72	949,790.49	948,394.50
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	275,000.00	AAA	NR	10/28/25	11/05/25	274,941.76	3.85	470.56	274,949.68	272,515.65
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	725,000.00	AAA	NR	09/09/25	09/16/25	724,862.54	3.82	1,230.89	724,884.69	716,571.88
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	340,000.00	AAA	Aaa	01/13/26	01/21/26	339,971.03	3.86	583.29	339,973.63	336,734.98
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	530,000.00	AAA	NR	11/05/25	11/12/25	529,955.16	3.99	939.87	529,961.05	526,044.61
FORDO 2026-A A3 DTD 03/24/2026 4.050% 10/15/2030	34532WAD7	570,000.00	AAA	Aaa	03/17/26	03/24/26	569,891.07	4.05	1,026.00	569,899.18	565,897.14
MBART 2026-1 A3 DTD 05/20/2026 4.360% 10/15/2030	58769MAD2	965,000.00	AAA	NR	05/12/26	05/20/26	964,789.82	4.37	1,869.96	964,796.51	963,186.77
TAOT 2026-B A3 DTD 04/21/2026 4.130% 12/16/2030	89240QAD7	555,000.00	AAA	Aaa	04/14/26	04/21/26	554,882.95	4.14	1,018.73	554,889.44	551,763.24

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2026**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
NAROT 2026-A A3 DTD 05/27/2026 4.470% 12/16/2030	65479YAD2	970,000.00	NR	Aaa	05/20/26	05/27/26	969,914.16	4.47	1,927.07	969,917.80	970,884.64
FORDO 2026-B A3 DTD 06/23/2026 4.390% 02/15/2031	34536DAD5	700,000.00	AAA	NR	06/16/26	06/23/26	699,975.50	4.39	682.89	699,976.61	699,514.20
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	405,000.00	AAA	NR	02/10/26	02/18/26	404,972.66	3.79	682.20	404,975.96	399,620.79
HART 2026-B A3 DTD 06/17/2026 4.510% 02/18/2031	44935KAD5	670,000.00	AAA	NR	06/09/26	06/17/26	669,919.13	4.51	1,175.11	669,921.74	671,610.68
BACCT 2026-A1 A DTD 05/14/2026 4.220% 04/15/2031	05522RDL9	1,260,000.00	NR	Aaa	05/07/26	05/14/26	1,259,873.24	4.22	2,363.20	1,259,880.00	1,255,496.76
Security Type Sub-Total		**24,768,480.30**					**24,765,350.27**	**4.37**	**44,750.63**	**24,765,990.16**	**24,737,227.17**
Managed Account Sub-Total		**141,032,271.33**					**138,710,267.68**	**4.12**	**705,334.27**	**140,192,004.87**	**139,538,006.30**
Joint Powers Authority											
CAMP Pool		60,588,440.42	AAAm	NR			60,588,440.42		0.00	60,588,440.42	60,588,440.42
Liquid Sub-Total		**60,588,440.42**					**60,588,440.42**		**0.00**	**60,588,440.42**	**60,588,440.42**
Securities Sub-Total		**$201,620,711.75**					**$199,298,708.10**	**4.12%**	**$705,334.27**	**$200,780,445.29**	**$200,126,446.72**
Accrued Interest											**$705,334.27**
Total Investments											**$200,831,780.99**

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
United States Treasury Note/Bond												
91282CLH2	USA TREASURY 3.75%	3.750	08/31/2026		AA+	Aa1	3,000,000.00	3,002,588.17	2.27	2,999,587.50	2.26	0.17
912828YD6	USA TREASURY 1.375%	1.375	08/31/2026		AA+	Aa1	1,000,000.00	913,909.60	0.69	995,976.56	0.75	0.17
91282CHY0	USA TREASURY 4.625%	4.625	09/15/2026		AA+	Aa1	1,150,000.00	1,160,380.81	0.88	1,151,966.68	0.87	0.21
91282CCZ2	USA TREASURY 0.875%	0.875	09/30/2026		AA+	Aa1	1,000,000.00	899,612.73	0.68	992,760.42	0.75	0.25
91282CDK4	USA TREASURY 1.25%	1.250	11/30/2026		AA+	Aa1	1,000,000.00	906,487.73	0.69	988,835.94	0.75	0.41
91282CDQ1	USA TREASURY 1.25%	1.250	12/31/2026		AA+	Aa1	1,000,000.00	904,104.91	0.68	986,752.34	0.74	0.49
91282CEC1	USA TREASURY 1.875%	1.875	02/28/2027		AA+	Aa1	1,000,000.00	922,698.66	0.70	986,123.05	0.74	0.65
91282CKR1	USA TREASURY 4.5%	4.500	05/15/2027		AA+	Aa1	3,500,000.00	3,546,496.10	2.69	3,511,689.44	2.65	0.85
91282CET4	USA TREASURY 2.625%	2.625	05/31/2027		AA+	Aa1	1,100,000.00	1,031,253.68	0.78	1,085,450.78	0.82	0.90
91282CEW7	USA TREASURY 3.25%	3.250	06/30/2027		AA+	Aa1	1,300,000.00	1,255,875.45	0.95	1,289,092.18	0.97	0.97
91282CFB2	USA TREASURY 2.75%	2.750	07/31/2027		AA+	Aa1	600,000.00	563,791.07	0.43	591,210.94	0.45	1.04
91282CFH9	USA TREASURY 3.125%	3.125	08/31/2027		AA+	Aa1	1,000,000.00	970,393.98	0.73	988,593.75	0.75	1.12
91282CFM8	USA TREASURY 4.125%	4.125	09/30/2027		AA+	Aa1	1,300,000.00	1,294,723.11	0.98	1,299,644.53	0.98	1.20
91282CFU0	USA TREASURY 4.125%	4.125	10/31/2027		AA+	Aa1	850,000.00	843,893.47	0.64	849,501.95	0.64	1.28
91282CFZ9	USA TREASURY 3.875%	3.875	11/30/2027		AA+	Aa1	1,000,000.00	987,737.73	0.75	996,054.69	0.75	1.36
91282CGP0	USA TREASURY 4%	4.000	02/29/2028		AA+	Aa1	1,500,000.00	1,484,594.87	1.12	1,496,015.63	1.13	1.57
91282CHA2	USA TREASURY 3.5%	3.500	04/30/2028		AA+	Aa1	1,000,000.00	970,628.35	0.74	988,242.19	0.75	1.74
91282CND9	USA TREASURY 3.75%	3.750	05/15/2028		AA+	Aa1	2,250,000.00	2,244,997.77	1.70	2,233,300.77	1.68	1.78
91282CHX2	USA TREASURY 4.375%	4.375	08/31/2028		AA+	Aa1	2,100,000.00	2,105,010.94	1.59	2,108,859.38	1.59	2.02
91282CJF9	USA TREASURY 4.875%	4.875	10/31/2028		AA+	Aa1	1,250,000.00	1,275,297.16	0.97	1,269,238.28	0.96	2.17
91282CJW2	USA TREASURY 4%	4.000	01/31/2029		AA+	Aa1	2,500,000.00	2,518,270.09	1.91	2,489,257.80	1.88	2.39
91282CKP5	USA TREASURY 4.625%	4.625	04/30/2029		AA+	Aa1	3,000,000.00	3,097,978.80	2.35	3,035,859.36	2.29	2.61
91282CES6	USA TREASURY 2.75%	2.750	05/31/2029		AA+	Aa1	940,000.00	901,007.84	0.68	903,905.47	0.68	2.76
91282CFJ5	USA TREASURY 3.125%	3.125	08/31/2029		AA+	Aa1	1,100,000.00	1,077,359.15	0.82	1,066,054.68	0.80	2.95
91282CFL0	USA TREASURY 3.875%	3.875	09/30/2029		AA+	Aa1	1,200,000.00	1,183,316.52	0.90	1,189,125.00	0.90	2.99

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
United States Treasury Note/Bond												
91282CLR0	USA TREASURY 4.125%	4.125	10/31/2029		AA+	Aa1	800,000.00	800,690.18	0.61	798,718.75	0.60	3.07
91282CMG3	USA TREASURY 4.25%	4.250	01/31/2030		AA+	Aa1	1,250,000.00	1,277,982.70	0.97	1,252,734.38	0.95	3.24
91282CGQ8	USA TREASURY 4%	4.000	02/28/2030		AA+	Aa1	1,430,000.00	1,442,573.15	1.09	1,421,341.79	1.07	3.33
91282CMZ1	USA TREASURY 3.875%	3.875	04/30/2030		AA+	Aa1	1,475,000.00	1,466,189.51	1.11	1,459,040.04	1.10	3.50
91282CHZ7	USA TREASURY 4.625%	4.625	09/30/2030		AA+	Aa1	1,075,000.00	1,118,045.59	0.85	1,092,552.73	0.82	3.79
91282CJG7	USA TREASURY 4.875%	4.875	10/31/2030		AA+	Aa1	2,800,000.00	2,942,306.26	2.23	2,873,609.37	2.17	3.86
91282CJM4	USA TREASURY 4.375%	4.375	11/30/2030		AA+	Aa1	3,000,000.00	3,090,361.61	2.34	3,020,273.43	2.28	3.97
Issuer total							**48,470,000.00**	**48,200,557.69**	**36.50**	**48,411,369.80**	**36.52**	**1.99**
Federal Farm Credit Banks Funding Corp												
3133ENV72	FEDERAL FARM CREDIT	4.500	07/27/2026		AA+	Aa1	1,000,000.00	998,761.20	0.76	1,000,435.64	0.75	0.07
3133EPK79	FEDERAL FARM CREDIT	4.375	12/07/2026		AA+	Aa1	1,250,000.00	1,245,867.50	0.94	1,251,583.18	0.94	0.43
3133ERK42	FEDERAL FARM CREDIT	4.125	12/16/2026		AA+	Aa1	1,500,000.00	1,494,885.00	1.13	1,500,658.67	1.13	0.45
3133ERS93	FEDERAL FARM CREDIT	4.250	01/13/2027		AA+	Aa1	1,500,000.00	1,498,710.00	1.13	1,501,983.59	1.13	0.52
3133ERGT2	FEDERAL FARM CREDIT	4.500	06/11/2027		AA+	Aa1	1,000,000.00	1,000,520.00	0.76	1,003,949.78	0.76	0.92
3133ETVJ3	FEDERAL FARM CREDIT	3.625	08/27/2027		AA+	Aa1	1,725,000.00	1,725,051.75	1.31	1,715,025.96	1.29	1.11
3133ETS81	FEDERAL FARM CREDIT	3.500	11/10/2027		AA+	Aa1	3,000,000.00	2,997,708.00	2.27	2,974,970.64	2.24	1.31
3133EN5N6	FEDERAL FARM CREDIT	4.000	01/06/2028		AA+	Aa1	900,000.00	904,194.00	0.68	898,199.78	0.68	1.43
3133ETUC9	FEDERAL FARM CREDIT	4.070	08/21/2028	08/21/2026	AA+	Aa1	1,300,000.00	1,303,055.00	0.99	1,294,580.39	0.98	1.34
3133EPUN3	FEDERAL FARM CREDIT	4.500	08/28/2028		AA+	Aa1	1,500,000.00	1,505,100.00	1.14	1,507,364.81	1.14	2.01
3133EWKC3	FEDERAL FARM CREDIT	3.875	03/27/2029		AA+	Aa1	1,700,000.00	1,699,755.34	1.29	1,685,622.91	1.27	2.54
3133ET2L0	FEDERAL FARM CREDIT	3.875	06/01/2029	12/01/2026	AA+	Aa1	1,200,000.00	1,200,000.00	0.91	1,185,368.93	0.89	1.96
Issuer total							**17,575,000.00**	**17,573,607.79**	**13.31**	**17,519,744.28**	**13.22**	**1.23**
Federal Home Loan Banks												
3130APJH9	FEDERAL HOME LOAN	2.500	10/28/2026	07/28/2026	AA+	Aa1	1,300,000.00	1,178,866.00	0.89	1,294,151.77	0.98	0.32

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
Federal Home Loan Banks												
3130ATUS4	FEDERAL HOME LOAN	4.250	12/10/2027		AA+	Aa1	1,200,000.00	1,206,438.70	0.91	1,200,900.04	0.91	1.38
3130ATS57	FEDERAL HOME LOAN	4.500	03/10/2028		AA+	Aa1	1,000,000.00	1,014,989.00	0.77	1,005,309.41	0.76	1.59
3130AWC24	FEDERAL HOME LOAN	4.000	06/09/2028		AA+	Aa1	1,000,000.00	999,822.81	0.76	996,909.89	0.75	1.84
3130B3W25	FEDERAL HOME LOAN	4.300	11/27/2028		AA+	Aa1	1,500,000.00	1,495,050.00	1.13	1,504,155.39	1.13	2.26
3130AVBD3	FEDERAL HOME LOAN	4.500	03/09/2029		AA+	Aa1	1,000,000.00	989,580.00	0.75	1,006,997.25	0.76	2.48
3130B1BC0	FEDERAL HOME LOAN	4.625	06/08/2029		AA+	Aa1	600,000.00	609,150.00	0.46	607,204.80	0.46	2.72
3130ATUT2	FEDERAL HOME LOAN	4.500	12/14/2029		AA+	Aa1	1,100,000.00	1,110,120.00	0.84	1,110,868.44	0.84	3.17
3130AV5P3	FEDERAL HOME LOAN	4.375	03/08/2030		AA+	Aa1	1,500,000.00	1,514,971.50	1.15	1,508,555.40	1.14	3.33
3130AWGS3	FEDERAL HOME LOAN	4.125	06/14/2030		AA+	Aa1	2,500,000.00	2,529,232.50	1.92	2,493,170.55	1.88	3.61
Issuer total							**12,700,000.00**	**12,648,220.51**	**9.58**	**12,728,222.94**	**9.60**	**2.43**
Federal Home Loan Mortgage Corp												
3134HC3A5	FREDDIE MAC 4.5%	4.500	06/15/2028	12/15/2026	AA+	Aa1	1,900,000.00	1,900,000.00	1.44	1,897,255.75	1.43	1.06
3134HCEN5	FREDDIE MAC 3.7%	3.700	12/08/2028	12/08/2026	AA+	Aa1	3,000,000.00	2,998,500.00	2.27	2,968,723.20	2.24	1.76
3134HAW33	FREDDIE MAC 4.75%	4.750	12/18/2029	09/18/2026	AA+	Aa1	1,300,000.00	1,303,575.00	0.99	1,297,503.25	0.98	1.34
3134HBW31	FREDDIE MAC 4%	4.000	10/08/2030	04/08/2027	AA+	Aa1	1,000,000.00	999,950.00	0.76	988,088.51	0.75	2.81
3134HBX48	FREDDIE MAC 4%	4.000	10/09/2030	04/09/2027	AA+	Aa1	3,000,000.00	2,998,377.00	2.27	2,966,709.18	2.24	2.72
Issuer total							**10,200,000.00**	**10,200,402.00**	**7.72**	**10,118,279.89**	**7.63**	**1.96**
Caterpillar Financial Services Corp												
14913UAS9	CATERPILLAR FINL	4.600	11/15/2027		A	A1	1,000,000.00	999,440.00	0.76	1,004,341.05	0.76	1.32
14913UBH2	CATERPILLAR FINL	4.150	01/08/2031		A	A1	2,000,000.00	2,008,740.00	1.52	1,967,992.12	1.48	4.00
Issuer total							**3,000,000.00**	**3,008,180.00**	**2.28**	**2,972,333.17**	**2.24**	**3.11**
Bank of America Corp												
06051GGA1	BANK OF AMERICA CORP	3.248	10/21/2027	10/21/2026	A-	A1	1,000,000.00	963,420.00	0.73	987,846.53	0.75	1.23

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
Bank of America Corp												
06051GHQ5	BANK OF AMERICA CORP	3.974	02/07/2030	02/07/2029	A-	A1	1,950,000.00	1,928,725.50	1.46	1,913,281.05	1.44	2.40
Issuer total							**2,950,000.00**	**2,892,145.50**	**2.19**	**2,901,127.58**	**2.19**	**2.01**
US Bancorp												
91159HHR4	US BANCORP 3.15%	3.150	04/27/2027	03/27/2027	A	A3	850,000.00	789,072.00	0.60	842,685.67	0.64	0.80
91159HJK7	US BANCORP 4.653%	4.653	02/01/2029	02/01/2028	A	A3	2,000,000.00	2,024,360.00	1.53	2,001,399.84	1.51	1.49
Issuer total							**2,850,000.00**	**2,813,432.00**	**2.13**	**2,844,085.51**	**2.15**	**1.30**
Federal National Mortgage Association												
3136GAK24	FANNIE MAE 4.15%	4.150	07/11/2029	01/11/2027	AA+	Aa1	2,800,000.00	2,805,600.00	2.12	2,787,016.85	2.10	1.79
Issuer total							**2,800,000.00**	**2,805,600.00**	**2.12**	**2,787,016.85**	**2.10**	**1.79**
State Street Bank & Trust Co												
857449AE2	STATE STREET BANK & TR	4.782	11/23/2029		AA-	Aa2	2,500,000.00	2,551,625.00	1.93	2,525,218.15	1.91	3.09
Issuer total							**2,500,000.00**	**2,551,625.00**	**1.93**	**2,525,218.15**	**1.91**	**3.09**
Fannie Mae Principal Strip												
31358DDR2	FANNIE MAE 0%	0.000	05/15/2030		AA+	Aa1	2,700,000.00	2,221,808.40	1.68	2,288,694.04	1.73	3.80
Issuer total							**2,700,000.00**	**2,221,808.40**	**1.68**	**2,288,694.04**	**1.73**	**3.80**
JPMorgan Chase & Co												
46647PFL5	JPMORGAN CHASE & CO	4.408	04/23/2030	04/23/2029	A	A1	2,300,000.00	2,291,559.00	1.74	2,280,437.51	1.72	2.61
Issuer total							**2,300,000.00**	**2,291,559.00**	**1.74**	**2,280,437.51**	**1.72**	**2.61**
John Deere Capital Corp												
24422EWD7	JOHN DEERE CAPITAL	2.350	03/08/2027		A	A1	600,000.00	553,404.00	0.42	592,590.62	0.45	0.67
24422EXT1	JOHN DEERE CAPITAL	4.850	06/11/2029		A	A1	1,500,000.00	1,536,870.00	1.16	1,518,785.15	1.15	2.72
Issuer total							**2,100,000.00**	**2,090,274.00**	**1.58**	**2,111,375.77**	**1.59**	**2.18**

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
American Express Co												
025816DG1	AMERICAN EXPRESS CO	5.389	07/28/2027	07/28/2026	A-	A2	1,000,000.00	1,010,310.00	0.77	1,000,645.90	0.75	0.08
025816ET2	AMERICAN EXPRESS CO	4.444	05/03/2030	11/04/2026	A-	A2	1,075,000.00	1,065,647.50	0.81	1,068,374.85	0.81	2.63
Issuer total							**2,075,000.00**	**2,075,957.50**	**1.57**	**2,069,020.75**	**1.56**	**1.39**
Goldman Sachs Bank USA/New York NY												
38151LAJ9	GOLDMAN SACHS BANK	4.656	06/03/2029	12/03/2026	A+	A1	2,000,000.00	1,999,860.00	1.51	2,001,237.12	1.51	1.83
Issuer total							**2,000,000.00**	**1,999,860.00**	**1.51**	**2,001,237.12**	**1.51**	**1.83**
Eli Lilly & Co												
532457DB1	ELI LILLY & CO 4%	4.000	10/15/2028	09/15/2028	AA-	Aa3	1,700,000.00	1,707,650.00	1.29	1,688,839.99	1.27	2.12
Issuer total							**1,700,000.00**	**1,707,650.00**	**1.29**	**1,688,839.99**	**1.27**	**2.12**
Toyota Motor Credit Corp												
89236TDR3	TOYOTA MOTOR CREDIT	3.200	01/11/2027		A+	A1	1,100,000.00	1,031,052.00	0.78	1,093,941.88	0.83	0.52
89236TKL8	TOYOTA MOTOR CREDIT	5.450	11/10/2027		A+	A1	500,000.00	512,655.00	0.39	507,459.54	0.38	1.30
Issuer total							**1,600,000.00**	**1,543,707.00**	**1.17**	**1,601,401.42**	**1.21**	**0.78**
Colgate-Palmolive Co												
194162AN3	COLGATE-PALMOLIVE CO	3.100	08/15/2027	07/15/2027	A+	Aa3	1,567,000.00	1,501,091.98	1.14	1,549,838.64	1.17	1.07
Issuer total							**1,567,000.00**	**1,501,091.98**	**1.14**	**1,549,838.64**	**1.17**	**1.07**
Apple Inc												
037833DN7	APPLE INC 2.05%	2.050	09/11/2026	07/11/2026	AA+	Aaa	650,000.00	609,082.50	0.46	647,549.03	0.49	0.20
037833DB3	APPLE INC 2.9%	2.900	09/12/2027	06/12/2027	AA+	Aaa	900,000.00	850,563.00	0.64	887,267.01	0.67	1.13
Issuer total							**1,550,000.00**	**1,459,645.50**	**1.11**	**1,534,816.04**	**1.16**	**0.74**

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
JPMorgan Chase Bank NA												
48125LRU8	JP MORGAN CHASE BANK	5.110	12/08/2026	11/08/2026	AA-	Aa2	1,500,000.00	1,518,600.00	1.15	1,505,292.80	1.14	0.36
Issuer total							**1,500,000.00**	**1,518,600.00**	**1.15**	**1,505,292.80**	**1.14**	**0.36**
Home Depot Inc/The												
437076CA8	HOME DEPOT INC 2.5%	2.500	04/15/2027	02/15/2027	A	A2	1,500,000.00	1,398,930.00	1.06	1,481,273.04	1.12	0.77
Issuer total							**1,500,000.00**	**1,398,930.00**	**1.06**	**1,481,273.04**	**1.12**	**0.77**
Morgan Stanley												
61747YFA8	MORGAN STANLEY 5.123%	5.123	02/01/2029	02/01/2028	A-	A1	800,000.00	800,040.00	0.61	804,860.74	0.61	1.48
61747YFF7	MORGAN STANLEY 5.449%	5.449	07/20/2029	07/20/2028	A-	A1	500,000.00	515,760.00	0.39	506,618.49	0.38	1.88
Issuer total							**1,300,000.00**	**1,315,800.00**	**1.00**	**1,311,479.23**	**0.99**	**1.64**
American Honda Finance Corp												
02665WED9	AMERICAN HONDA	4.700	01/12/2028		BBB+	A3	600,000.00	611,328.00	0.46	600,846.44	0.45	1.43
02665WEM9	AMERICAN HONDA	5.125	07/07/2028		BBB+	A3	700,000.00	713,811.00	0.54	706,162.63	0.53	1.85
Issuer total							**1,300,000.00**	**1,325,139.00**	**1.00**	**1,307,009.07**	**0.99**	**1.66**
Morgan Stanley Private Bank NA												
61776NU43	MORGAN STANLEY PVT	4.213	02/08/2030	02/08/2029	A+	Aa3	1,200,000.00	1,199,940.00	0.91	1,184,325.38	0.89	2.41
Issuer total							**1,200,000.00**	**1,199,940.00**	**0.91**	**1,184,325.38**	**0.89**	**2.41**
Citibank NA												
17325FBB3	CITIBANK NA 5.803%	5.803	09/29/2028	08/29/2028	A+	Aa3	1,000,000.00	1,033,740.00	0.78	1,028,834.80	0.78	2.01
Issuer total							**1,000,000.00**	**1,033,740.00**	**0.78**	**1,028,834.80**	**0.78**	**2.01**
Cisco Systems Inc												
17275RBR2	CISCO SYSTEMS INC 4.85%	4.850	02/26/2029	01/26/2029	AA-	A1	1,000,000.00	998,640.00	0.76	1,010,618.90	0.76	2.39
Issuer total							**1,000,000.00**	**998,640.00**	**0.76**	**1,010,618.90**	**0.76**	**2.39**

GASB 40 - DEPOSIT AND INVESTMENT RISK DISCLOSURE

As of June 30, 2026

Cusip	Description	Coupon	Maturity date	Call date	S&P rating	Moody rating	Par value or shares	Historical cost	% Portfolio hist cost	Market value	% Portfolio mkt value	Effective dur (yrs)
PepsiCo Inc												
713448GH5	PEPSICO INC 4.3%	4.300	07/23/2030	06/23/2030	A+	A1	1,000,000.00	998,570.00	0.76	998,655.85	0.75	3.59
Issuer total							**1,000,000.00**	**998,570.00**	**0.76**	**998,655.85**	**0.75**	**3.59**
Coca-Cola Co/The												
191216CR9	COCA-COLA CO/THE	3.375	03/25/2027	01/25/2027	A+	A1	1,000,000.00	978,430.00	0.74	994,495.40	0.75	0.71
Issuer total							**1,000,000.00**	**978,430.00**	**0.74**	**994,495.40**	**0.75**	**0.71**
Walmart Inc												
931142ES8	WALMART INC 1.5%	1.500	09/22/2028	07/22/2028	AA	Aa2	1,000,000.00	901,490.00	0.68	942,932.10	0.71	2.14
Issuer total							**1,000,000.00**	**901,490.00**	**0.68**	**942,932.10**	**0.71**	**2.14**
PNC Financial Services Group Inc/The												
693475AX3	PNC FINANCIAL SERVICES	2.600	07/23/2026		A-	A3	800,000.00	741,568.00	0.56	799,286.75	0.60	0.06
Issuer total							**800,000.00**	**741,568.00**	**0.56**	**799,286.75**	**0.60**	**0.06**
Cash and Cash Equivalents												
	CASH	0.000					55,515.99	55,515.99	0.00	55,515.99	0.04	0.00
Issuer total							**55,515.99**	**55,515.99**	**0.00**	**55,515.99**	**0.04**	**0.00**
Grand total							133,292,515.99	132,051,686.86	100.00	132,552,778.76	100.00	1.91

MEMORANDUM

ITEM 10.1.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Erin Naderi, Finance Analyst II

SUBJECT: **AN ORDINANCE AMENDING CHAPTERS 3.08 AND 4.06 OF THE RANCHO CORDOVA MUNICIPAL CODE TO STRENGTHEN AND ENHANCE THE CITY'S ABILITY TO ENFORCE AND COLLECT TRANSIENT OCCUPANCY TAX**

RECOMMENDATION

Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 3, Chapter 3.08 and Title 4, Chapter 4.06 of the Rancho Cordova Municipal Code to provide additional administrative, legal, and equitable tools for enforcement and collection of transient occupancy tax obligations. The Ordinance would not increase or alter the city's existing transient occupancy tax rate. Instead, the proposed amendments would strengthen the city's ability to collect required remittances, recover unpaid or delinquent amounts, and address amounts determined to be due through review, audit, assessment, or other enforcement action.

BACKGROUND

Title 3, Chapter 3.08

Title 3, Chapter 3.08 of the Rancho Cordova Municipal Code establishes the city's transient occupancy tax requirements. The chapter requires hotel operators to collect transient occupancy tax from transients and remit the tax to the city. The current transient occupancy tax rate is twelve percent of the rent charged by hotel operators for the privilege of occupancy.

Transient occupancy tax is a general tax deposited into the city's general fund and used for general governmental purposes. The city relies on timely and accurate operator reporting, collection, and remittance to ensure the tax is administered consistently and in accordance with the Municipal Code.

The proposed amendments are intended to clarify hotel operator obligations, strengthen administrative enforcement, and provide additional collection tools when an operator fails to file returns, fails to collect tax, fails to remit tax, files inaccurate or incomplete returns, provides false or fraudulent information, or otherwise fails to comply with Chapter 3.08.

Title 4, Chapter 4.06

Title 4, Chapter 4.06 of the Rancho Cordova Municipal Code governs the issuance, renewal, and administration of general business licenses. To legally operate a hotel or other facility that rents occupancy to transients, the operator must obtain a general business license and complete the transient occupancy tax registration requirements.

The proposed amendments to Chapter 4.06 would allow the city to deny issuance, renewal, or reinstatement of a business license when the applicant or enterprise is indebted to the city for delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless an approved payment agreement is entered into with the city.

DISCUSSION

The proposed Ordinance would amend Sections 3.08.060, 3.08.160, 3.08.180, 4.06.085, and 4.06.110. The amendments are designed to improve collection and enforcement options while maintaining the existing transient occupancy tax rate.

1. Registration. The Ordinance would require hotel operators to obtain a general business license before commencing operation and to file and maintain a transient occupancy tax registration form. The form would include hotel-related information necessary for tax administration and would require the owner or operator to attest to the accuracy of the information provided.

2. Enforcement and actions to collect. The Ordinance would clarify that any tax required to be paid is a debt owed to the city and would authorize the city to pursue administrative, legal, and equitable remedies, including cost recovery, for unpaid amounts, delinquent amounts, penalties, interest, fees, and related charges.

3. Audit findings and deficiency amounts. The Ordinance is intended to support enforcement and collection of amounts determined to be due through required remittances, return review, audit, examination, assessment, deficiency determination, or other enforcement action under Chapter 3.08.

4. Liens. The Ordinance would authorize the city, after applicable notice and hearing requirements, to place a lien on parcels subject to transient occupancy tax obligations when amounts required to be remitted or paid are not paid when due.

5. Business license remedies. The Ordinance would make business licenses issued to or associated with hotel operations subject to revocation or non-renewal for unpaid transient occupancy tax obligations and would authorize denial of issuance, renewal, or reinstatement when delinquent city debts remain unpaid, unless an approved payment agreement is in place.

6. Penalties and violations. The Ordinance would identify violations related to failure to file, collect, remit, pay, register, provide accurate information, or otherwise comply with Chapter 3.08. Violations would be declared a public nuisance and subject to applicable administrative remedies and penalties under the Municipal Code.

POLICY CONSIDERATIONS

The proposed amendments provide additional enforcement tools for the city while preserving the existing tax rate. The Ordinance is focused on compliance, collection, and administrative consistency. It does not impose a new tax, extend an existing tax, or increase the rate at which transients are taxed.

The amendments are intended to provide a clear process for addressing noncompliance, while preserving applicable notice, hearing, and appeal procedures before the city uses lien or other collection remedies.

FISCAL IMPACT AND FUNDING SOURCE

There is no direct fiscal impact from a change in the transient occupancy tax rate because the Ordinance does not increase the rate. The Ordinance may result in additional general fund revenue to the extent it improves compliance, supports collection of unpaid or delinquent transient occupancy taxes, and allows the city to recover applicable penalties, interest, fees, costs, and charges.

The actual fiscal impact will depend on future compliance activity, audit findings, delinquency levels, and the city's use of available enforcement and collection remedies.

ATTACHMENT(S)

1. Ordinance
2. Updated Language Redlines
3. Updated Language Clean

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING CHAPTERS 3.08 AND 4.06 OF THE RANCHO CORDOVA MUNICIPAL CODE TO STRENGTHEN AND ENHANCE THE CITY'S ABILITY TO ENFORCE AND COLLECT TRANSIENT OCCUPANCY TAX

WHEREAS, the Rancho Cordova City Council adopted Ordinance No. 4-2003, authorizing the imposition of the Transient Occupancy Tax (Rancho Cordova Municipal Code, Title 3, Chapter 3.08) within the City of Rancho Cordova ("city"); and

WHEREAS, pursuant to Chapter 3.08, the city imposes a Transient Occupancy Tax of twelve percent of the rent charged by hotel operators for the privilege of occupancy; and

WHEREAS, the Transient Occupancy Tax is a general tax, the revenues of which are used for general governmental purposes, and placed in the city's general fund for the usual current expenses of the city; and

WHEREAS, any operator of a hotel within the city is obligated to collect and remit the transient occupancy tax to the city, as provided in Chapter 3.08; and

WHEREAS, to legally operate a hotel within the city, a hotel operator must first file for and obtain a general business license from the tax collector, pursuant to Chapter 4.06, and then register by attesting to the information within and filing a transient occupancy tax registration form, as provided in Chapter 3.08 Section 3.08.060;

WHEREAS, the city wants to provide additional detail regarding the obligations of hotel operators, under Chapter 3.08 and Chapter 4.06, to collect and remit Transient Occupancy Tax to the city; and

WHEREAS, the City Council seeks to improve and enhance the enforcement components of Chapter 3.08 and Chapter 4.06, by amending Sections 3.08.606, 3.08.160**,** 3.08.180, 4.06.085, and 4.06.110 to include administrative options and penalties for the city to enforce its code provisions and recover unremitted, delinquent, or unpaid Transient Occupancy Tax, and associated fees, penalties, and charges for the collection of Transient Occupancy Tax; and

WHEREAS, the proposed amendments do not increase or alter the existing rate at which transients are already taxed, nor impose, extend or increase a general tax within the meaning of Article XIIC, Section 2(b) of the California Constitution, and Government Code Section 53750(e) and (h), and therefore do not require voter approval.

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

SECTION 1: Section 3.08.060 "Registration" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.060 Registration.

Prior to commencing operation of a hotel or other facility that rents occupancy to transients, the operator of said hotel shall file for and obtain a general business license from the tax collector. In addition to the license application form, each operator shall file a transient occupancy tax registration form, provided by the tax collector, and maintain the information contained therein. The registration form will include such information as the number and rental rate of the rooms in the hotel, the name and contact information for the hotel management, and any other information deemed appropriate to the collection of the tax. The form shall also contain the following statement:

By signing this form, I represent that _____ is the responsible owner/operator of the hotel/facility. I warrant that the information provided herein is true and correct and acknowledge that I shall be personally liable if any of the information provided herein is determined to be false. As the owner/operator of the hotel/facility, I understand and acknowledge that a failure or refusal to remit transient occupancy tax to the city, in accordance with the municipal code and applicable laws, can lead to a lien placed against the properties subject to transient occupancy tax remittance obligations. (ord. 4-2003 § 6; ord. 12-2004 § 3)

SECTION 2: Section 3.08.160 “Action to Collect Taxes” of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

§ 3.08.160 Enforcement and Actions to collect A. Any tax required to be paid by any transient under the provisions of this chapter shall be deemed a debt owed by the transient to the city. Any such tax collected by an operator which has not been paid to the city shall be deemed a debt owed by the operator to the city. Any person owing money to the city under the provisions of this chapter shall be liable for an action brought in the name of the city for the recovery of such amount together with any penalty, interest, court fees, attorney’s fees and other legal fees incident thereto any time within four years after the tax required to be paid becomes due and payable.

B. The city may pursue any and all administrative, legal, and equitable remedies pursuant to RCMC 1.01.190, and any related cost recovery or enforcement activities authorized pursuant to the RCMC, and applicable local, county, and state laws, ordinances, codes, and regulations.

C. In addition to any other remedies provided by this chapter, if any amount required to be remitted or paid to the City under this chapter is not remitted or paid when due, the city may, after following notice and hearing requirements, place a lien upon each and every parcel subject to the transient occupancy tax obligations including parcels for parking, landscaping and amenities of the hotel, and record the lien on these parcels with the County Recorder’s Office, pursuant to procedures in RCMC 1.01.200. The lien remedy provided by this chapter applies to any unpaid assessment, tax, penalty, interest, or other amount lawfully due under this chapter, regardless of whether the underlying obligation arose before or after the effective date of this ordinance, provided the obligation was validly established in accordance with applicable law. The lien authorized by this chapter is intended to provide an additional remedy for the collection of existing obligations and shall not be construed to create any underlying tax liability that was not otherwise validly imposed.

D. In addition to any other remedies provided by this chapter, the business license issued to or associated with a hotel operation subject to this chapter, is subject to revocation or non-renewal, pursuant to RCMC 4.06.085 and 4.06.110.

[Ord. 13-2010 § 3; Ord. 4-2003 § 16].

SECTION 3: Section 3.08.180 "Penalty for Violation" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.180 Penalty for violations.

A. Violations of this section are declared to be a public nuisance. It shall be a violation of this code, subject to RCMC 1.01.190 and 1.01.200, and unlawful for any person to:

a) Fail or refuse to file, in whole or in part, any return due under this chapter; or
b) Fail or refuse to collect, in whole or in part, any tax due under this chapter; or
c) Fail or refuse to remit or pay, in whole or in part, any tax or associated fee or penalty, when due under this chapter; or
d) File an incomplete or inaccurate return; or
e) File a false or fraudulent return due under this chapter; or
f) Fail or refuse to register and maintain updated information as required under this chapter; or
g) Fail or refuse to comply with any other requirement of this chapter.

B. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and shall be punishable therefor by a fine of not more than $1,000, or by imprisonment for a period of not more than six months, or by both such fine and imprisonment. In addition, the District Attorney of the County of Sacramento may pursue criminal enforcement pursuant to applicable county and state laws.

C. Any operator or other person who fails or refuses to register as required herein or to furnish any return required to be made or who fails or refuses to furnish a supplemental return or other data required by the tax collector, or who renders a false or fraudulent return or claim, is guilty of a misdemeanor, and is punishable as aforesaid. Any person required to make, render, sign or verify any report or claim who makes any false or fraudulent report or claim with intent to defeat or evade the determination of any amount due required by this chapter to be made is guilty of a misdemeanor and is punishable as aforesaid. [Ord. 12-2004 § 7; Ord. 4-2003 § 18].

D. In addition to any other remedy allowed by law, any operator who violates this section is subject to all remedies available pursuant to RCMC § 1.01.190. Any operator who violates this section is liable for all the response costs relating to the violation. Any fines pursuant to this section, if delinquent, may be recoverable by property lien or special assessment pursuant to RCMC § 1.01.200.

SECTION 4: Section 4.06.085 related to the "Issuance" of general business licenses of Rancho Cordova Municipal Code Chapter 4.06 is hereby amended to read as follows:

§ 4.06.085 Issuance.

The finance director shall act upon an application by denying the application or issuing a license not later than 45 days after the date a complete application is validly filed excepting where RCMC § 4.06.206 is applicable. The license shall automatically be granted and issued upon failure of the finance director to act upon an application within 45 days. An application is deemed complete and validly filed when the applicant files the application form with all information therein as provided in RCMC § 4.06.075, and the application fee, with the finance director. The finance director shall act upon the application by issuing the license unless one or more of the following situations apply:

A. The finance director or planning director finds in writing that the applicant has failed to provide information as required by RCMC § 4.06.075, and the finding cites the specific information and provision or provisions of RCMC § 4.06.075 that is applicable; or

B. The planning director finds in writing that the enterprise is, or would be, operated or maintained in a manner, or is, or would be, located on grounds, or within a building, which violates or is in violation of the laws described by RCMC § 4.06.060, and by operation of such laws, the termination of the enterprise or denial of the application is required. The findings shall specify the specific provision or provisions of law violated; or

C. With respect to an enterprise required by Chapter 4.10 RCMC to obtain a special business license, the special business license has not been issued; or

D. Pursuant to Section 16000, Subdivision (c), of the Business and Professions Code, when the applicant or enterprise holds a contractor's license, as issued by the State of California Contractors State License Board, the finance director finds in writing that the applicant does not have a valid unexpired, unsuspended, unrevoked contractor's license.

E. The finance director or planning director finds in writing that the use is a medical marijuana dispensary, or other use not permitted in the city.

F. No business license shall be issued to any applicant or enterprise who, at the time of applying therefor, is indebted to the City of Rancho Cordova for any delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless such applicant or enterprise, with the consent of the finance director, in consultation with the City Attorney, enters into an agreement with the city to pay such delinquent taxes in monthly installments, or oftener as deemed appropriate, extending over a period not to exceed one year.

A general business license issued under this chapter shall authorize the holder thereof to operate or conduct a business enterprise only on such property the address of which is stated on the license. In the event the licensee ceases to use the property for the business, activity or enterprise listed on the license for a period of 90 days, the license shall have no further force or effect and becomes void.

(Ord. 45-2004 § 3; Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 15-2013 § 5; Ord. 16-2013 § 3)

SECTION 5: Section 4.06.110 related to the “Processing and issuance – Renewal” of general business licenses of Rancho Cordova Municipal Code Chapter 4.06 is hereby amended to read as follows:

§ 4.06.110 Processing and issuance – Renewal.

A. An application for renewal shall be investigated and processed in the manner prescribed by RCMC § 4.06.080. The finance director shall act upon the application for renewal by issuing the license or denying the application not later than 30 days after the date a complete valid application is filed. The license shall automatically be granted and issued upon failure of the finance director to act upon the license within such 30 days. An application for renewal is deemed complete and validly filed when the licensee files the application form, with all information therein as provided in RCMC § 4.06.105, and the application renewal fees, with the finance director. The finance director shall act upon the license renewal application within such 30 days unless the applicant has filed with the finance director, before expiration of the 30 days, written notice of a request for extension of such 30-day period on grounds that additional time is required by the applicant to prepare and present plans or other information, obtain zoning variances or other permits, remodel the premises or make other corrections necessary to comply with the laws described by RCMC § 4.06.060 or to correct nuisance disturbances or safety hazards described in RCMC § 4.06.090(B)(1). The finance director may, at his or her discretion pursuant to such a written request, extend the time within which action is required by the finance director on the application to such a period as the finance director agrees in writing is reasonable and appropriate to accomplish the corrections. The finance director shall act upon the application for renewal within the 30-day period, or the extended period of time, as applicable, by issuing the renewed license unless:

1. A finding in writing is made that one or more of the conditions identified in RCMC § 4.06.085(A), (B), (C) or (D) pertain; or

2. The finance director or planning director find in writing that the applicant has failed to provide specific information as required by RCMC § 4.06.105, and the finding cites the specific information and provision or provisions of RCMC § 4.06.105 that is required; or

3. The finance director or planning director finds in writing that one or more conditions applicable to the preceding license at the same location have been violated, if pursuant to provisions of RCMC § 4.06.090 or § 4.06.091, or both, it is determined that such conditions shall also be applicable to the renewed license.

4. No business license shall be renewed or issued, nor shall a suspended license be reinstated, to any applicant or enterprise who, at the time of applying therefor, is indebted to the City of Rancho Cordova for any delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless such applicant or enterprise, with the consent of the finance director, in consultation with the city attorney, enters into an agreement with the city to pay such delinquent taxes in monthly installments, or oftener as deemed appropriate, extending over a period not to exceed one year.

B. With respect to any application for renewal which is filed on or before the date of expiration of the immediately preceding license, the finance director shall extend the term of the immediately preceding license, without charge, during the period of any investigation required in order to determine whether the license should be renewed. (Ord. 45-2004 § 3)

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

SECTION 1: Section 3.08.060 "Registration" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.060 Registration.

Prior to commencing operation of a hotel or other facility that rents occupancy to transients, the operator of said hotel shall file for and obtain a general business license from the tax collector. In addition to the license application form, each operator shall file a transient occupancy tax registration form, provided by the tax collector, and maintain the information contained therein. The registration form will include such information as the number and rental rate of the rooms in the hotel, the name and contact information for the hotel management, and any other information deemed appropriate to the collection of the tax. The form shall also contain the following statement:

By signing this form, I represent that _____ is the responsible owner/operator of the hotel/facility. I warrant that the information provided herein is true and correct and acknowledge that I shall be personally liable if any of the information provided herein is determined to be false. As the owner/operator of the hotel/facility, I understand and acknowledge that a failure or refusal to remit transient occupancy tax to the City, in accordance with the municipal code and applicable laws, can lead to a lien placed against the properties subject to transient occupancy tax remittance obligations. (ord. 4-2003 § 6; ord. 12-2004 § 3)

SECTION 2: Section 3.08.160 "Action to Collect Taxes" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

§ 3.08.160 Enforcement and Actions to collect

A. Any tax required to be paid by any transient under the provisions of this chapter shall be deemed a debt owed by the transient to the city. Any such tax collected by an operator which has not been paid to the city shall be deemed a debt owed by the operator to the city. Any person owing money to the city under the provisions of this chapter shall be liable for an action brought in the name of the city for the recovery of such amount together with any penalty, interest, court fees, attorney's fees and other legal fees incident thereto any time within four years after the tax required to be paid becomes due and payable.

B. The city may pursue any and all administrative, legal, and equitable remedies pursuant to RCMC 1.01.190, and any related cost recovery or enforcement activities authorized pursuant to the RCMC, and applicable local, county, and state laws, ordinances, codes, and regulations.

C. In addition to any other remedies provided by this chapter, if any amount required to be remitted or paid to the City under this chapter is not remitted or

paid when due, the city may, after following notice and hearing requirements, place a lien upon each and every parcel subject to the transient occupancy tax obligations including parcels for parking, landscaping and amenities of the hotel, and record the lien on these parcels with the County Recorder's Office, pursuant to procedures in RCMC 1.01.200. The lien remedy provided by this chapter applies to any unpaid assessment, tax, penalty, interest, or other amount lawfully due under this chapter, regardless of whether the underlying obligation arose before or after the effective date of this ordinance, provided the obligation was validly established in accordance with applicable law. The lien authorized by this chapter is intended to provide an additional remedy for the collection of existing obligations and shall not be construed to create any underlying tax liability that was not otherwise validly imposed.

D. In addition to any other remedies provided by this chapter, the business license issued to or associated with a hotel operation subject to this chapter, is subject to revocation or non-renewal, pursuant to RCMC 4.06.085 and 4.06.110.

[Ord. 13-2010 § 3; Ord. 4-2003 § 16].

SECTION 3: Section 3.08.180 "Penalty for Violation" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.180 Penalty for violations.

A. Violations of this section are declared to be a public nuisance. It shall be a violation of this code, subject to RCMC 1.01.190 and 1.01.200, and unlawful for any person to:

a) Fail or refuse to file, in whole or in part, any return due under this chapter; or
b) Fail or refuse to collect, in whole or in part, any tax due under this chapter; or
c) Fail or refuse to remit or pay, in whole or in part, any tax or associated fee or penalty, when due under this chapter; or
d) File an incomplete or inaccurate return; or
e) File a false or fraudulent return due under this chapter; or
f) Fail or refuse to register and maintain updated information as required under this chapter; or
g) Fail or refuse to comply with any other requirement of this chapter.

B. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and shall be punishable therefor by a fine of not more than $1,000, or by imprisonment for a period of not more than six months, or by both such fine and imprisonment. In addition, the District Attorney of the County of Sacramento may pursue criminal enforcement pursuant to applicable county and state laws.

C. Any operator or other person who fails or refuses to register as required herein or to furnish any return required to be made or who fails or refuses to furnish a supplemental return or other data required by the tax collector, or who renders a false or fraudulent return or claim, is guilty of a misdemeanor, and is punishable as aforesaid. Any person required to make, render, sign or verify any report or claim who makes any false or fraudulent report or claim with intent to defeat or evade the determination of any amount due required by this chapter to be made is guilty of a misdemeanor and is punishable as aforesaid. [Ord. 12-2004 § 7; Ord. 4-2003 § 18].

D. In addition to any other remedy allowed by law, any operator who violates this section is subject to all remedies available pursuant to RCMC § 1.01.190. Any operator who violates this section is liable for all the response costs relating to the violation. Any fines pursuant to this section, if delinquent, may be recoverable by property lien or special assessment pursuant to RCMC § 1.01.200.

SECTION 4: Section 4.06.085 related to the "Issuance" of general business licenses of Rancho Cordova Municipal Code Chapter 4.06 is hereby amended to read as follows:

§ 4.06.085 Issuance.

The finance director shall act upon an application by denying the application or issuing a license not later than 45 days after the date a complete application is validly filed excepting where RCMC § 4.06.206 is applicable. The license shall automatically be granted and issued upon failure of the finance director to act upon an application within 45 days. An application is deemed complete and validly filed when the applicant files the application form with all information therein as provided in RCMC § 4.06.075, and the application fee, with the finance director. The finance director shall act upon the application by issuing the license unless one or more of the following situations apply:

A. The finance director or planning director finds in writing that the applicant has failed to provide information as required by RCMC § 4.06.075, and the finding cites the specific information and provision or provisions of RCMC § 4.06.075 that is applicable; or

B. The planning director finds in writing that the enterprise is, or would be, operated or maintained in a manner, or is, or would be, located on grounds, or within a building, which violates or is in violation of the laws described by RCMC § 4.06.060, and by operation of such laws, the termination of the enterprise or denial of the application is required. The findings shall specify the specific provision or provisions of law violated; or

C. With respect to an enterprise required by Chapter 4.10 RCMC to obtain a special business license, the special business license has not been issued; or

D. Pursuant to Section 16000, Subdivision (c), of the Business and Professions Code, when the applicant or enterprise holds a contractor's license, as issued by the State of California Contractors State License Board, the finance director finds in writing that the applicant does not have a valid unexpired, unsuspended, unrevoked contractor's license.

E. The finance director or planning director finds in writing that the use is a medical marijuana dispensary, or other use not permitted in the city.

F. No business license shall be issued to any applicant or enterprise who, at the time of applying therefor, is indebted to the City of Rancho Cordova for any delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless such applicant or enterprise, with the consent of the finance director, in consultation with the city attorney, enters into an agreement with the City to pay such delinquent taxes in monthly installments, or oftener as deemed appropriate, extending over a period not to exceed one year.

A general business license issued under this chapter shall authorize the holder thereof to operate or conduct a business enterprise only on such property the address of which is stated on the license. In the event the licensee ceases to use the property for the business, activity or enterprise listed on the license for a period of 90 days, the license shall have no further force or effect and becomes void.

(Ord. 45-2004 § 3; Ord. 38-2007 § 1 (Exh. 1(C)); Ord. 15-2013 § 5; Ord. 16-2013 § 3)

SECTION 5: Section 4.06.110 related to the “Processing and issuance – Renewal” of general business licenses of Rancho Cordova Municipal Code Chapter 4.06 is hereby amended to read as follows:

§ 4.06.110 Processing and issuance – Renewal.

A. An application for renewal shall be investigated and processed in the manner prescribed by RCMC § 4.06.080. The finance director shall act upon the application for renewal by issuing the license or denying the application not later than 30 days after the date a complete valid application is filed. The license shall automatically be granted and issued upon failure of the finance director to act upon the license within such 30 days. An application for renewal is deemed complete and validly filed when the licensee files the application form, with all information therein as provided in RCMC § 4.06.105, and the application renewal fees, with the finance director. The finance director shall act upon the license renewal application within such 30 days unless the applicant has filed with the finance director, before expiration of the 30 days, written notice of a request for extension of such 30-day period on grounds that additional time is required by the applicant to prepare and present plans or other information, obtain zoning

variances or other permits, remodel the premises or make other corrections necessary to comply with the laws described by RCMC § 4.06.060 or to correct nuisance disturbances or safety hazards described in RCMC § 4.06.090(B)(1). The finance director may, at his or her discretion pursuant to such a written request, extend the time within which action is required by the finance director on the application to such a period as the finance director agrees in writing is reasonable and appropriate to accomplish the corrections. The finance director shall act upon the application for renewal within the 30-day period, or the extended period of time, as applicable, by issuing the renewed license unless:

1. A finding in writing is made that one or more of the conditions identified in RCMC § 4.06.085(A), (B), (C) or (D) pertain; or

2. The finance director or planning director find in writing that the applicant has failed to provide specific information as required by RCMC § 4.06.105, and the finding cites the specific information and provision or provisions of RCMC § 4.06.105 that is required; or

3. The finance director or planning director finds in writing that one or more conditions applicable to the preceding license at the same location have been violated, if pursuant to provisions of RCMC § 4.06.090 or § 4.06.091, or both, it is determined that such conditions shall also be applicable to the renewed license.

4. No business license shall be renewed or issued, nor shall a suspended license be reinstated, to any applicant or enterprise who, at the time of applying therefor, is indebted to the City of Rancho Cordova for any delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless such applicant or enterprise, with the consent of the finance director, in consultation with the city attorney, enters into an agreement with the City to pay such delinquent taxes in monthly installments, or oftener as deemed appropriate, extending over a period not to exceed one year.

B. With respect to any application for renewal which is filed on or before the date of expiration of the immediately preceding license, the finance director shall extend the term of the immediately preceding license, without charge, during the period of any investigation required in order to determine whether the license should be renewed.
(Ord. 45-2004 § 3)

SECTION 1: Section 3.08.060 “Registration” of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.060 Registration.

Prior to commencing operation of a hotel or other facility that rents occupancy to transients, the operator of said hotel shall file for and obtain a general business license from the tax collector. In addition to the license application form, each operator shall file a transient occupancy tax registration form, provided by the tax collector, and maintain the information contained therein. The registration form will include such information as the number and rental rate of the rooms in the hotel, the name and contact information for the hotel management, and any other information deemed appropriate to the collection of the tax. The form shall also contain the following statement:

By signing this form, I represent that _____ is the responsible owner/operator of the hotel/facility. I warrant that the information provided herein is true and correct and acknowledge that I shall be personally liable if any of the information provided herein is determined to be false. As the owner/operator of the hotel/facility, I understand and acknowledge that a failure or refusal to remit transient occupancy tax to the City, in accordance with the municipal code and applicable laws, can lead to a lien placed against the properties subject to transient occupancy tax remittance obligations. (ord. 4-2003 § 6; ord. 12-2004 § 3)

SECTION 2: Section 3.08.160 “Action to Collect Taxes” of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

§ 3.08.160 Enforcement and Actions to collect

A. Any tax required to be paid by any transient under the provisions of this chapter shall be deemed a debt owed by the transient to the city. Any such tax collected by an operator which has not been paid to the city shall be deemed a debt owed by the operator to the city. Any person owing money to the city under the provisions of this chapter shall be liable for an action brought in the name of the city for the recovery of such amount together with any penalty, interest, court fees, attorney’s fees and other legal fees incident thereto any time within four years after the tax required to be paid becomes due and payable.

B. The city may pursue any and all administrative, legal, and equitable remedies pursuant to RCMC 1.01.190, and any related cost recovery or enforcement activities authorized pursuant to the RCMC, and applicable local, county, and state laws, ordinances, codes, and regulations.

C. In addition to any other remedies provided by this chapter, if any amount required to be remitted or paid to the City under this chapter is not remitted or

paid when due, the city may, after following notice and hearing requirements, place a lien upon each and every parcel subject to the transient occupancy tax obligations including parcels for parking, landscaping and amenities of the hotel, and record the lien on these parcels with the County Recorder's Office, pursuant to procedures in RCMC 1.01.200. The lien remedy provided by this chapter applies to any unpaid assessment, tax, penalty, interest, or other amount lawfully due under this chapter, regardless of whether the underlying obligation arose before or after the effective date of this ordinance, provided the obligation was validly established in accordance with applicable law. The lien authorized by this chapter is intended to provide an additional remedy for the collection of existing obligations and shall not be construed to create any underlying tax liability that was not otherwise validly imposed.

D. In addition to any other remedies provided by this chapter, the business license issued to or associated with a hotel operation subject to this chapter, is subject to revocation or non-renewal, pursuant to RCMC 4.06.085 and 4.06.110.

[Ord. 13-2010 § 3; Ord. 4-2003 § 16].

SECTION 3: Section 3.08.180 "Penalty for Violation" of Rancho Cordova Municipal Code Chapter 3.08 is hereby amended to read as follows:

3.08.180 Penalty for violations.

A. Violations of this section are declared to be a public nuisance. It shall be a violation of this code, subject to RCMC 1.01.190 and 1.01.200, and unlawful for any person to:

a) Fail or refuse to file, in whole or in part, any return due under this chapter; or
b) Fail or refuse to collect, in whole or in part, any tax due under this chapter; or
c) Fail or refuse to remit or pay, in whole or in part, any tax or associated fee or penalty, when due under this chapter; or
d) File an incomplete or inaccurate return; or
e) File a false or fraudulent return due under this chapter; or
f) Fail or refuse to register and maintain updated information as required under this chapter; or
g) Fail or refuse to comply with any other requirement of this chapter.

B. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and shall be punishable therefor by a fine of not more than $1,000, or by imprisonment for a period of not more than six months, or by both such fine and imprisonment. In addition, the District Attorney of the County of Sacramento may pursue criminal enforcement pursuant to applicable county and state laws.

C. Any operator or other person who fails or refuses to register as required herein or to furnish any return required to be made or who fails or refuses to furnish a supplemental return or other data required by the tax collector, or who renders a false or fraudulent return or claim, is guilty of a misdemeanor, and is punishable as aforesaid. Any person required to make, render, sign or verify any report or claim who makes any false or fraudulent report or claim with intent to defeat or evade the determination of any amount due required by this chapter to be made is guilty of a misdemeanor and is punishable as aforesaid. [Ord. 12-2004 § 7; Ord. 4-2003 § 18].

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A. The finance director or planning director finds in writing that the applicant has failed to provide information as required by RCMC § 4.06.075, and the finding cites the specific information and provision or provisions of RCMC § 4.06.075 that is applicable; or

B. The planning director finds in writing that the enterprise is, or would be, operated or maintained in a manner, or is, or would be, located on grounds, or within a building, which violates or is in violation of the laws described by RCMC § 4.06.060, and by operation of such laws, the termination of the enterprise or denial of the application is required. The findings shall specify the specific provision or provisions of law violated; or

C. With respect to an enterprise required by Chapter 4.10 RCMC to obtain a special business license, the special business license has not been issued; or

D. Pursuant to Section 16000, Subdivision (c), of the Business and Professions Code, when the applicant or enterprise holds a contractor's license, as issued by the State of California Contractors State License Board, the finance director finds in writing that the applicant does not have a valid unexpired, unsuspended, unrevoked contractor's license.

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variances or other permits, remodel the premises or make other corrections necessary to comply with the laws described by RCMC § 4.06.060 or to correct nuisance disturbances or safety hazards described in RCMC § 4.06.090(B)(1). The finance director may, at his or her discretion pursuant to such a written request, extend the time within which action is required by the finance director on the application to such a period as the finance director agrees in writing is reasonable and appropriate to accomplish the corrections. The finance director shall act upon the application for renewal within the 30-day period, or the extended period of time, as applicable, by issuing the renewed license unless:

1. A finding in writing is made that one or more of the conditions identified in RCMC § 4.06.085(A), (B), (C) or (D) pertain; or

2. The finance director or planning director find in writing that the applicant has failed to provide specific information as required by RCMC § 4.06.105, and the finding cites the specific information and provision or provisions of RCMC § 4.06.105 that is required; or

3. The finance director or planning director finds in writing that one or more conditions applicable to the preceding license at the same location have been violated, if pursuant to provisions of RCMC § 4.06.090 or § 4.06.091, or both, it is determined that such conditions shall also be applicable to the renewed license.

4. No business license shall be renewed or issued, nor shall a suspended license be reinstated, to any applicant or enterprise who, at the time of applying therefor, is indebted to the City of Rancho Cordova for any delinquent business taxes, sales or use taxes, transient occupancy taxes, or other outstanding debts owed, unless such applicant or enterprise, with the consent of the finance director, in consultation with the city attorney, enters into an agreement with the City to pay such delinquent taxes in monthly installments, or oftener as deemed appropriate, extending over a period not to exceed one year.

B. With respect to any application for renewal which is filed on or before the date of expiration of the immediately preceding license, the finance director shall extend the term of the immediately preceding license, without charge, during the period of any investigation required in order to determine whether the license should be renewed.
(Ord. 45-2004 § 3)

MEMORANDUM

ITEM 10.2.

DATE: August 3, 2026

TO: Honorable Mayor and Council Members

FROM: Rachel Trinh, Development Senior Analyst

SUBJECT: **AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.82 ESTABLISHMENT OF THE DEVELOPMENT IMPACT FEES TO FINANCE THE COST OF PUBLIC FACILITIES WITHIN THE SUNCREEK SPECIFIC PLAN AREA AND A RESOLUTION APPROVING THE SUNCREEK SPECIFIC PLAN DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY AND FEE SCHEDULE UPDATE**

RECOMMENDATION

Waive the first reading and introduce the Ordinance adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The actions will result in implementation of the updated SunCreek Specific Plan Development Impact Fee Program and the Ordinance will come back for a second reading and adoption at the next regular City Council meeting.

BACKGROUND

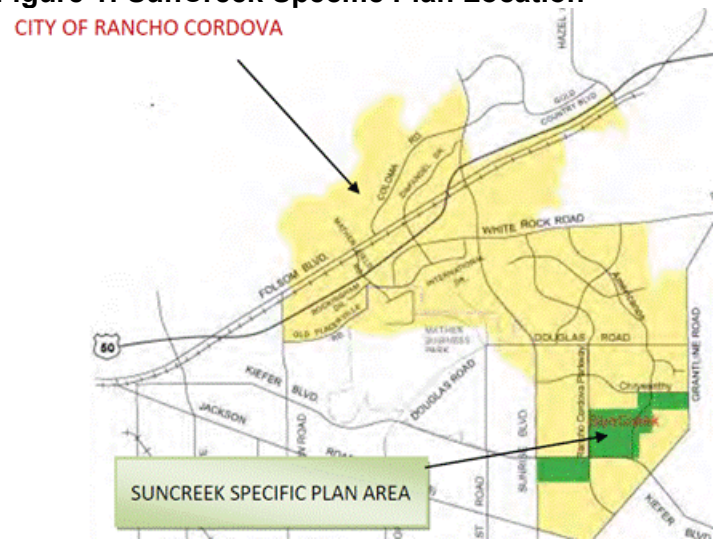
On November 18, 2013, by Resolution No. 128-2013, the City Council approved General Plan Amendments to the Land Use Element and the Open Space Element for the SunCreek Specific Plan; made findings regarding the environmental review required the California Environmental Quality Act (CEQA) and approved the Public Facilities Finance Plan (the “Finance Plan”) for the SunCreek Specific Plan, **Figure 1: SunCreek Specific Plan Location.**

The Finance Plan calls for the implementation of a SunCreek Specific Plan (“SCSP”) Development Impact Fee Program to finance backbone infrastructure and public facilities including on-site roadways, off-site roadways, sewer improvements, water improvements, drainage improvements, wetland mitigation for backbone infrastructure, park corridors and trails, wetland preserve buffers, and plan area formation costs.

On May 16, 2022, by Resolution No. 77-2022, the City Council adopted the SCSP Nexus Study and the SCSP Development Impact Fee Program and on June 6, 2022, by Ordinance No. 9-2022, the City Council adopted an Ordinance adding Chapter 16.82 “SunCreek Specific Plan Development Impact Fees” to the Rancho Cordova Municipal Code, establishing development impact fees to finance the cost of public facilities within the SunCreek Specific Plan Area**.**

In 2021, the State approved Assembly Bill No. 602 (AB 602) that took effect on and after January 2022, which modified the Mitigation Fee Act and stipulated that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units. AB 602 also codified as Government Code Section 66016.5. This section is both declaratory of previously existing law and adds certain new requirements. Section 66016.5(a)(5)(A) required that nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. In addition to AB 602, the State also passed Senate Bill 13 (SB13) in 2019, restricting local agency on imposing any impact fee upon development of accessory dwelling units (ADUs) less than 750 square feet. For ADUs that are 750 square feet or more, the fees collected shall be proportionately in relation to the square footage of the primary dwelling unit.

Figure 1: SunCreek Specific Plan Location



Discussion

Staff worked with Economic & Planning System Inc., a land economics consulting firm, to prepare an update to the SCSP Nexus Study (Nexus Study Update) to address AB 602 requirements. Currently, the SCSP Nexus Study includes the following fee components:

- Roadway
- Potable Water
- Storm Drainage
- Wetland Mitigation for Backbone Infrastructure
- Park Corridors and Trails
- Wetland Preserve Buffer
- Plan Area Formation
- Administration

Of the fee components above, **roadways, park corridors and trails, and administration** are the fee components with residential fees calculated proportionately to dwelling unit size that the Nexus Study Update is addressing. Administration fee is calculated as three percent of the sum of all other fees. The roadways, park corridors and trails, and administration fee categories are comprised of four major unit types, single-family, multifamily, age-restricted single-family, and

age-restricted multi-family. Each of these unit type has five different size categories shown below.

- Very Small: less than or equal to 800 sq. ft.
- Small: 801 to 1,200 sq. ft.
- Medium Small: 1,201 to 1,600 sq. ft.
- Medium: 1,601 to 2,400 sq. ft.
- Large: greater than 2,400 sq. ft.

Roadways fees are calculated using dwelling unit equivalent (DUE) factors, established by daily vehicle miles traveled (VMT), which combines daily trips per household and trip length, to measure relative demand for roadway infrastructure by land use. These data show a pattern of increasing as dwelling unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in the lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

Park corridors and trails fees, also referred to as trails fees, are calculated using DUE factors that are established by population, as measured by person per household to estimate the relative demand for trails by land use. Like Roadway fees, the number of people per household shows a pattern of increasing as unit size increases. Therefore, implementation of the fee based on ranges of building square feet is reasonable as lower fee will apply to lower building unit size and higher fee will apply to higher building unit size range.

Potable water is specifically exempt from the requirements of Government Code Section 66016.5, codified by AB 602. Section 66016.5 also allowed for exemption to the square footage allocation method for other backbone infrastructure fee components if findings are made.

As such, below are the explanations as to why square footage is not an appropriate metric to calculate the remaining fees (storm drainage, wetland mitigation, wetland preserve buffer, and plan area formation) imposed on a housing development project.

Storm Drainage
This fee is calculated based on storm water runoff from new impervious surfaces, i.e. footprint of roof area, driveways, sidewalks, patios, etc. and a square footage of proposed units basis would introduce inequalities, meaning two-story home with the same footprint as a single-story would pay twice the fee while causing an identical impact on the drainage system.

Wetland Mitigation for Backbone Infrastructure
It is assumed that each acre of residential and commercial development, regardless of the development type or size, will result in an approximately equal need for backbone infrastructure and will result in the same wetlands disturbance that must be mitigated.

Wetland Preserve Buffer
A residential fee based on unit type would be equitable because each unit type, regardless of square footage, would have approximately the same acreage and the same impact on the disturbance of wetlands and need for wetland preserve buffers.

Plan Area Formation
A residential fee based on unit type would be more equitable because each unit type, regardless of square footage, would have approximately the same acreage and the same impact on the need for plan area formation studies.

Summary of the Nexus Study Update Fees

A complete list of the individual fee components by land use type for the SCSP Fee Program is contained in Attachment 3**,** Exhibit B to the Resolution and is referred to as the SCSP Fee Schedule. The fee comparison table below shows the difference between the proposed fees and the current fees. Some of the proposed fees are lower due to a portion of the backbone infrastructures that have been constructed by the Grantline 220 Project. The updated fees will become effective 60 days after adoption.

	SunCreek Plan Area Fee			
	Residential		Nonresidential	
Item	Single Family *(Low Density)*	High Density	Retail	Office
PROPOSED FEES				
Plan Area Improvements	*per unit*		*per bldg. sq. ft.*	
Potable Water	$1,482	$1,112	$0.57	$0.57
Storm Drainage	$903	$360	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,276	$519	$1.13	$1.13
Wetland Preserve Buffer	$558	$127	$0.28	$0.28
Onsite Roadways [1]	$2,058	$1,471	$1.86	$2.22
Offsite Roadways [1]	$447	$319	$0.40	$0.48
Trails [1]	$992	$529	$0.00	$0.00
Total Plan Area Improvements	**$8,716**	**$4,437**	**$5.25**	**$5.69**
CURRENT FEES *(as of Jan. 1, 2026)*				
Plan Area Improvements	*per unit*		*per bldg. sq. ft.*	
Potable Water	$1,487	$1,114	$0.57	$0.57
Storm Drainage	$909	$362	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,305	$525	$1.14	$1.14
Wetland Preserve Buffer	$558	$128	$0.28	$0.28
Onsite Roadways	$2,049	$1,599	$2.21	$1.94
Offsite Roadways	$446	$348	$0.48	$0.42
Trails	$1,051	$548	$0.00	$0.00
Total Plan Area Improvements	**$8,804**	**$4,625**	**$5.69**	**$5.36**
DIFFERENCE (Proposed Fees - Current Fees)				
Plan Area Improvements				
Potable Water	($5)	($2)	$0.00	$0.00
Storm Drainage	($6)	($2)	$0.00	$0.00
Wetland Mitigation for Backbone Infrastructure	($29)	($6)	($0.01)	($0.01)
Wetland Preserve Buffer	($0)	($1)	$0.00	$0.00
Onsite Roadways	$9	($128)	($0.35)	$0.28
Offsite Roadways	$1	($29)	($0.08)	$0.06
Trails	($59)	($19)	$0.00	$0.00
Total Plan Area Improvements	**($88)**	**($188)**	**($0.44)**	**$0.33**
Pct. Difference	**(1.0%)**	**(4.1%)**	**(7.7%)**	**6.2%**

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact on the general fund. Funds collected pursuant to the SCSP Fee Program will be used to fund specific facility costs as specified in the SCSP Nexus Study.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution (Nexus Study Update)
3. Exhibit B to the Resolution (Fee Schedule)

4. Exhibit C to the Resolution (SCSP Boundary)
5. Ordinance
6. Exhibit A to Ordinance
7. Chapter 16.82 Track Changes

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 SUNCREEK SPECIFIC PLAN DEVELOPMENT IMPACT FEE PROGRAM NEXUS STUDY UPDATE AND FEE SCHEDULE

WHEREAS, on May 16, 2022, by Resolution No. 77-2022, the City Council adopted the SunCreek Specific Plan Nexus Study (SCSP Nexus Study) and the SunCreek Specific Plan Impact Fee Program to fund the required on-site and off-site roadways, water improvements, drainage improvements, wetland mitigation for backbone infrastructure, park corridors and trails, and wetland preserve buffers to serve the development in the SunCreek Specific Plan, as well as defray the costs of fee program formation and routine administration of the SCSP Impact Fee Program and is by this reference incorporated herein; and

WHEREAS, on June 6, 2022, by Ordinance No. 9-2022, the City Council added Chapter 16.82 “SunCreek Specific Plan Development Impact Fees” to the Rancho Cordova Municipal Code, establishing development impact fees to finance the cost of public facilities within the SunCreek Specific Plan Area; and

WHEREAS, the State approved Assembly Bill No. 602 (AB 602), which modified the Mitigation Fee Act and stipulated that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units; and

WHEREAS, staff have engaged Economic & Planning Systems, Inc., to prepare an update to the SCSP Nexus Study, to comply with AB 602’s impact fees calculation requirements; and

WHEREAS, Government Code Sections 66000, et. Seq., requires that a local agency hold a noticed public hearing, at which oral or written presentations can be made, prior to the adoption of a resolution approving a Nexus Study Update; and

WHEREAS, public notice was provided as required by law and a public hearing was held on August 3, 2026, so that the City Council could consider all written and oral testimony prior to taking action on this matter; and

WHEREAS, this project is statutorily exempt from the California Environmental Quality Act (CEQA) under Pub. Res. Code Section 21080(b)(8)(D) and CEQA Guidelines Section 15273(a)(4) because it involves the establishment of a public agency fee for the purpose of obtaining funds for capital projects necessary to maintain services that are already planned for the SunCreek Specific Plan, which is within the City’s existing service area. The nature of the facilities planned as part of the Capital Improvement Plan were addressed by the SunCreek Environmental Impact Report certified by the City Council on November 18, 2013. Additional environmental review will be required for those projects subject to CEQA when site-specific plans are prepared.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby adopt the findings in Section 1 below, and take the action enumerated under Section 2 below:

Section 1. Findings

The foregoing recitals and the accompanying staff report dated August 3, 2026, are true and correct, and are hereby incorporated by reference.

The purpose of the SCSP Fee Program is to ensure that development within the SunCreek Specific Plan is capable of being provided, within a reasonable period of time, with adequate levels of backbone infrastructure and facilities, including on-site and off-site roadways, water improvements, drainage improvements, wetland mitigation for backbone infrastructure, park corridors and trails, and wetland preserve buffers to serve the development in the SunCreek Specific Plan.

The SCSP on-site roadway, off-site roadway, potable water, storm drainage, wetland mitigation for backbone infrastructure, park corridors and trails, wetland preserve buffer, and plan area formation fees will be used to fund the roadway, water, storm drainage, wetland mitigation, park corridors and trails, and wetland preserve buffer facilities identified in the SunCreek Specific Plan, the Finance Plan and the Capital Improvement Program contained in the SCSP Nexus Study all of which are incorporated herein by reference. These facilities are necessary to meet the demand of, and to offset the environmental impacts associated with, new residential and commercial development in the SunCreek Specific Plan area.

There is a reasonable relationship between the use of the SCSP onsite roadway, off-site roadway, potable water, storm drainage, wetland mitigation for backbone infrastructure, park corridors and trails, wetland preserve buffer, and plan area formation fees and the type of development projects on which the fees are imposed because fee revenues collected from residential and non-residential land uses will be used to fund a fair-share portion of the cost to construct and/or acquire roadway, water, storm drainage, park corridors and trails, wetland buffer and pay wetland mitigation fees for backbone infrastructure.

There is a reasonable relationship between the need of the public facilities to be financed by the SCSP on-site roadway, off-site roadway, potable water, storm drainage, wetland mitigation for backbone infrastructure, park corridors and trails, wetland preserve buffer, and plan area formation fees and the type of development on which the fees are imposed because the residential and non-residential development in the SDCP area will generate new residents and employees who will need adequate roadway, water, storm drainage, park corridors and trails serving the SCSP area.

There is a reasonable relationship between the amount of the public facilities to be financed by the SCSP on-site roadway, off-site roadway, potable water, storm drainage, wetland mitigation for backbone infrastructure, park corridors and trails, wetland preserve buffer, and plan area formation fees attributable to the development on which the fees are imposed, because the cost of the facilities or portion of the facilities benefiting future development are allocated proportionately based on Dwelling Unit Equivalents that in turn, are calculated based on the benefit received by the various land use categories that will develop in the SCSP area. The fair-share cost allocation calculated for the roadway, water, storm drainage, park corridors and trails, wetland mitigation and wetlands buffer facilities for each land use is the proportional fee amount for each land use.

1. This project is statutorily exempt from the California Environmental Quality Act (CEQA) under Pub. Res. Code Section 21080(b)(8)(D) and CEQA Guidelines Section 15273(a)(4) because it involves the establishment of a public agency fee

for the purpose of obtaining funds for capital projects necessary to maintain services that are already planned for the SunCreek Specific Plan, which is within the City's existing service area. The nature of the facilities planned as part of the Capital Improvement Plan were addressed by the SunCreek Environmental Impact Report certified by the City Council on November 18, 2013. Additional environmental review will be required for those projects subject to CEQA when site-specific plans are prepared.

Section 2. Action

The City of Rancho Cordova, by a majority vote of its City Council, does hereby approve and adopt the following:

1. The SunCreek Specific Plan Development Impact Fee Nexus Study ("SCSP Nexus Study") dated May 2026, attached as Exhibit A.

2. The on-site roadway, off-site roadway, potable water, storm drainage, wetland mitigation for backbone infrastructure, trails, wetland preserve buffer, plan formation, and administration fees as shown in the SCSP Nexus Study and attached as Exhibit B. These fees shall go into effect on _____, 2026, as authorized by Gov. Code Section 66017(a) and are applicable to the SCSP Area attached as Exhibit C.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

Economic & Planning Systems, Inc.
The Economics of Land Use

SUNCREEK SPECIFIC PLAN DEVELOPMENT IMPACT FEE NEXUS STUDY

DRAFT REPORT

Prepared for:
City of Rancho Cordova

Prepared by:
Economic & Planning Systems, Inc.

May 2026

EPS #252057

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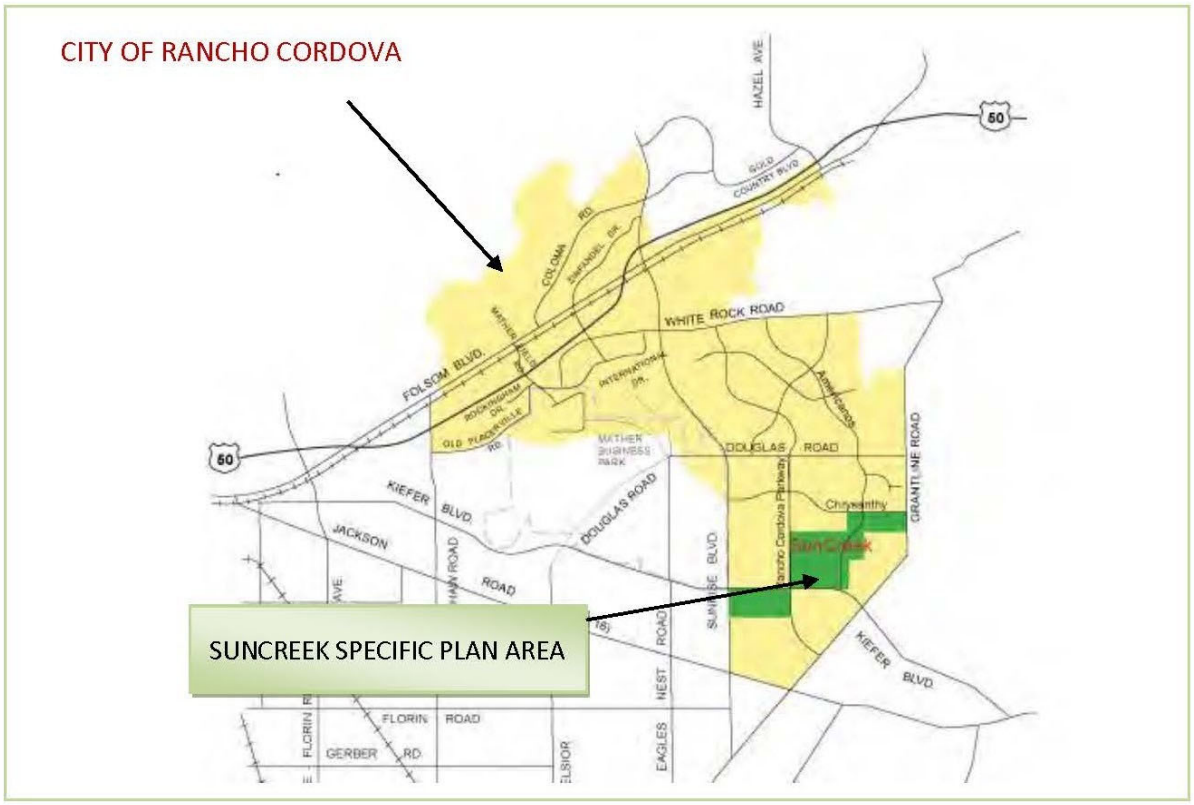
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1. Introduction and Summary of Findings

The SunCreek Specific Plan area (SCSP or Plan Area) is located on approximately 1,264 acres in the south area of the City of Rancho Cordova (City). **Map 1** below shows the location of the SCSP in the City and greater region.

Map 1. SunCreek Specific Plan Regional Location



SunCreek Specific Plan
APPROVED December 2, 2013 (amended October 2018, amended May 2021, December 2022)

The SunCreek Specific Plan document, which details the formation and development of the SCSP, was approved by the City in 2013 and later amended in 2018, 2021, and 2022. The SCSP is planned to be a mixed-use development with the different parts of the Plan Area interconnected by an extensive pedestrian and bicycle trail system. The SCSP contains a major open space corridor that runs throughout the plan area and serves as the backbone for the trail system that links the different neighborhoods in the SCSP.

The SunCreek Public Facilities Financing Plan (Financing Plan) was adopted by the City in 2013. The Financing Plan included the formation of a special financing district (SFD) to implement financing mechanisms to fund required backbone

infrastructure and public facilities in the SCSP. The major financing mechanisms include the SCSP Development Impact Fee Program, a potential community facilities district (CFD) to provide land-secured financing through the issuance of bonds, private developer financing, and funding through established City and regional development impact fee programs.

Plan Area Fee Program Overview

The subject of this SCSP Fee Program Nexus Study Update (Nexus Study Update) is the SCSP Development Impact Fee Program (Fee Program). The SCSP Development Impact Fee Nexus Study (2022 Nexus Study) that established the Fee Program was adopted by the City in 2022. The purpose of the Nexus Study Update is to update the Fee Program and the legally required nexus findings for the City to update the development impact fees (fees). This Nexus Study also summarizes key components of the implementation and administration of the proposed Fee Program update. As described herein, the Fee Program will be updated periodically to reflect changes in land uses, facilities requirements, improvement costs, and other fee program information over time.

The Fee Program is a City-implemented plan area-specific development impact fee program applicable only to SCSP land uses. It is used as a mechanism to fund backbone infrastructure and public facilities needed to serve the projected new residents and employees that are not funded by other sources. The Fee Program contains the following fee components:

- Roadway
- Potable Water
- Storm Drainage
- Wetland Mitigation for Backbone Infrastructure
- Trails
- Wetland Preserve Buffer
- Plan Area Formation
- Administration

Table 1 and **Table 2** summarize the proposed fees by residential and commercial land use for each of the fee components. The two commercial land uses (Village Center and Regional Town Center) are each composed of a mix of office and retail development, so both retail and office fees are shown for these land uses. If commercial development occurs that cannot be categorized as retail or office, then the City Community Development Director will determine the fees. Fees for all components except the Plan Area Formation component will be charged and collected per residential dwelling unit or commercial building square foot. The fees for the Plan Area Formation component will be charged and collected per net acre for both residential and commercial land uses.

The proposed fees are based on the best land use information, backbone infrastructure and public facilities costs estimates, funding source information, and administrative cost estimates available at this time. The cost estimates presented in this report are in constant 2026 dollars. The following chapters of this report detail the land uses, facilities requirements, cost estimates, and cost allocation methodology used to estimate the fees.

The fees by component are summarized in two tables because some of the components have different residential fee categories than others (although the commercial fee categories are the same for all Fee Program components). **Table 1** includes fees for all components for which the residential fees vary by unit type only, and **Table 2** includes fees for all components for which the residential fees vary by unit type and square footage categories of the dwelling units.

The different residential fee categories for different Fee Program components are necessitated to address provisions of California Assembly Bill 602 (AB 602), enacted in 2021. AB 602 modified the Mitigation Fee Act and stipulates that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

Table 1. Plan Area Fees per Residential Unit, Nonresidential Square Foot, and Net Acre (2026$)

Item	SunCreek Plan Area Fee							
	Residential				Village Center [1]		Regional Town Center [1]	
	Low Density	Medium Density	Compact Density	High Density	Retail	Office	Retail	Office
FEES DUE AT BUILDING PERMIT								
Plan Area Improvements	*per unit*				*per bldg. sq. ft.*			
Potable Water	$1,482	$1,482	$1,112	$1,112	$0.57	$0.57	$0.57	$0.57
Storm Drainage	$903	$902	$714	$360	$1.01	$1.01	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,276	$1,817	$1,027	$519	$1.13	$1.13	$1.13	$1.13
Wetland Preserve Buffer	$558	$446	$252	$127	$0.28	$0.28	$0.28	$0.28
Total Plan Area Improvements	**$5,219**	**$4,647**	**$3,105**	**$2,118**	**$2.99**	**$2.99**	**$2.99**	**$2.99**
Administration (3%)	**$157**	**$139**	**$93**	**$64**	**$0.09**	**$0.09**	**$0.09**	**$0.09**
Total	**$5,376**	**$4,786**	**$3,198**	**$2,182**	**$3.08**	**$3.08**	**$3.08**	**$3.08**
Maximum Fee Credits/Reimbursements *(Admin. portion ineligible for credits/reimb.)*	**$5,219**	**$4,647**	**$3,105**	**$2,118**	**$2.99**	**$2.99**	**$2.99**	**$2.99**
FEES DUE AT FINAL MAP [2]								
	per net acre							
Plan Area Formation	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**
Administration (3%)	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**
Total	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**
Maximum Credits/Reimbursements *(Admin. portion ineligible for credits/reimb.)*	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] Fees for commercial development that is not categorized as retail or office will be determined by the community development director.
[2] The Plan Area Formation fees will be paid at building permit for development for which a final small lot map is not required.

Table 2. Plan Area Fees per Residential Land Use and Square Foot Range and Nonresidential Square Foot (2026$)

Item		SunCreek Plan Area Fee - Roadways and Trails							Maximum Fee Credits/ Reimbursements		
		Roadways									
		Onsite	Offsite	Total	Trails	**Subtotal**	Admin. (3%)	**Total**	Onsite Roadways	Trails	**Total**
Residential Land Uses		*per unit*									
Single Family											
Very Small	<=800	$1,658	$360	**$2,018**	$725	**$2,743**	$82	**$2,825**	$1,658	$725	**$2,383**
Small	801-1200	$1,872	$407	**$2,279**	$870	**$3,149**	$94	**$3,243**	$1,872	$870	**$2,742**
Medium Small	1,201-1,600	$1,936	$421	**$2,357**	$912	**$3,269**	$98	**$3,367**	$1,936	$912	**$2,848**
Medium	1,601-2,400	$2,058	$447	**$2,505**	$992	**$3,497**	$105	**$3,602**	$2,058	$992	**$3,050**
Large	>2,400	$2,193	$476	**$2,669**	$1,087	**$3,756**	$113	**$3,869**	$2,193	$1,087	**$3,280**
Multifamily											
Very Small	<=800	$1,302	$283	**$1,585**	$411	**$1,996**	$60	**$2,056**	$1,302	$411	**$1,713**
Small	801-1200	$1,471	$319	**$1,790**	$529	**$2,319**	$70	**$2,389**	$1,471	$529	**$2,000**
Medium Small	1,201-1,600	$1,552	$337	**$1,889**	$583	**$2,472**	$74	**$2,546**	$1,552	$583	**$2,135**
Medium	1,601-2,400	$1,552	$337	**$1,889**	$583	**$2,472**	$74	**$2,546**	$1,552	$583	**$2,135**
Large	>2,400	$1,552	$337	**$1,889**	$583	**$2,472**	$74	**$2,546**	$1,552	$583	**$2,135**
Age-Restricted Single Family											
Very Small	<=800	$772	$168	**$940**	$468	**$1,408**	$42	**$1,450**	$772	$468	**$1,240**
Small	801-1200	$872	$189	**$1,061**	$561	**$1,622**	$49	**$1,671**	$872	$561	**$1,433**
Medium Small	1,201-1,600	$902	$196	**$1,098**	$589	**$1,687**	$51	**$1,738**	$902	$589	**$1,491**
Medium	1,601-2,400	$958	$208	**$1,166**	$640	**$1,806**	$54	**$1,860**	$958	$640	**$1,598**
Large	>2,400	$1,021	$222	**$1,243**	$701	**$1,944**	$58	**$2,002**	$1,021	$701	**$1,722**
Age-Restricted Multifamily											
Very Small	<=800	$638	$139	**$777**	$356	**$1,133**	$34	**$1,167**	$638	$356	**$994**
Small	801-1200	$720	$156	**$876**	$427	**$1,303**	$39	**$1,342**	$720	$427	**$1,147**
Medium Small	1,201-1,600	$760	$165	**$925**	$470	**$1,395**	$42	**$1,437**	$760	$470	**$1,230**
Medium	1,601-2,400	$760	$165	**$925**	$470	**$1,395**	$42	**$1,437**	$760	$470	**$1,230**
Large	>2,400	$760	$165	**$925**	$470	**$1,395**	$42	**$1,437**	$760	$470	**$1,230**
Commercial Land Uses [1]		*per bldg. sq. ft.*									
Village Center											
Retail		$1.86	$0.40	**$2.26**	$0.00	**$2.26**	$0.07	**$2.33**	$1.86	$0.00	**$1.86**
Office		$2.22	$0.48	**$2.70**	$0.00	**$2.70**	$0.08	**$2.78**	$2.22	$0.00	**$2.22**
Regional Town Center											
Retail		$1.86	$0.40	**$2.26**	$0.00	**$2.26**	$0.07	**$2.33**	$1.86	$0.00	**$1.86**
Office		$2.22	$0.48	**$2.70**	$0.00	**$2.70**	$0.08	**$2.78**	$2.22	$0.00	**$2.22**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] Fees for commercial development that is not categorized as retail or office will be determined by the community development director.

Fees Components with Residential Fees by Unit Type

Table 1 shows the fees for the components for which residential fees are calculated by unit type only and do not take unit square footage into consideration. The following fee components are included on **Table 1**:

- Potable Water
- Storm Drainage
- Wetland Mitigation for Backbone Infrastructure
- Wetland Preserve Buffer
- Administration [1]

The residential and nonresidential fee categories for these fee components are shown below:

Residential Categories

- Low Density
- Medium Density
- Compact Density
- High Density

Nonresidential Categories

- Retail
- Office

Potable water fees are specifically exempted from the AB 602 requirement that residential fees be calculated proportionately to the square footage of dwelling units, while findings are made later in this report for the other fee components as to why the fees should not be calculated proportionately to the unit square footage.

Plan Area Formation Fee Component

Table 1 also shows the proposed Plan Area Formation fees. The land use categories for this fee component are the same as the above, but the Plan Area Formation fee will be charged and collected per net acre for both residential and commercial land uses, with the fee per acre the same for each land use. The Plan Area Formation fee revenue will be used to reimburse landowners who have paid greater than their fair share obligation of Plan Area Formation costs based on the number of developable acres that they own. The estimated Plan Area Formation reimbursements by landowner are detailed in **Chapter 4**.

[1] For each land use, the administration fee is calculated as three percent of the sum of all other fee components listed.

Fee Components with Residential Fees Calculated Proportionately to Dwelling Unit Size

Table 2 shows the fees for the components listed below for which residential fees are calculated by unit type and unit square footage.

- Roadways
- Trails
- Administration[2]

In response to the provisions of AB 602, the above Fee Program components must have fees that differ by dwelling unit size. It is proposed that the Fee Program be updated to include 20 different residential fee land use categories for these fee components. As shown on **Table 2** and listed below, these categories are comprised of four major unit types, each with the same five different unit size categories

Unit Types

- Single-family
- Multifamily
- Age-Restricted Single-family
- Age-Restricted Multifamily

Unit Size Categories for Each Unit Type

- Very Small: less than or equal to 800 sq. ft.
- Small: 801 to 1,200 sq. ft.
- Medium Small: 1,201 to 1,600 sq. ft.
- Medium: 1.601 to 2,400 sq. ft.
- Large: greater than 2,400 sq. ft.

The proposed fees are based on the best land use information, backbone infrastructure and public facilities costs estimates, funding source information, and administrative cost estimates available at this time. The cost estimates presented in this report are in constant 2026 dollars. The following chapters of this report detail the land uses, facilities requirements, cost estimates, and cost allocation methodology used to estimate the fees.

Plan Area Fee Comparison

Table 3 provides a comparison of the proposed SCSP fees and the current SCSP fees in effect as of January 1, 2026.

[2] For each land use, the administration fee is calculated as three percent of the sum of all other fee components listed.

Table 3. Plan Area Fee Comparison

Item	SunCreek Plan Area Fee			
	Residential		Nonresidential	
	Single Family *(Low Density)*	High Density	Retail	Office
PROPOSED FEES				
Plan Area Improvements	*per unit*		*per bldg. sq. ft.*	
Potable Water	$1,482	$1,112	$0.57	$0.57
Storm Drainage	$903	$360	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,276	$519	$1.13	$1.13
Wetland Preserve Buffer	$558	$127	$0.28	$0.28
Onsite Roadways [1]	$2,058	$1,471	$1.86	$2.22
Offsite Roadways [1]	$447	$319	$0.40	$0.48
Trails [1]	$992	$529	$0.00	$0.00
Total Plan Area Improvements	**$8,716**	**$4,437**	**$5.25**	**$5.69**
CURRENT FEES *(as of Jan. 1, 2026)*				
Plan Area Improvements	*per unit*		*per bldg. sq. ft.*	
Potable Water	$1,487	$1,114	$0.57	$0.57
Storm Drainage	$909	$362	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,305	$525	$1.14	$1.14
Wetland Preserve Buffer	$558	$128	$0.28	$0.28
Onsite Roadways	$2,049	$1,599	$2.21	$1.94
Offsite Roadways	$446	$348	$0.48	$0.42
Trails	$1,051	$548	$0.00	$0.00
Total Plan Area Improvements	**$8,804**	**$4,625**	**$5.69**	**$5.36**
DIFFERENCE (Proposed Fees - Current Fees)				
Plan Area Improvements				
Potable Water	($5)	($2)	$0.00	$0.00
Storm Drainage	($6)	($2)	$0.00	$0.00
Wetland Mitigation for Backbone Infrastructure	($29)	($6)	($0.01)	($0.01)
Wetland Preserve Buffer	($0)	($1)	$0.00	$0.00
Onsite Roadways	$9	($128)	($0.35)	$0.28
Offsite Roadways	$1	($29)	($0.08)	$0.06
Trails	($59)	($19)	$0.00	$0.00
Total Plan Area Improvements	**($88)**	**($188)**	**($0.44)**	**$0.33**
Pct. Difference	**(1.0%)**	**(4.1%)**	**(7.7%)**	**6.2%**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] For comparison purposes, the following residential land uses are assumed:

Low Density	Single Family Medium	1,601-2,400
High Density	Multifamily Small	801-1200

There is very little change in the fees, with the fees for most components declining modestly. The only fees that increase are the single-family and office roadway fees.

Fee Decreases

The cost estimates and fees have been increased annually by the same inflation factor, but some improvements have been completed. The costs of these completed improvements are included in the buildout costs but are no longer escalated. This situation leads to a decrease in the fee components for which improvements have been completed.

Fee Increases

The increase in the roadway fees for some land uses (and the general shift in roadway fees among land uses) is explained by the new roadway residential land use categories by square foot ranges. **Table 3** compares a Low Density unit under the current fee structure with a Single-family Medium unit under the new fee structure and a High Density unit under the current fee structure with a Multifamily Small unit under the new fee structure. Because the new land uses for roadways (and trails) do not align exactly with the current land uses, the cost allocation shifts the burden among land uses, resulting in some fee increases even though the costs and fees have escalated at the same rates.

Nexus Study Requirements

California Government Code 66000

The purpose of a nexus study is to establish the legally required nexus (or reasonable relationship) between projected new residential and nonresidential development and the capital facilities that will be required to serve that new development. The nexus requirements for imposing development impact fees were established under AB 1600 legislation, as codified by the Mitigation Fee Act (the Act; California Government Code section 66000 and following). The Act sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a "reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition." Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.

- Determine how a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility is attributable to the development on which the fee is imposed.

Assembly Bill 602

In 2021, AB 602 amended the requirements that would apply to new or updated impact fees by creating a "standards and practices" section to the Act, codified as Government Code Section 66016.5. This section is both declaratory of previously existing law and adds certain new requirements. A new provision that pertains to this report requires that a nexus study "shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development" [66016.5(a)(5)(A)], and "large jurisdictions shall adopt a capital improvement plan as a part of the nexus study" [66016.5(a)(6)].

Water and sewer systems are specifically exempt from the requirements of Section 66016.5. An exemption to the square footage allocation method may be made for other backbone infrastructure if the nexus study makes the following three findings:

- An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

Section 66016.5 [66016.5(a)(5)(C)] also states that the square footage allocation method "does not prohibit an agency from establishing different fees for different types of developments."

In response to these provisions of AB 602, this Nexus Study Update makes findings justifying the use of the residential fee land uses summarized previously for the various fee components. **Chapter 5** details all required nexus findings.

Senate Bill 13 and Accessory Dwelling Units

In addition to the considerations discussed above pursuant to AB 602, a separate piece of legislation, California Senate Bill 13 (SB 13), passed in 2019, established a new system for assessing fees on accessory dwelling units (ADUs). It amended California Government Code Section 65852.2(3)(A)(f)(3) to read:

> *"A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit."*

Based on this section of the California Government Code, any ADU smaller than 750 square feet is exempt from the Fee Program. Fees on ADUs larger than 750 square feet require the City to perform the following calculations:

1. Determine the total habitable building square footage of both the proposed ADU and the primary residential unit on the lot on which the ADU is proposed. *As an example, assume that a primary low-density single-family dwelling unit has 2,000 habitable building square feet and the proposed ADU has 1,000 habitable building square feet.*
2. Calculate the ADU's habitable building square feet as a percentage of the primary unit's habitable building square feet.
   In the example from step 1), the size of the ADU is 50 percent of the primary residential unit.
3. Identify the fee category and fee that would have applied to the primary residential unit. In the SCSP Fee Program, the fee category would differ for the different fee components.
   In the example from step 1), the Fee Program category is "Medium Single-Family 1,601 to2,400 sq. ft." for Roadways and Trails fees and Low Density Residential for the other fee components.
4. For each fee component, calculate the ADU fees as the percentage from step 2) multiplied by the fee for the fee category identified in step 3). *In the example from step 1), the ADU fee for each fee component is 50 percent of the primary unit fee.*

SCSP Fee Program Update Implementation and Administration

Implementation

Chapter 6 details the process and requirements for adopting the updated SCSP Fee Program fees. The fees must be adopted by the City Council and will be effective 60 days following final action on the adoption of this Nexus Study Update. The SCSP Fee Program is independent and separate from all other City, County, other agency, or regional development impact fees that will be applicable to development in the City.

Adoption of this Nexus Study Update requires the City Council to follow certain procedures, including holding a public hearing with at least 30 days' notice for the hearing. The City is required to post a public notice at least 30 days before the public hearing considering the Nexus Study Update. The City shall notify any member of the public who requests notice of intent to begin an impact fee nexus study of the date of the hearing. Mailed notice 14 days before the public hearing is required for those individuals who request such notification. Data, such as this Nexus Study Update and referenced material, must be made available at least 10 days before the public hearing.

Administration

The City will administer the Fee Program. The Fee Program will include a three percent fee administration component to fund Fee Program administration. Administration of the Fee Program will include the following major tasks:

- Tracking all Fee Program payments and assignment of fee credits and reimbursements for improvements constructed privately by developers.
- Tracking the progress of construction contracts for Fee Program improvements.
- Reviewing proposed fee credit and reimbursement agreements for City Council consideration.
- Performing annual fee adjustments to account for the inflation of public facilities costs.
- Conducting periodic reviews of development projections, facilities requirements, improvement costs, funding sources, and cost allocation methodologies, and making necessary adjustments to the Fee Program through subsequent fee program adjustments.
- Preparing the required annual and five-year reports on the status of the Fee Program.

Chapter 6 of this report details the Fee Program update implementation and administration. Using its authority to implement and update the Fee Program, the City reserves the right to make interpretations, clarifications, or other modifications to the Fee Program update implementation and administration provisions summarized in this Nexus Study, subject to the provisions of the Development Agreements.

Nexus Study Definitions

The Nexus Study Update will use the following definitions to describe more precisely infrastructure improvements and facilities included in the SCSP Fee Program:

- **Backbone Infrastructure:** This term includes most of the public service-based items that are underground or at ground level and may be either on-site or off-site (i.e., within or outside the SCSP boundaries). Backbone Infrastructure is sized to serve the SCSP as a whole and in some cases may be sized to serve broader development areas, including existing development (e.g., future freeway interchanges). The following categories of backbone infrastructure are included in the Fee Program:
  - Roadways
  - Potable Water
  - Storm Drainage
  - Wetland Mitigation for Backbone Infrastructure

- **Public Facilities:** This group of items includes public amenities and facilities to "house" employees providing services to the area (e.g., law enforcement and fire). The following categories of public facilities are included in the Fee Program:
  - Trails
  - Wetland Preserve Buffers

  Note: The SCSP includes additional public facilities, such as schools, fire facilities, library facilities, and park facilities that are not included in the Fee Program.

- **Public Improvements (or Improvements):** This term is used generally in the Nexus Study to refer to Backbone Infrastructure and Public Facilities when a precise breakdown is not required.

Supporting Documents

The following documents produced by or for the City have been used to inform this Nexus Study Update:

- 2022 SunCreek Specific Plan Development Impact Fee Nexus Study
- SunCreek Plan Area Specific Plan
- Development Agreements between the City and SCSP Property Owners
- SunCreek Plan Area Specific Plan Public Facilities Financing Plan
- Infrastructure cost estimates prepared by MacKay & Somps (included as **Appendix C** of this report)

Organization of Report

This Nexus Study Update is organized into the following chapters:

- **Chapter 1** summarizes the proposed Fee Program.
- **Chapter 2** identifies the land uses that will be subject to the Fee Program.
- **Chapter 3** details the Fee Program improvements and costs.
- **Chapter 4** details the cost allocation and fee estimate methodology.
- **Chapter 5** summarizes the nexus findings for each Fee Program component.
- **Chapter 6** describes Fee Program implementation and administration.

In addition, the Nexus Study contains the following appendices:

- **Appendix A:** SCSP Fee Program Capital Improvement Program
- **Appendix B:** Trails and Roadways Cost Allocation Methodology
- **Appendix C:** Cost Allocations
- **Appendix D:** Preliminary Cost Estimate for SCSP Proposed Project Backbone Infrastructure (prepared by MacKay & Somps).
- **Appendix E:** Plan Area Formation Costs and Funding (prepared by SunCreek Owners' Group).

2. SCSP Land Uses and Demographics

Development impact fees are charged on new development to help fund infrastructure and public facilities that are needed to serve the new development. The fees imposed must be based on proportionality to the demand generated, or benefit received, by each land use category on which the fee is imposed. This chapter details the projected development by land use category in the SCSP through buildout.

The SCSP is located on approximately 1,264 acres in the Sunrise Douglas Community Plan (SDCP), adopted by the County in 1995. This area is now part of the City (which incorporated in July 2003) and has been identified for development in the City's General Plan. Although the SDCP is no longer in effect, the SCSP provides important uses, including a high school, middle school, community park, and additional commercial uses that complement the previously approved SunRidge Specific Plan and help complete the Sunrise Douglas community. **Map 2** illustrates the planned land uses for the SCSP.

Buildout Land Uses

Table 4 details the projected residential, nonresidential (commercial), and public land uses at buildout of the SCSP. **Table 5** further details the residential dwelling units and nonresidential acres by land use category for each of the six SCSP land owners.

The low and medium density dwelling units for the Grantline 220 owner have developed, but because the SCSP fees in this report are based on an allocation of buildout costs to buildout land uses, the projected development at buildout is shown. The projected residential units and commercial building square feet incorporate land use contingencies under the assumption that less than 100 percent of the allowable development will occur. The projected single-family dwelling units reflect an expected development rate of 98 percent of the maximum, while the projected multifamily units and commercial building square feet reflect an expected development rate of 95 percent of the maximum. In total, the following development is projected at buildout:

- 601.8 residential acres and 4,522 residential units
- 67.5 commercial acres and 698,000 building square feet of commercial development
- 111.2 acres of public schools
- 398.8 acres of parks, trails, detention basins, open space, and other public and quasi-public uses
- 84.7 acres of major roadways

Map 2. SCSP Land Use Map

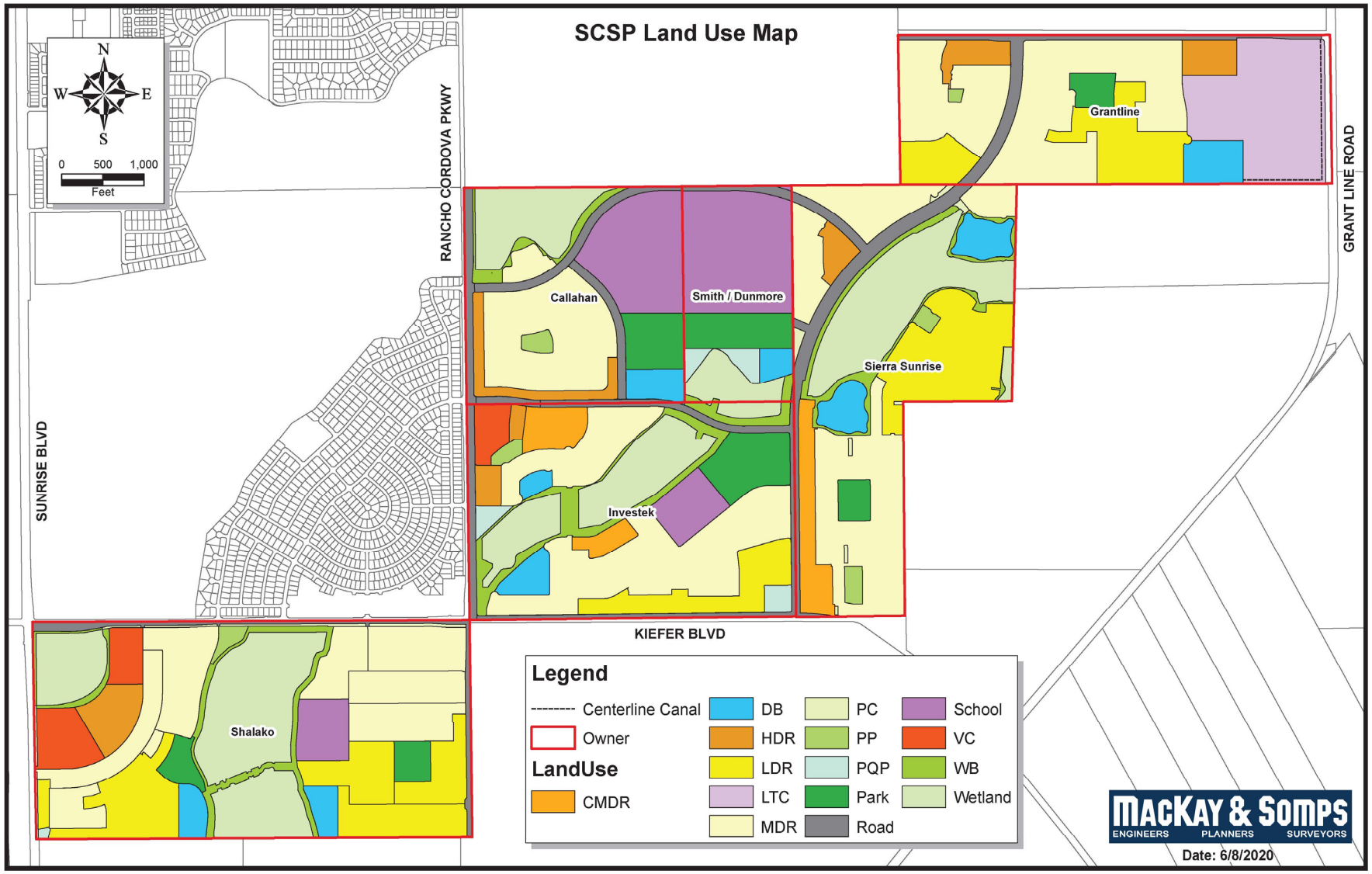


Table 4. Land Use Summary

Land Use	Land Use Contingency	FAR [1]	Buildout				
			Acres	Dwelling Units	Building Square Feet	Revised Dwelling Units (rounded)	Revised Bldg. Sq. Ft. (rounded)
Formula	*A*	*B*	*C*	*D*	*E=A*B*43,560*	*A*D*	*A*E*
Residential Land Uses							
Low Density	98%		163.0	857		840	
Medium Density	98%		367.1	2,417		2,369	
Compact Density	98%		27.5	320		314	
High Density	95%		44.2	1,052		999	
Total Residential			**601.8**	**4,646**	**0**	**4,522**	
Commercial Land Uses							
Village Center	95%	0.25	21.9		238,491		226,566
Regional Town Center	95%	0.25	45.6		496,584		471,755
Total Nonresidential			**67.5**		**735,075**		**698,321**
Total Residential and Commercial			**669.3**	**4,646**	**735,075**	**4,522**	**698,321**
Public and Other Land Uses							
Elementary School			31.9				
Middle School/High School			79.3				
Community Parks			45.1				
Public Neighborhood Parks			20.9				
Pocket Parks			12.2				
Park Corridors			6.1				
Detention Basin			52.0				
Public/Quasi-Public			8.1				
Wetland Preserve			199.6				
Wetland Preserve Buffer			48.6				
Storm Water Canal			6.2				
Grant Line Road			3.1				
Major Roads			81.6				
Total Public and Other			**594.7**				
Total All Land Uses			**1,264.0**	**4,646**	**735,075**	**4,522**	**698,321**

Source: City of Rancho Cordova; SunCreek Owners Group; EPS.

[1] FAR assumption by EPS.

Table 5. Land Use Summary by Owner

Land Use	Buildout by Landowner						
	Callahan	Investek	Shalako	Grantline 220	Smith Dunmore	Sierra Sunrise	Total
Residential Dwelling Units							
Low Density Traditional	0	149	344	167	0	197	857
Medium Density Traditional	318	592	587	406	0	514	2,417
Compact Density	0	153	0	0	0	167	320
High Density	235	140	237	272	0	168	1,052
Total Residential	**553**	**1,034**	**1,168**	**845**	0	**1,046**	**4,646**
Acres							
Residential							
Low Density Traditional	0.0	20.1	66.9	36.7	0.0	39.3	**163.0**
Medium Density Traditional	44.9	77.8	88.0	76.8	0.0	79.6	**367.1**
Compact Density	0.0	13.0	0.0	0.0	0.0	14.5	**27.5**
High Density	11.8	5.4	9.1	12.9	0.0	5.0	**44.2**
Total Residential	**56.7**	**116.3**	**164.0**	**126.4**	**0.0**	**138.4**	**601.8**
Commercial							
Village Center	0.0	5.7	16.2	0.0	0.0	0.0	21.9
Regional Town Center	0.0	0.0	0.0	45.6	0.0	0.0	45.6
Total Commercial	**0.0**	**5.7**	**16.2**	**45.6**	**0.0**	**0.0**	**67.5**
Public and Other							
School	34.4	11.1	10.8	10.0	44.9	0.0	111.2
Community Parks	10.5	15.7	0.0	0.0	18.0	0.9	45.1
Public Neighborhood Parks	0.0	0.0	8.2	8.1	0.0	4.6	20.9
Pocket Parks	2.0	1.7	2.7	2.1	0.0	3.7	12.2
Park Corridors (parkways, paseos, and trail	0.0	0.0	3.8	0.0	0.0	2.3	6.1
Detention Basin	4.5	8.0	9.5	8.2	3.4	18.4	52.0
Public/Quasi-Public	2.5	4.7	0.4	0.0	0.5	0.0	8.1
Wetland Preserve	24.5	39.0	77.3	0.0	10.4	48.4	199.6
Wetland Preserve Buffer	5.3	19.3	14.7	0.0	1.2	8.1	48.6
Storm Water Canal	0.0	0.0	0.0	6.2	0.0	0.0	6.2
Grant Line Road	0.0	0.0	0.0	3.1	0.0	0.0	3.1
Major Roads	20.0	18.6	13.8	9.3	1.7	18.2	81.6
Total Public and Other	**103.7**	**118.1**	**141.2**	**47.0**	**80.1**	**104.6**	**594.7**
Total Acres	**160.4**	**240.1**	**321.4**	**219.0**	**80.1**	**243.0**	**1,264.0**

Source: City of Rancho Cordova; SunCreek Owners Group.

Residential Development

The residential land use categories range from low density single-family dwelling units with a density of approximately 5 units per acre to high density multifamily dwelling units with a density of approximately 23 units per acre. The densities reflect the approximate densities achieved after applying the land use contingency factor discussed in the previous section. Low density units will be single-family detached housing. Medium density units include single-family houses, duplexes and half-plexes, court housing, garden apartments, townhouses, and condominiums. The most typical housing types will be small lot single-family detached, single-family attached, and small apartment complexes. The compact density residential units may include detached cottages or cluster housing but more typically will include common walls for all or a significant portion of the units in the Plan Area. High-density residential units include apartments and condominiums.

Nonresidential Development

The nonresidential land use categories in the SCSP include Village Center and Regional Town Center uses. The projected building square feet for each of these land use categories are calculated assuming a land use contingency of 95 percent of maximum development and a floor area ratio (FAR) of 0.25 applied to the total acreage. The Village Center category provides retail services, restaurants, entertainment venues, and office sites. The Regional Town Center category provides regional shopping, entertainment, employment, and other large regional destination uses.

Demographic Information

Population Summary

Table 6 summarizes the estimated population at buildout of the SCSP. For each land use, the population is estimated as the number of dwelling units multiplied by the estimated persons per household (PPH). It is estimated that the SCSP will have a population of approximately 11,600 at buildout. The PPH factors are from the Rancho Cordova Municipal Code Chapter 22.40 Park and Recreation Dedication and Fees.

Table 6. Residential Units and Population Summary

Land Use	Acres	Revised Dwelling Units	PPH	Population
Source	*Table 4*	*Table 4*		
Single Family				
Low Density	163.0	840	2.95	2,478
Medium Density	367.1	2,369	2.95	6,989
Compact Density	27.5	314	2.03	637
Total Single Family	**557.6**	**3,523**	**2.87**	**10,104**
Multifamily				
High Density	**44.2**	**999**	**1.54**	**1,538**
Total Residential	**601.8**	**4,522**	**2.57**	**11,642**

Source: City of Rancho Cordova; SunCreek Owners Group.

Persons per Household and Vehicle Miles Traveled

PPH factors are used in the trails cost allocation, and vehicle miles traveled per unit and 1,000 commercial square feet factors (VMT factors) are used in the roadways cost allocation. As discussed in **Chapter 1**, in response to the provisions of AB 602, residential fee categories that differ by dwelling unit size are used for the roadways and trails components. These unit size categories apply to each of the four separate unit types: single-family, multifamily, age-restricted single-family, and age-restricted multifamily. **Table 7** summarizes the PPH and VMT factors used to allocate costs and establish fees by land use category. **Appendix B** details the calculation of these factors and their use in allocating trails and roadways costs.

Table 7. PPH and VMT Factors Summary

Item	Unrestricted Units and Commercial [1]		Age-Restricted Units	
	PPH	VMT per Unit/1K Sq. Ft.	PPH	VMT per Unit
Single-Family Residential				
Age-Restricted Percentage [2]			*65%*	*47%*
Formula	*A*	*B*	*A* 65%*	*B* 47%*
Very Small (≤800 sq. ft.)	2.04	38.02	1.31	17.70
Small (801-1,200 sq. ft.)	2.45	42.95	1.58	20.00
Medium-Small (1,201-1,600 sq. ft.)	2.57	44.42	1.66	20.68
Medium (1,601-2,400 sq. ft.)	2.79	47.21	1.80	21.98
Large (>2,400 sq. ft.)	3.06	50.30	1.97	23.42
Weighted Average	**2.87**	**48.09**	**1.85**	**22.39**
Multifamily Residential				
Age-Restricted Percentage [2]			*81%*	*49%*
Formula	*A*	*B*	*A* 81%*	*B* 49%*
Very Small (≤800 sq. ft.)	1.15	29.87	1.00	14.63
Small (801-1,200 sq. ft.)	1.49	33.74	1.20	16.52
Medium-Small (1,201-1,600 sq. ft.)	1.64	35.61	1.32	17.44
Medium (1,601-2,400 sq. ft.)	1.64	35.61	1.32	17.44
Large (>2,400 sq. ft.)	1.64	35.61	1.32	17.44
Weighted Average	**1.54**	**34.37**	**1.24**	**16.84**
Commercial				
Retail		42.56		
Office		50.86		

[1] See Table B-4.
[2] See Table B-1.

3. Planned Public Improvements and Costs

This chapter identifies the SCSP backbone infrastructure and public facilities (Public Improvements) included in the Fee Program as informed by the Preliminary Cost Estimate for SCSP Proposed Project Backbone Infrastructure (Cost Estimate) prepared by MacKay & Somps in 2021. The Cost Estimate is included as **Appendix C** of this Nexus Study and contains cost and funding detail (and infrastructure exhibits.

In addition, this chapter identifies the anticipated SCSP Plan Formation requirements and costs that are included in the Fee Program as a separate improvement category. The following types of Public Improvements are included in the Fee Program:

- Roadways (Onsite and Offsite)
- Water
- Storm Drainage
- Wetland Mitigation for Backbone Infrastructure
- Park Corridors and Trails
- Wetland Preserve Buffer
- Plan Area Fee Formation

Appendix A of this Nexus Study contains the Fee Program Capital Improvement Plan (CIP). It includes summary tables for each Public Improvement type that show the improvement costs, credits from other fee programs, and remaining net improvement costs to be included in the Fee Program.

The costs in **Appendix A** are shown in 2020 and 2022, and 2026 dollars. The 2020 costs are obtained from the MacKay & Somps Cost Estimate in **Appendix C** and were escalated to 2022 dollars in the 2022 Nexus Study. The costs in this Nexus Study Update are subsequently escalated to 2026 dollars. The escalation factors used to estimate the 2022 and 2026 costs are calculated as the percentage change in the average of the Engineering-News Record's San Francisco and 20-City Construction Cost Indices (CCIs) from October 2019 to October 2021 and from October 2021 to October 2025, respectively. **Table A-9** of **Appendix A** shows the calculation of the escalation factors.

An exception to the cost escalation is made for improvements that have been constructed since the original Cost Estimate was prepared. Because buildout costs are used to allocate costs and calculate the fees (as detailed in the next chapter), the costs of these constructed improvements are retained in the CIP but are no longer escalated after the year in which they were constructed.

Table 8 summarizes the fee-funded Public Improvement costs in 2026 dollars from **Appendix A**, as well as estimated SCSP Plan Area Formation costs expended (detailed in **Appendix E**). The costs associated with each public improvement type and the Plan Area Formation costs are discussed in the remainder of this chapter. *Note that all referenced cost estimates apply to the escalated 2026 costs.*

Table 8. Public Improvements and Administration Cost Summary (2026$)

Item	Source	Plan Area Fee-Funded Cost (rounded)
Plan Area Improvements		
On-Site Roadways	Table A-1	$10,202,400
Off-Site Roadways	Table A-1	$2,217,900
Water	Table A-4	$6,616,500
Storm Drainage	Table A-5	$4,186,600
Wetland Mitigation for Backbone Infrastructure	Table A-6	$7,849,000
Trails	Table A-7	$4,141,200
Wetland Preserve Buffer	Table A-8	$1,924,200
Total Plan Area Improvements		**$37,137,800**
Plan Area Formation [1]		**$1,929,331**
Total Plan Area Costs		**$39,067,131**
Administration (3%)		**$1,172,000**
Total		**$40,239,131**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] Estimate from SunCreek Owners' Group. Reflects actual costs expended through 2021 and estimated cost for 2022. Amount not inflated each year.

Roadways

Backbone roadway facilities are identified as those facilities comprising 4 or more travel lanes, certain 2-lane collector roads, Con-Span drainage crossings, and certain pedestrian boulevard facilities, including enhanced median improvements. The proposed SCSP roadway improvements include both on-site and off-site backbone roadway improvements. The Cost Estimate identifies the SCSP improvements, costs, credits, and funding sources. The funding sources include the SCSP Fee Program, the City Transportation Development Impact Fee (TDIF) Program, and private developer funding. Construction of roadway frontage improvements (e.g., outside traffic lane; curb; gutter; sidewalk; bike lane; required landscaping; joint utilities trench; street lighting; and associated water, sewer, and drainage utilities) will be privately funded by adjacent development, while the remaining improvements will be funded through the TDIF Program or the SCSP Fee Program.

On-Site Roadways

The total cost of all SCSP on-site roadway infrastructure is estimated at $122.6 million at buildout. After accounting for funding from the City's TDIF Program and private developers, it is estimated that approximately $10.2 million of improvements will be included in the SCSP Fee Program. Detailed in **Table A-1** and **Table A-2**, this SCSP Fee Program-funded amount includes the costs of eight traffic signals, two drainage crossings, and three enhanced medians not funded by other sources.

Off-Site Roadways

The total cost of the off-site roadway infrastructure is estimated at $12.8 million at buildout, as detailed in **Table A-3**. An estimated $10.6 million in identified improvements on Rancho Cordova Parkway, Kiefer Boulevard, and the intersection at Jackson Road and Grant Line Road will be funded by the City TDIF. The remaining $2.2 million to be included in the SCSP Fee Program is the amount in the reciprocal funding agreement with the County. The reciprocal funding agreement includes the cost of off-site improvements needed for the SCSP development that will be constructed by the County. The SCSP costs are determined based on the SCSP fair share obligation of the County road improvements from which the SCSP benefits. In particular, the reciprocal funding agreement includes the SCSP's fair share of the cost of Jackson Highway improvements that the County will construct.

Total Fee Program Funding

The on-site and off-site roadways costs identified as being funded through the Fee Program total approximately $12.4 million.

Water

The Sacramento County Water Agency (SCWA) serves as the water purveyor for the SCSP. The SCSP is located in SCWA Zone 40. Development of the SCSP will create additional demand for potable water supply, transmission, and distribution. The planned backbone water infrastructure to be funded by the SCSP includes local and regional transmission mains. SCSP developers who construct improvements will receive SCWA Zone 40 fee credits and reimbursements for the portion of improvement costs included in the SCWA fee program.

The total cost of the backbone water infrastructure to be funded by the SCSP is estimated at $16.8 million at buildout. After accounting for funding from the SCWA Zone 40 Fee Program, it is estimated that approximately $6.6 million of improvements will be included in the SCSP Fee Program. Detailed in **Table A-4**, this amount includes the costs of local and regional transmission mains not funded by SCWA Zone 40.

Storm Drainage

Development of the SCSP will result in increased storm water runoff generated by the addition of impervious surface area in developed areas of the Project. The entire SCSP area is located in the Kite Creek, Morrison Creek, and upper Laguna Creek watersheds. The SCSP storm drainage system is proposed to limit the peak storm water flow after SCSP development to avoid exceeding predevelopment flows. Planned storm water management facilities in the SCSP will mitigate for increased storm runoff created by SCSP development. To provide adequate flood attenuation to predevelopment peak flow rates, this Project proposes multiple on-site, in-line hydromodification detention facilities and 100-year peak flow attenuation in the existing creeks located in the wetland preserve area.[3] Permanent wetland preserve and on-site storm water detention facilities will provide the majority of the SCSP storm water storage capacity that replicates the natural (predevelopment) condition. In some cases, detention facilities may be incorporated into joint use park/detention facilities.

The SCSP drainage costs identified in the Cost Estimate and in the **Appendix A** summary tables include costs of improvements needed to serve all onsite drainage needs. Only the portion needed to provide drainage for the backbone roadway system will be funded publicly through the SCSP, with the remaining drainage improvements funded privately by developers. Thus, for each improvement, a specific percentage of the total costs is applied to calculate the costs to be publicly funded by the SCSP. Detailed in **Table A-5**, a total of $25.1 million in SCSP drainage improvements is identified with $4.2 million to be funded through the SCSP Fee Program.

*Note that **Appendix A** shows SCWA Zone 11A credits and reimbursements for the portion of storm drainage improvement costs included in the SCWA Zone 11A fee program at the time that the cost estimates were prepared. However, the City now has its own City Storm Drainage Impact Fee Program that replaces the SCWA Zone 11A Fee Program. Credits under the City program may vary from the SCWA Zone 11A credits shown in **Appendix A**. Actual credits will be determined through the City Storm Drainage Impact Fee Program.*

Wetland Mitigation for Backbone Infrastructure

Installation of backbone infrastructure (e.g., roads, sewer, water, drainage) to serve the SCSP will result in disturbance of waters of the United States, including wetlands. In accordance with the requirements of the U.S. Fish and Wildlife, U.S. Environmental Protection Agency, and U.S. Army Corp of Engineers (collectively, Agencies), the wetland impacts generated by construction of backbone

[3] The attenuation of the 100-year peak flow in the existing creek system was specifically analyzed in the SunCreek Master Drainage Study, prepared by Watermark Engineering, dated November 15, 2017.

infrastructure will require mitigation through the payment of South Sacramento County Habitat Conservation Plan (HCP) Fees.

The HCP fees for the SCSP are based on the cost to acquire and maintain the habitat land needed to mitigate for the disturbance of wetlands caused by the construction of backbone infrastructure in the SCSP. Detailed in **Table A-6**, the costs are identified by the mitigation required for each segment of backbone infrastructure. The total cost is estimated at $7.8 million at buildout, all of which will be funded through the Fee Program.

Trails

The SCSP includes a comprehensive trail system designed to serve its residents. The trail system creates bicycle and pedestrian connections between residential, commercial, employment, transit, and recreational destinations. The trail system includes a series of more than three miles of primary and secondary trails within the SCSP and connects to the citywide trail network at the boundaries of the SCSP. It includes both at-grade and grade separated pedestrian and bike crossings of major roads.

The grade-separated crossings are included in the City's TDIF Program, and developers who construct these improvements will receive fee credits and reimbursements from the TDIF Program. Two of the five at-grade crossings are included in the roadway costs and, therefore, excluded from the trails costs.

Detailed in **Table A-7**, a total of $24.5 million in SCSP trail improvements is identified, with $4.1 million to be funded through the SCSP Fee Program after accounting for funding of the grade separated crossings from the TDIF Program.[4]

Wetland Preserve Buffer

The SCSP includes more than 205 acres of wetland preserve areas and roughly 45 acres of wetland buffer areas. The wetland preserve area will provide protection and conservation of federally threatened and endangered species, as well as avoiding and minimizing impacts to waters of the United States, including wetlands, in accordance with requirements of the Agencies.

Planned wetland buffer improvements include minimal buffer landscaping, consisting of hydroseeding and mulching, as well as construction of wetland preserve post and cable barriers.

[4] TDIF credits on **Table A-7** are for reference only. Actual credits will be determined through the City TDIF Program.

Detailed in **Table A-8**, the improvements total approximately $1.9 million, all of which will be funded through the Fee Program.

SCSP Plan Area Formation

Prior to, and in the time since approval of the SunCreek Specific Plan in 2013, the SunCreek Owners' Group has worked with the City to prepare various studies and reports, as well as specific plan amendments. Some of the work that has been required to facilitate development of the SCSP includes preparation of environmental studies, preparation of Level 2 water, sewer, and drainage technical studies, and providing engineering, planning, and financial services. The property owners have incurred the costs of this work associated with the Plan Area formation and will be reimbursed through the SCSP Fee Program. The total costs incurred are detailed in **Appendix D** and are estimated at $1.9 million, all of which will be funded through the Fee Program.

4. Public Improvements Cost Allocation and Fee Estimate

For each improvement type, the SCSP Fees are estimated by allocating SCSP Fee-funded costs (detailed in the previous chapter) to the various land uses based on each land use's relative demand for and benefit received from the improvement type. In addition, the City will charge a 3-percent administration fee to administer the SCSP Fee Program.

As discussed in **Chapter 1**, some Fee Program components have residential fee categories that are defined by unit type only, whereas others have residential fee categories that vary by unit type and and square footage categories of the units. These different residential fee categories for different Fee Program components are necessitated to address provisions of California Assembly Bill 602 (AB 602), enacted in 2021. AB 602 modified the Mitigation Fee Act and stipulates that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

Table 9 provides a cost allocation summary and fee estimate for the fee components for which the proposed residential fees vary by unit type only (potable water, storm drainage, wetland mitigation for backbone infrastructure, and wetland preserve buffer). **Table 10** provides a cost allocation summary and fee estimate for the components for which the proposed residential fees vary by unit type and square footage category (roadways and trails). The cost allocation and fees for all fee components except the plan area formation component are expressed per residential unit or commercial building square foot, while the plan area formation cost allocation and fees are expressed per net acre. The two commercial categories each are composed of retail and office uses and, thus, contain retail and office cost allocation components.

Although the residential fee categories differ for different fee components, the cost allocation method is the same. The specific steps in allocating the costs and estimating the fees for each fee component are outlined below:

Table 9. Cost Allocation Summary at Buildout – All Improvements Except Roadways and Trails (2026$)

Item	Source	Total Costs	Cost Allocation: Residential: Low Density	Residential: Medium Density	Residential: Compact Density	Residential: High Density	Village Center: Retail	Village Center: Office	Regional Town Center: Retail	Regional Town Center: Office
Plan Area Improvements			*per unit*				*per bldg. sq. ft.*			
Potable Water	Table C-1	$6,616,500	$1,482	$1,482	$1,112	$1,112	$0.57	$0.57	$0.57	$0.57
Storm Drainage	Table C-2	$4,186,600	$903	$902	$714	$360	$1.01	$1.01	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	Table C-3	$7,849,000	$2,276	$1,817	$1,027	$519	$1.13	$1.13	$1.13	$1.13
Wetland Preserve Buffer	Table C-4	$1,924,200	$558	$446	$252	$127	$0.28	$0.28	$0.28	$0.28
Total Plan Area Improvements		**$20,576,300**	**$5,219**	**$4,647**	**$3,105**	**$2,118**	**$2.99**	**$2.99**	**$2.99**	**$2.99**
Administration (3%)		**$617,300**	**$157**	**$139**	**$93**	**$64**	**$0.09**	**$0.09**	**$0.09**	**$0.09**
Total		**$21,193,600**	**$5,376**	**$4,786**	**$3,198**	**$2,182**	**$3.08**	**$3.08**	**$3.08**	**$3.08**
			per net acre							
Plan Area Formation	Table C-5	**$1,929,331**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**	**$2,883**
Administration (3%)		**$57,900**	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**	**$86**
Total		**$1,987,231**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**	**$2,969**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

Table 10. Cost Allocation Summary – Roadways and Trails (2026$)

Item	Square Feet	Cost Allocation					
		Onsite Roadways	Offsite Roadways	Trails	**Subtotal**	Admin. (3%)	**Total**
Source		Table C-7	Table C-7	Table C-8			
Plan Area Fee-Funded Costs		$10,202,400	$2,217,900	$4,141,200	**$16,561,500**	$496,800	**$17,058,300**
Residential Land Uses		*per unit*					
Single Family							
Very Small	<=800	$1,658	$360	$725	**$2,743**	$82	**$2,825**
Small	801-1200	$1,872	$407	$870	**$3,149**	$94	**$3,243**
Medium Small	1,201-1,600	$1,936	$421	$912	**$3,269**	$98	**$3,367**
Medium	1,601-2,400	$2,058	$447	$992	**$3,497**	$105	**$3,602**
Large	>2,400	$2,193	$476	$1,087	**$3,756**	$113	**$3,869**
Multifamily							
Very Small	<=800	$1,302	$283	$411	**$1,996**	$60	**$2,056**
Small	801-1200	$1,471	$319	$529	**$2,319**	$70	**$2,389**
Medium Small	1,201-1,600	$1,552	$337	$583	**$2,472**	$74	**$2,546**
Medium	1,601-2,400	$1,552	$337	$583	**$2,472**	$74	**$2,546**
Large	>2,400	$1,552	$337	$583	**$2,472**	$74	**$2,546**
Age-Restricted Single Family							
Very Small	<=800	$772	$168	$468	**$1,408**	$42	**$1,450**
Small	801-1200	$872	$189	$561	**$1,622**	$49	**$1,671**
Medium Small	1,201-1,600	$902	$196	$589	**$1,687**	$51	**$1,738**
Medium	1,601-2,400	$958	$208	$640	**$1,806**	$54	**$1,860**
Large	>2,400	$1,021	$222	$701	**$1,944**	$58	**$2,002**
Age-Restricted Multifamily							
Very Small	<=800	$638	$139	$356	**$1,133**	$34	**$1,167**
Small	801-1200	$720	$156	$427	**$1,303**	$39	**$1,342**
Medium Small	1,201-1,600	$760	$165	$470	**$1,395**	$42	**$1,437**
Medium	1,601-2,400	$760	$165	$470	**$1,395**	$42	**$1,437**
Large	>2,400	$760	$165	$470	**$1,395**	$42	**$1,437**
Commercial Land Uses		*per bldg. sq. ft.*					
Village Center							
Retail		$1.86	$0.40	$0.00	**$2.26**	$0.07	**$2.33**
Office		$2.22	$0.48	$0.00	**$2.70**	$0.08	**$2.78**
Regional Town Center							
Retail		$1.86	$0.40	$0.00	**$2.26**	$0.07	**$2.33**
Office		$2.22	$0.48	$0.00	**$2.70**	$0.08	**$2.78**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

1. Determine the SCSP Fee Program costs. These costs were detailed in the previous chapter and are summarized in **Table 9** and **Table 10**.
2. Determine the Dwelling Unit Equivalent (DUE) factor for each land use that serves as a measure of demand placed on the improvement relative to the demand of a single-family dwelling unit. **Table 11** summarizes the DUE factors for the fee components for which the residential fees vary by unit type only, and **Table 12** summarizes the DUE factors for the fee components for which the residential fees vary by unit type and square footage category. **Appendix B** details the calculation of the DUE factors in **Table 12**.
3. For each land use, multiply the DUE factor by the number of units (dwelling units, 1,000 building square feet, or acres) to derive the total facility demand, measured by total DUEs. These total DUEs are shown in **Table 11** and T**able 12**. These two tables are discussed further in the next section.
4. Use the DUE estimates from **step 3** to calculate the percentage distribution of total demand across land uses.
5. Allocate the improvement costs to the individual land uses based on each land use's percentage of total facility demand.
6. For all fee components except for the Plan Area Formation component, divide the allocated cost for each land use for which development is projected by the number of dwelling units or building square feet to determine the cost per unit or square foot.
7. No development is projected for some of the roadway and trails residential land uses that vary by square footage categories. For each of these land uses, calculate the cost per unit as the single-family medium cost per unit multiplied by the DUE factor for the particular land use.

   These land use categories are established so that fees can be charged if development does occur in a specific category despite no development being projected. For example, no development is projected for large multifamily units over 2,400 square feet, but costs are calculated for use in establishing the roadway and trails fees for that category.
8. For the Plan Area Formation fee component, divide the allocated cost for each land use by the number of net developable acres to determine the cost per acre.
9. For each land use, add an additional 3 percent fee program administration component to determine the total fee.

Table 11. Summary of Total DUEs

Item	Land Use			Water [1]		Drainage [2]		Wetland Mitigation, Wetland Preserve Buffer, and Plan Area Formation	
	Pct.	Acres	Units/ Sq. Ft.	DUE Factor	DUEs	DUE Factor	DUEs	DUE Factor	DUEs
DUE Factor Basis				*gal. per min. - peak hr.*		*impervious surface*		*acres*	
Residential Land Uses			*units*	*per unit*		*per acre*		*per acre*	
Low Density		163.0	840	1.00	840	0.40	65	1.00	163
Medium Density		367.1	2,369	1.00	2,369	0.50	184	1.00	367
Compact Density Residential		27.5	314	0.75	236	0.70	19	1.00	28
High Density Residential		44.2	999	0.75	749	0.70	31	1.00	44
Total Residential		**601.8**	**4,522**		**4,194**		**299**		**602**
Commercial Land Uses			*bldg. sq. ft.*	*per acre*		*per acre*		*per acre*	
Village Center									
Retail	90%	19.7	203,909	4.00	79	0.90	18	1.00	20
Office	10%	2.2	22,657	4.00	9	0.90	2	1.00	2
Subtotal Village Center		**21.9**	**226,566**		**88**		**20**		**22**
Regional Town Center									
Retail	90%	41.0	424,580	4.00	164	0.90	37	1.00	41
Office	10%	4.6	47,176	4.00	18	0.90	4	1.00	5
Subtotal Regional Town Center		**45.6**	**471,755**		**182**		**41**		**46**
Total Commercial		**67.5**	**698,321**		**270**		**61**		**68**
TOTAL		**669.3**			**4,464**		**360**		**669**

Source: City of Rancho Cordova; EPS.

[1] Residential and commercial allocation factors from Sacramento County Water Agency.
[2] Allocation factors are the impervious surface factors per acre from the City and County of Sacramento Drainage Manual.

Table 12. Summary of Roadways and Trails DUEs

Item	Land Use		Roadways [1]		Trails [1]	
	Pct.	Units/ Sq. Ft.	DUE Factor	DUEs	DUE Factor	DUEs
DUE Factor Basis			*vehicle miles travelled*		*persons per household*	
Residential Land Uses		*units*	*per unit*		*per unit*	
Single Family						
Very Small	<=800	0	0.81	0	0.73	0
Small	801-1200	35	0.91	32	0.88	31
Medium Small	1,201-1,600	352	0.94	331	0.92	324
Medium	1,601-2,400	1,762	1.00	1,762	1.00	1,762
Large	>2,400	1,374	1.07	1,464	1.10	1,505
Subtotal		**3,523**		**3,589**		**3,622**
Multifamily						
Very Small	<=800	0	0.63	0	0.41	0
Small	801-1200	659	0.71	471	0.53	352
Medium Small	1,201-1,600	340	0.75	256	0.59	200
Medium	1,601-2,400	0	0.75	0	0.59	0
Large	>2,400	0	0.75	0	0.59	0
Subtotal		**999**		**727**		**551**
Age-Restricted Single Family						
Very Small	<=800	0	0.38	0	0.47	0
Small	801-1200	0	0.42	0	0.57	0
Medium Small	1,201-1,600	0	0.44	0	0.59	0
Medium	1,601-2,400	0	0.47	0	0.65	0
Large	>2,400	0	0.50	0	0.71	0
Subtotal		**0**		**0**		**0**
Age-Restricted Multifamily						
Very Small	<=800	0	0.31	0	0.36	0
Small	801-1200	0	0.35	0	0.43	0
Medium Small	1,201-1,600	0	0.37	0	0.47	0
Medium	1,601-2,400	0	0.37	0	0.47	0
Large	>2,400	0	0.37	0	0.47	0
Subtotal		**0**		**0**		**0**
Total Residential		**4,522**		**4,316**		**4,173**
Commercial Land Uses						
Village Center			*per 1K sq. ft.*			
Retail	90%	203,909	0.90	184	0.00	0
Office	10%	22,657	1.08	24	0.00	0
Subtotal		**226,566**		**208**		**0**
Regional Town Center						
Retail	90%	424,580	0.90	383	0.00	0
Office	10%	47,176	1.08	51	0.00	0
Subtotal		**471,755**		**434**		**0**
Total Commercial		**698,321**		**642**		**0**
Total DUEs				**4,958**		**4,173**

Source: City of Rancho Cordova; EPS.

[1] See Table B-4 for calculation of allocation factors.

Cost Allocation by Component

As outlined above, DUE factors are used to allocate improvement costs to each land use based on the land use's demand placed on an improvement type relative to the demand from a single-family unit. As discussed in **steps 2** and **3**, for each improvement type, **Table 11** and **Table 12** summarize the basis for the DUE factors, the DUE factors by land use, and the total DUEs by land use—including all residential and commercial land uses.

The two commercial land uses, Village Center and Regional Town Center, both include retail and office components. It is anticipated that most of the commercial development will be retail development. For the purposes of establishing DUE factors and estimating the allocation of costs among the residential and commercial land uses, it is assumed that the Village Center and Regional Town Center development will be composed of 90 percent retail uses and 10 percent office uses.

The calculation of the roadway and trails DUE factors for the residential fee categories (that vary by unit type and square footage category) is detailed in **Appendix B**. The cost allocations by improvement type are detailed in **Appendix C**. The remainder of this chapter discusses the cost allocation for each fee component.

Water

The water DUE factors are established using peak hour water usage, as measured in gallons per minute (GPM), to estimate relative demand for water facilities by land use. The DUE factors by land use are calculated as the GPM per unit (residential dwelling unit or commercial acre) relative to the GPM for a low-density single-family unit. The residential and commercial DUE factors are equivalent to the factors used by the Sacramento County Water Agency in its fee program.

Table C-1 details the water cost allocation using the water costs established in the previous chapter, the DUE factors from **Table 11**, and the methodology outlined at the beginning of this chapter.

Storm Drainage

The storm drainage DUE factors are established using runoff estimates, as measured by impervious surface factors, to estimate relative demand for storm drainage improvements by land use. The DUE factors by land use are equivalent to the impervious surface percentage per acre. The impervious surface percentages per acre were obtained from the City and County of Sacramento Drainage Manual.

Table C-2 details the storm drainage cost allocation using the storm drainage costs established in the previous chapter, the DUE factors from **Table 11**, and the methodology outlined at the beginning of this chapter.

Wetland Mitigation for Backbone Infrastructure, Wetland Preserve Buffer, and Plan Area Formation

The DUE factors for wetland mitigation for backbone infrastructure, wetland preserve buffers, and plan area formation are all established on the basis of acres. The need for the creation of wetlands and a wetland preserve buffer is generated by all development that directly or indirectly disturbs the existing wetlands. One acre of any type of residential or commercial development is estimated to have roughly the same impact on the wetlands and, thus, to derive the same benefit from the wetland improvements. Likewise, each acre of development is assumed to derive the same benefit from the plan area formation tasks that must occur before development can occur in the SCSP. To reflect the equal benefit derived from each acre of development, the DUE factors used to allocate the wetland mitigation, wetland preserve buffer, and plan formation costs to the land uses are all set to 1 DUE per acre.

Table C-3 details the wetland mitigation for backbone infrastructure cost allocation, **Table C-4** details the wetland preserve buffer cost allocation, and **Table C-5** details the plan formation cost allocation. Each of these cost allocation tables uses the costs established in the previous chapter, the DUE factors of 1 DUE per acre from **Table 11**, and the methodology outlined at the beginning of this chapter.

Plan Area Formation Fee Reimbursements by Landowner

The Plan Area Formation fee component is charged and collected per net acre for both residential and commercial land uses. Public and other land uses, including roads, schools, parks, detention basins, public/quasi-public parcels, wetland preserves and wetland buffers, are not included in the base for allocation of the Plan Area Formation costs.

Since the SunCreek property owners participated in the funding of Plan Area Formation costs to different degrees, the amounts paid by individual property owners will be more or less than their fair share obligation based on the number of developable acres on their property relative to the total number of developable acres in the SCSP. Additionally, the landowner applying for the final map may be a successor in interest to the property owner who paid the Plan Area Formation costs and is entitled to the reimbursement under this fee component.

The payment and reimbursement of Plan Area Formation costs will be handled as follows:

1. **Appendix E** details the total Plan Area Formation costs incurred, as well as the amounts paid by landowner.
2. **Table C-6** details the estimated Plan Area Formation reimbursements or fees owed by landowner.

3. At final map submittal, the landowner will receive fee credits up to the amount of Plan Area Formation costs that they have paid. They will be required to pay fees for any remaining fee obligation in excess of the costs they have paid, including fees for costs paid by a predecessor in interest on their property who is entitled to the reimbursement of those costs.

4. Plan Area Formation fee revenue collected will be used to reimburse other landowners, including a predecessor in interest on their property, if applicable, for costs the other landowners paid in excess of their fee obligation.

Roadways

Appendix B details the calculation of the DUE factors for roadway improvements. The DUE factors are established using daily vehicle miles traveled to measure relative demand for roadway infrastructure by land use. The vehicle miles traveled are calculated as a combination of the estimated daily trips per household, average trip length, and percentage of trips considered to be newly originated trips. The DUE factors by land use are calculated as the vehicle miles traveled per unit (residential dwelling unit or commercial 1,000 building square feet) relative to the vehicle miles traveled for a medium single-family unit.

Table C-7 details the on-site and off-site roads cost allocations, using the roads costs established in the previous chapter, the residential and commercial DUE factors from **Table 12**, and the methodology outlined at the beginning of this chapter.

Trails

Appendix B details the calculation of the DUE factors for trail improvements. The DUE factors are established using population, as measured by persons per household, to estimate relative demand for trails by land use. The DUE factors by residential land use are calculated as the estimated persons per household relative to the persons per household for a medium single-family unit. Trails costs are not allocated to commercial development, as the trail system is primarily planned to serve the residents of the SCSP.

Table C-8 details the trails cost allocation using the costs established in the previous chapter, the DUE factors from **Table 12**, and the methodology outlined at the beginning of this chapter.

5. Nexus Findings

Authority

This report has been prepared to update the SCSP Fee Program fees in accordance with the procedural guidelines established in the Mitigation Fee Act, which are codified in California Government Code (CGC) Section 66000 et. seq. The Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees.

In particular, CGC Section 66001 includes specific requirements for establishing a reasonable relationship or nexus between the development impact fee, and CGC Section 66016.5 (added in 2021 to address the provisions of AB 602) includes additional requirements for development impact fees. The remainder of this chapter addresses the requirements of CGC Section 66001 and CGC Section 66016.5.

California Government Code Section 66001

CGC Section 66001 requires that a "reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[5] Specifically, each local agency imposing a development impact fee must make the following findings:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate how a reasonable relationship exists between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

For each SCSP Fee component, the fees to be collected by land use are calculated based on the proportionate share of the total public facility use that each land use represents. Using this approach results in legally justifiable development impact fees. This section details the nexus findings for each SCSP Fee component that is addressed in this report.

[5] *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

Water

Purpose of Fee

New development in the SCSP will result in in the need for new water infrastructure to serve the new service population. The purpose of the SCSP water fee is to provide funding to construct water improvements needed to adequately serve the new service population.

Use of Fee

The SCSP water fees will be used to construct water facilities needed to accommodate increased demand projected as a result of new development. Water system improvements funded through the SCSP Fee Program include construction of local and regional transmission mains.

Relationship Between Use of Fee and Type of Development

The SCSP water fees will be used to construct the water system infrastructure needed to adequately serve the new service population as the result of new development. A reasonable relationship exists between the use of the water fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct the water system infrastructure needed to serve the new residents and employees generated by the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the SCSP will generate new residents and employees that will result in the need for new water system capacity to provide adequate service to the SCSP's service population. A reasonable relationship exists between the need for water system improvements and the type of new residential and commercial development projects because the new water system improvements must be constructed to accommodate the new development types that will place an increased demand on the water system.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP water fee is allocated among the projected new residential and commercial land uses in the SCSP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on water usage, as measured in peak hour gallons per minute, are used to measure the relative demand generated by each land use and to allocate the water costs across all benefitting land uses in the SCSP. A reasonable relationship exists between the amount of the SCSP water fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Storm Drainage

Purpose of Fee

New development in the SCSP will result in increased storm water runoff generated by the addition of impervious surface area created by the new development. New storm drainage infrastructure will be needed to provide protection against flooding to the new SCSP service population associated with the new development. The purpose of the SCSP storm drainage fee is to provide funding to construct specific storm drainage improvements needed to serve the new SCSP service population.

Use of Fee

The SCSP storm drainage fees will be used to construct and expand storm drainage infrastructure to accommodate increased demand for flood protection as a result of new development. Storm drainage system improvements funded through the SCSP Fee Program include infrastructure needed to provide drainage for the backbone roadway system planned in the SCSP.

Relationship Between Use of Fee and Type of Development

The SCSP storm drainage fees will be used to construct storm drainage infrastructure to adequately serve an increased service population as the result of new development. A reasonable relationship exists between the use of the storm drainage fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct storm drainage system infrastructure needed to provide flood protection to the new residents and employees generated by the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the SCSP will generate new residents and employees that will result in the need for additional storm drainage infrastructure to provide adequate flood protection to the SCSP's service population. A reasonable relationship exists between the need for storm drainage improvements and the type of new residential and commercial development projects because the storm drainage infrastructure must be constructed to accommodate the new development types that will place an increased demand on the storm drainage system.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP storm drainage fee is allocated among the projected new residential and commercial land uses in the SCSP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on the need for drainage improvements, as measured by impervious surface area generated by each land use type, are used to measure the relative demand generated by each land use and to allocate the

storm drainage costs across all benefitting land uses in the SCSP. A reasonable relationship exists between the amount of the SCSP storm drainage fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Wetland Mitigation for Backbone Infrastructure

Purpose of Fee

New backbone infrastructure must be constructed to serve new development in the SCSP, which will result in the disturbance of existing wetlands and the need to provide additional habitat to meet federal requirements for protecting and conserving threatened and endangered species. The purpose of the SCSP wetland mitigation fee is to provide funding for payment of the South Sacramento HCP fees that will be imposed on the construction of SCSP backbone infrastructure to fund the acquisition and maintenance required wetlands.

Use of Fee

The SCSP wetlands mitigation fee will be used for the payment of South Sacramento HCP fees to mitigate for the disturbance of existing wetlands caused by the construction of backbone infrastructure needed to serve new development.

Relationship Between Use of Fee and Type of Development

The SCSP wetlands mitigation fee will be used to pay the required South Sacramento HCP fees to mitigate for the disturbance of existing wetlands as the result of the construction of new backbone infrastructure needed to serve new development. A reasonable relationship exists between the use of the wetlands mitigation fees and the residential and commercial development on which the fees are imposed because the fees will be used to mitigate for the disturbance of existing wetlands caused by the construction of backbone infrastructure serving the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the SCSP will generate new residents and employees and the need for additional backbone infrastructure that will disturb existing wetlands and require the construction of new wetlands to meet federal requirements. A reasonable relationship exists between the need for wetland mitigation and the type of new residential and commercial development projects because new wetlands must be constructed to mitigate for the disturbed wetlands caused by the new development types.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP wetlands mitigation fee is allocated among the projected new residential and commercial land uses in the SCSP at buildout based on the relative need for wetlands mitigation generated by each land use. Cost allocation factors based on acreage are used to measure the relative demand generated by each land use and to allocate the wetlands mitigation costs across all benefitting land uses in the SCSP. Acres are used to allocate costs because it is assumed that each acre of residential and commercial development, regardless of the development type, will result in an approximately equal need for backbone infrastructure and the resulting wetlands disturbance that must be mitigated. A reasonable relationship exists between the amount of the SCSP wetland mitigation fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Wetland Preserve Buffer

Purpose of Fee

More than 205 acres of wetland preserve areas and roughly 45 acres of wetland buffer areas, to provide protection for the wetland preserves, are planned in the SCSP. The purpose of the SCSP wetland preserve buffer fee is to provide funding to construct improvements in the planned wetland buffer areas.

Use of Fee

The SCSP wetland preserve buffer fee will be used for construction of wetland preserve buffer improvements, including minimal buffer landscaping and post and cable barriers.

Relationship Between Use of Fee and Type of Development

The SCSP wetland preserve buffer fee will be used to construct improvements in the wetland buffers needed to provide protection for the wetland preserves, which are required to mitigate for the disturbance of existing wetlands as the result of new development. A reasonable relationship exists between the use of the wetland preserve buffer fees and the residential and commercial development on which the fees are imposed because the fees will be used to fund improvements needed to mitigate for the disturbance of existing wetlands caused by the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the SCSP will generate new residents and employees and the need for the construction of improvements in the wetlands buffers to provide protection for the wetland preserves required to mitigate for the disturbance of existing wetlands caused by new development. A reasonable relationship exists between the need for wetland buffers and the type of new residential and commercial development projects because new wetland buffers are required to mitigate for disturbed wetlands caused by the new development types.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP wetland preserve buffer fee is allocated among the projected new residential and commercial land uses in the SCSP at buildout based on the relative need for the wetland buffers generated by each land use. Cost allocation factors based on acreage are used to measure the relative demand generated by each land use and to allocate the wetland buffers costs across all benefitting land uses in the SCSP. Acres are used to allocate costs because it is assumed that each acre of residential and commercial development, regardless of the development type, will result in an approximately equal disturbance of wetlands and need for wetland preserve buffers. A reasonable relationship exists between the amount of the SCSP wetland preserve buffer fees and the costs of the facilities attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Plan Area Formation

Purpose of Fee

Prior to, and in the time since approval of the SunCreek Specific Plan in 2013, the SunCreek Owners' Group has worked with the City to prepare various studies and reports, as well as specific plan amendments, which are necessary for development in the SCSP to occur. Property owners have incurred the costs of this work associated with the Plan Area formation and will be reimbursed through the SCSP Fee Program. The purpose of the SCSP plan area formation fee is to provide funding to reimburse the owners for the accrued plan area formation costs.

Use of Fee

The SCSP plan formation fee will be used to fund the costs incurred by the property owners to perform the necessary work for development to occur in the SCSP.

Relationship Between Use of Fee and Type of Development

The SCSP plan area formation fee will be used to fund the plan area formation studies and other work needed before development can occur in the SCSP. A reasonable relationship exists between the use of the plan area formation fees and the residential and commercial development on which the fees are imposed because the fees will be used to fund the plan area formation costs incurred to facilitate development in the SCSP.

Relationship Between Need for Facility and Type of Development

Before new residential and commercial development in the SCSP can occur, required studies and other related work must be completed. A reasonable relationship exists between the need for the SCSP plan area formation work and the type of new residential and commercial development projects because the work must be completed before the new development types will be allowed to occur.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of the plan area work funded by the plan area formation fee is allocated among the projected new residential and commercial land uses in the SCSP at buildout based on the relative need for the funding of the plan area formation tasks generated by each land use. Cost allocation factors based on acreage are used to measure the relative demand generated by each land use and to allocate the plan area formation costs across all benefitting land uses in the SCSP. Acres are used to allocate costs because it is assumed that each acre of residential and commercial development, regardless of the development type, will result in approximately an equal requirement for the funding of the plan area formation tasks. A reasonable relationship exists between the amount of the SCSP plan area formation fees and the costs of the plan area formation tasks attributable to the new residential and commercial development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Roadways

Purpose of Fee

New development in the SCSP will result in an increase in the service population and, therefore, in the demand placed on the City's transportation infrastructure. The purpose of the SCSP roadway fee is to provide funding to maintain adequate levels of service on public roads through the expansion of existing on-site and off-site roadway facilities and construction of new roadway facilities.

Use of Fee

The SCSP roadway fees will be used to construct and expand roadway facilities to accommodate future traffic volumes projected as a result of new development. Roadway improvements to be funded by the SCSP Fees include on-site traffic signal construction and modifications, as well as off-site improvements for which the SCSP has a reciprocal funding agreement with the County.

Relationship Between Use of Fee and Type of Development

The SCSP roadway fees will be used to construct roadway improvements needed to adequately serve an increased service population as the result of the new development. A reasonable relationship exists between the use of the Road Fees and the residential and commercial development on which the fees are imposed because the fees will be used to construct the roadway system to serve the new residents and employees generated by the new development.

Relationship Between Need for Facility and Type of Development

New residential and commercial development in the SCSP will generate new residents and employees that will result in new vehicular trips and the need for additional roadway capacity to maintain adequate levels of service. A reasonable

relationship exists between the need for roadway improvements and the type of new residential and nonresidential development projects because the capacity of the roadway system must be expanded to accommodate the new development types that will place an increased demand on the roadway system.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP roadway fee is allocated among the projected new residential and nonresidential land uses in the SCSP at buildout based on the relative demand each land use is anticipated to place upon the improvements. Cost allocation factors based on vehicle miles travelled are used to measure the relative demand generated by each land use and to allocate the roadway costs across all benefitting land uses in the SCSP. A reasonable relationship exists between the amount of the SCSP Road Fees and the costs of the facilities attributable to the new residential and nonresidential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each development type.

Trails

Purpose of Fee

New development in the SCSP will result in new residents and in the need for a bicycle and pedestrian trail system in the SCSP that creates connectivity between residential, commercial, employment, transit, and recreation destinations. The purpose of the SCSP trails fee is to provide funding to construct a trails system that serves the residents of the SCSP and connects to the Citywide trails network.

Use of Fee

The SCSP trails fee will be used to fund the construction of a trails system to serve the residents of the SCSP.

Relationship Between Use of Fee and Type of Development

The SCSP trails fees will be used to construct bicycle and pedestrian trails needed to serve the projected new residents of the SCSP. A reasonable relationship exists between the use of the trails fees and the residential development on which the fees are imposed because the fees will be used to construct the trails system to serve the new residents generated by the new development.

Relationship Between Need for Facility and Type of Development

New residential development in the SCSP will generate new residents, resulting in the need for a bicycle and pedestrian trails system to provide connectivity within the SCSP and to the City trails system, as well as a desired level of service to the residents. A reasonable relationship exists between the need for the trails system and the type of new residential development projects because the trails system

must be created to accommodate the new development types that will benefit from the trails.

Relationship Between Amount of Fee and Cost of Facility or Portion of Facility Attributed to Development on Which Fee is Imposed

The total cost of improvements funded by the SCSP trails fee is allocated among the projected new residential land uses in the SCSP at buildout based on the relative benefit from the trails system generated by each land use. Cost allocation factors based on the people who will use the trails system, as measured by persons per household, are used to measure the relative demand generated by each land use and to allocate the trails costs across all benefitting residential land uses in the SCSP. A reasonable relationship exists between the amount of the SCSP trails fees and the costs of the improvements attributable to the new residential development on which the fees are imposed because the fees are derived using appropriate cost allocation factors as measures of the proportional demand generated by each residential development type.

California Government Code Section 66016.5 (AB 602)

As noted earlier in this document, this nexus analysis must consider the newly created CGC Section 66016.5. This section stipulates that a jurisdiction must calculate residential development impact fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

In this report, residential fees are calculated as shown below:

Water, Storm Drainage, Wetland Mitigation for Backbone Infrastructure, Wetland Preserve Buffer, and Plan Area Formation
Fees by dwelling unit type

Roadways and Trails
Fees by dwelling unit type and square foot ranges

The water fees need no further justification as they are exempted from the proportionality requirement of CGC Section 66016.5. However, the required findings detailed in CGC Section 66016.5 must be made for the remaining fee components. The specific requirements and findings for each fee component are detailed in the remainder of this chapter.

Requirements for Exceptions to Fee Proportional to Housing Square Footage

CGS Section 66016.5(a)(5)(A) states, among other things, that fees "imposed on a housing development project proportionately to the square footage of the

proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development." However, Section 66016.5(a)(5)(B) states that a nexus study "is not required to comply with this proportionality requirement if the local agency makes the following findings:

1. An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
2. An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
3. That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees."

Storm Drainage

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New imperious surfaces drive the demand for drainage facilities. In housing developments, new impervious surfaces incorporate the footprint on a parcel, capturing ground floor living spaces as well as driveways, sidewalks, patios and other such surfaces. A square footage of proposed units basis would introduce inequities. For example, a two-story home with the same footprint as a single-story home would pay twice the fee while causing an identical impact on the drainage system. This inequity would be amplified in multistory apartment and condominium buildings or towers.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For storm water runoff, the standard, customary and equitable method to establish a reasonable relationship between the fee charged, the facilities required, and the type of development on which the fee is imposed is with a direct measure of new impermeable surfaces. New runoff as a result of development establishes the demand for new or improved capacity, the cost of which is the basis of the fee.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of impermeable square footage ensures equity for the allocation of the cost of the impact from development. The fee is proportional to the impact caused by new impermeable surfaces. Smaller developments with identical unit footprints will have the same fees. Smaller footprints will have proportionately lower fees. Similarly, multifamily apartment buildings will have lower impacts and fees on a per unit basis as the size of the units decline and/or the number of floors increases.

Wetland Mitigation for Backbone Infrastructure

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New residential and commercial acreage drives the demand for backbone infrastructure, which will result in the disturbance of existing wetlands and the need to provide additional habitat to meet federal requirements for protecting and conserving threatened and endangered species. It is assumed that each acre of residential and commercial development, regardless of the development type or size, will result in an approximately equal need for backbone infrastructure and the resulting wetlands disturbance that must be mitigated.

In housing developments, a fee based on the square footage of proposed units would introduce inequities for the fees related to some types of backbone infrastructure, such as storm drainage (as discussed above), water, and sewer improvements. As discussed above, the need for storm drainage improvements is based on impervious surface. In addition, the need for sewer and water improvements is generally based on sewer and water usage, which is not directly related to unit size. A residential fee based on unit type would be more equitable because each unit type, regardless of square footage, would have approximately the same acreage and the same impact on the need for all types of backbone infrastructure (e.g., roads, sewer, water, storm drainage).

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For wetland mitigation required because of the construction of backbone infrastructure, a standard, customary and equitable method to establish a reasonable relationship between the fee charged, the facilities required, and the type of development on which the fee is imposed is based on new developable acreage. New developable acreage establishes the demand for new or improved backbone infrastructure, the cost of which is the basis of the fee.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of acreage ensures equity for the allocation of the cost of the impact from development. The fees are proportional to the impact caused by the different development types. Denser single-family unit types, with greater units per acre, will have lower fees than less dense single-family unit types. Denser developments generally have smaller units with lower square footage, and thus, smaller units generally pay lower fees. Similarly, multifamily apartment buildings are generally denser than single-family developments and have lower fees on a per unit basis than single-family units. Multifamily units also tend to be smaller than single-family units, and thus these smaller units pay lower fees.

Wetland Preserve Buffer

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New residential and commercial acreage drives the demand for wetland preserve buffers. Acres are used to allocate costs because each acre of residential and commercial development, regardless of the development type, will result in an approximately equal disturbance of wetlands and need for wetland preserve buffers. In housing developments, a fee based on the square footage of proposed units would introduce inequities. A residential fee based on unit type would be more equitable because each unit type, regardless of square footage, would have approximately the same acreage and the same impact on the disturbance of wetlands and need for wetland preserve buffers.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For required wetland preserve buffers, an equitable method to establish a reasonable relationship between the fee charged, the wetland preserve buffers required, and the type of development on which the fee is imposed is based on new developable acreage. New developable acreage establishes the demand for new wetland preserve buffers, the cost of which is the basis of the fee.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of acreage ensures equity for the allocation of the cost of the impact from development. The fees are proportional to the impact caused by the different development types. Denser single-family unit types, with greater units per acre, will have lower fees than less dense single-family unit types. Denser developments generally have smaller units with lower square footage, and thus, smaller units generally pay lower fees. Similarly, multifamily apartment buildings are generally denser than single-family developments and have lower fees on a per unit basis than single-family units. Multifamily units also tend to be smaller than single-family units, and thus these smaller units pay lower fees.

Plan Area Formation

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New residential and commercial acreage drives the need for plan area formation studies and other studies that were required before development could occur in the SCSP. Acres are used to allocate costs because each acre of residential and commercial development, regardless of the development type, will result in approximately an equal requirement for the funding of the plan area formation tasks. In housing developments, a fee based on the square footage of proposed

units would introduce inequities. A residential fee based on unit type would be more equitable because each unit type, regardless of square footage, would have approximately the same acreage and the same impact on the need for plan area formation studies.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For required plan area formation studies, an equitable method to establish a reasonable relationship between the fee charged, the studies required, and the type of development on which the fee is imposed is based on new developable acreage. New developable acreage establishes the demand for plan area formation studies, the cost of which is the basis of the fee.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of acreage ensures equity for the allocation of the cost of the impact from development. The fees are proportional to the impact caused by the different development types. Denser single-family unit types, with greater units per acre, will have lower fees than less dense single-family unit types. Denser developments generally have smaller units with lower square footage, and thus, smaller units generally pay lower fees. Similarly, multifamily apartment buildings are generally denser than single-family developments and have lower fees on a per unit basis than single-family units. Multifamily units also tend to be smaller than single-family units, and thus these smaller units pay lower fees.

Roadways

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

The SCSP roadway costs are allocated to dwelling units on a trips basis in the form of VMT per unit, which relies on transportation factors (number of trips, length of trips), as well as on persons per household, as persons per household has a direct relationship to the number of daily trips. The persons per household data provided in this report supports identification of an increasing number of people per household and trips per household as a dwelling unit size increases. However, the data present limitations on both the lower/smaller unit size range and on the higher/larger unit size range. For example, regardless of how small a dwelling unit may be, the minimum assumed persons per unit would be 1. Similarly, as home size continues to increase, the data are not as conclusive that the number of persons per unit and daily trips per unit continue to increase in a linear or otherwise determinant fashion. For these reasons, deriving a fee directly calculated on residential building square footage alone is not an appropriate metric to calculate the SCSP Program roadway fees.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

As summarized in **Chapter 2** and detailed in **Appendix B**, the number of people per household, trips per household, and VMT per household show a pattern of increasing as unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in the lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

Implementation of the Fee Program roadway fees for residential development by building square foot range achieves the objective that smaller residential units would be charged a lower fee than larger units and ensures proportionality of fees based on relative demand for the facilities, as documented in this report.

Trails

a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

The SCSP trails costs are allocated to dwelling units based on persons per household. The persons per household data provided in this report supports identification of an increasing number of people per household as dwelling unit size increase. However, the data present limitations on both the lower/smaller unit size range and on the higher/larger unit size range. For example, regardless of how small a dwelling unit may be, the minimum assumed persons per unit would be 1. Similarly, as home size continues to increase, the data are not as conclusive that the number of persons per unit continues to increase in a linear or otherwise determinant fashion. For these reasons, deriving a fee directly calculated on residential building square footage alone is not an appropriate metric to calculate the Fee Program trails fees.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

As summarized in **Chapter 2** and detailed in **Appendix B**, the number of people per household shows a pattern of increasing as unit size increases. Thus, implementing the fee based on ranges of building square feet for residential development bears a reasonable relationship between the fee charged and the burden posed by the development because units that fall in a lower building unit size range pay a lower fee than units that fall in a higher building unit size range, which is proportional to the estimated number of people per household by unit size within each size range.

c) That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.

Implementation of the Fee Program trails fees for residential development by building square foot range achieves the objective that smaller residential units would be charged a lower fee than larger units and ensures proportionality of fees based on relative demand for the facilities, as documented in this report.

6. Fee Program Implementation and Administration

The SCSP fees presented in this Nexus Study Update are based on the best land use and cost estimates available at the time this report was prepared. The proposed Fee Program update will be approved by the City through an updated Fee Program ordinance, if required, and a resolution to set the amount of the fees. The proposed fees are shown in **Table 1** and **Table 2** of this report. As detailed in prior chapters of this report, the fees include components for each different type of public improvement, as well as a 3 percent fee administration component for the City to administer the Fee Program. If development projections, improvement requirements and costs, or funding sources other than development impact fees change significantly, the fees should be adjusted accordingly.

The SCSP Fee Program applies to all residential and nonresidential commercial development in the SCSP. It is independent and separate from all other City, Sacramento County (County), other agency, or regional development impact fees that will be applicable to SCSP development. The SCSP fees in effect shall be paid at the time that a building permit is issued. If a private developer constructs improvements included in the Fee Program, the developer will be eligible to receive fee credits or reimbursements.

The remainder of this chapter provides a summary of the key implementation and administrative elements for the SCSP Fee Program.

Fee Program Updates

Annual Inflation Update

The SCSP Fee Program includes annual adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs unless there is a Periodic Update (described below) in the same year. In January of each year, the SCSP fees shall be adjusted by the percentage change in the average of the Engineering-News Record's San Francisco and 20-City Construction Cost Indices for the 12-month period ending in October of the previous year.

Periodic Update for Significant Adjustments

The City will perform periodic reviews of the SCSP Fee Program and update the fees to reflect the following types of changes:

- Changes in land use categories.
- Changes in development projections.
- Changes in backbone infrastructure and public facility requirements.
- New cost estimates.
- New funding source data.
- Changes in cost allocation factors.
- Changes in the methodology for computing the SCSP fees.

Reviews and Accounting

Annual Review

This report and the technical information it contains should be maintained and reviewed periodically by the City as necessary to ensure the accuracy of the SCSP fee estimates and to enable the adequate programming of funding sources. To the extent that improvement requirements, costs, or development potential change over time, the SCSP Fee Program will need to be updated. As part of the process to document Fee Program changes, the City is required to review the Fee Program and report on its status annually. Specifically, AB 1600 (at Gov. C. §§ 66001(c), 66006(b)(1)) stipulates that each local agency that requires payment of a fee make specific information available to the public annually within 180 days of the last day of the fiscal year, including the follow items:

- A description of the type of fee in the account.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and interest earned.
- Identification of the improvements constructed.
- The total cost of the improvements constructed.
- The fees expended to construct the improvement.
- The percent of total costs funded by the fee.

If sufficient fees have been collected to fund the construction of an improvement, the agency must specify the approximate date for construction of that improvement. Because of the dynamic nature of growth and infrastructure requirements, the City should monitor development activity, the need for infrastructure improvements, and the adequacy of the fee revenues and other available funding. Formal annual review of the SCSP Fee Program should occur, at which time necessary adjustments should be made to the Fee Program.

Five-Year Review

Fees will be collected from new development in the SCSP when a building permit is issued; however, use of these funds may need to wait until a sufficient fund balance can be accrued to fund improvements. According to Government Code Section 66006, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner. The fifth fiscal year following the first deposit into the fee account or fund, and every 5 years thereafter, the City is required to make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.
- Designate the approximate dates that the funding referred to above is expected to be deposited in the appropriate account or fund.

Once sufficient funds have been collected to complete the specified projects, the City must commence construction within 180 days. If it fails to do this, the City is required to refund the unexpended portion of the fee and any accrued interest to the then current owners.

Accessory Dwelling Units

Consistent with current State law, ADUs and Junior ADUs that are fewer than 750 building square feet shall not be assessed the Fee Program fees. Fees on ADUs larger than 750 square feet require a two-part calculation. First, the City will determine the total habitable building square footage of the proposed ADU and the primary residential unit on the lot on which the ADU is proposed. The City will determine the ADU building square footage as a proportion of the primary residential unit. As an example, if the primary residential dwelling unit is a low-density single-family unit with a habitable area of 2,000 building square feet, and the proposed ADU has a habitable area of 1,000 building square feet, then the ADU would be 50 percent of the primary residential unit. The City would then identify the Fee Program fees that will apply to the primary residential unit and apply 50 percent to that amount as the Fee Program fees applicable to the ADU. In this example, the Fee Program category is “Medium Single-Family 1,601 to2,400 sq. ft.” for Roadways and Trails fees and Low Density Residential for the other fee components.

Fee Program Credits and Reimbursements

Credit and Reimbursement Policies

Many of the major improvements, interchangeably referred to as facilities or improvements, included in the Fee Program CIP will be constructed privately by developers and dedicated to the City or other public agency. To create the necessary link between the collection of the SCSP fees from new development and the private construction of improvements, detailed credit and reimbursement procedures are incorporated into the SCSP Fee Program Ordinance. These credit and reimbursement procedures are necessary to ensure that the improvements are constructed and funded in compliance with the scheduling priorities established by the SCSP CIP. In addition, agreements between the City and developer that further outline the specifics of the credit and reimbursement requirements are required by the SCSP Fee Program Ordinance.

Amount of Credit/Reimbursement

The amounts to be considered for credit or reimbursement of the improvements constructed by private development will be the actual cost of constructing the improvement, including costs such as engineering design, design surveys, construction surveys, construction inspection and materials testing, and contingency, up to the estimated cost contained in the Fee Program CIP, as detailed in **Appendix A**. In the event that the fee rates and improvement costs are adjusted by either the built-in annual adjustments or periodic program updates, the maximum amount allowed for credit or reimbursement may be the cost set forth in the SCSP CIP in effect at the time of the project's acceptance. Amounts for contingencies will be examined on a case-by-case basis and will be allowed based on the determination of the Community Development Director, or his/her designee.

At the time of the execution of the credit/reimbursement agreement, the eligible amount and allowable credits would be based on the estimated cost contained in the Fee Program CIP in effect at the time of the agreement. Upon acceptance of the improvement, the City will verify the actual cost of the project. If the project cost is less than the amount contained in the agreement, the difference in terms of credit will be applied to lower any remaining credits or be paid back to the City when no more credits are available. If there is reimbursement due to the developer, this difference will be adjusted to the reimbursement amount. If the project cost is more than the amount contained in the agreement and the cost in the Fee Program CIP in effect at the time of the project acceptance is greater than amount contained in the agreement due to annual adjustments to the CIP or periodic updates to the Fee Program, the difference between the amount contained in the agreement and the lesser of the project cost or the eligible amount in effect at the time of the project acceptance, may be applied to increase any future available credits or be reimbursed by the City to the developer in accordance with the reimbursement policy.

Credit Requirements

To obtain credits, an application must be submitted to the City and a credit agreement must be entered into prior to issuance of any building permits for which a credit will be used. Credits shall be prorated over each unit in a residential subdivision and given after a security is posted for the complete performance of the construction project in a form that is acceptable to the City or after the facility is accepted by the City. Credits may be used against all fee components, with the exception of the off-site roads and administration fees. The credits will be applied to the total of all required SCSP fees excluding the off-site roads and administration fees, which must be paid in full at the time a building permit is issued.

Reimbursement Requirements

To obtain reimbursement, a reimbursement agreement is needed between the City and the developer. Reimbursement Agreements shall not be paid unless the improvement is completed and accepted by the City or other public agency. Reimbursement agreements are an obligation of the SCSP Fee Program and are not an obligation of the City General Fund or any other fund of the City. Timing of reimbursements will be on a first-come-first-served basis based on the acceptance date of the improvement and the availability of funds in the applicable SCSP Fee Program Fund. Construction projects that the City is responsible for will take funding precedence over reimbursing developers.

Economic & Planning Systems, Inc.
The Economics of Land Use

Appendices

Appendix A: SCSP Fee Program Capital Improvement Plan

Appendix B: Trails and Roadways Cost Allocation Methodology

Appendix C: Cost Allocations

Appendix D: Preliminary Cost Estimate for SCSP Proposed Project Backbone Infrastructure (prepared by MacKay & Somps)

Appendix E: Plan Area Formation Costs and Funding (prepared by SunCreek Owners' Group)

Economic & Planning Systems, Inc.
The Economics of Land Use

Appendix A: SCSP Fee Program Capital Improvement Plan

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Table A-1
SunCreek Specific Plan Fee Nexus Study Update - 2026
Plan Area Fee Roadway Improvements Summary (2026$)

Roadways

Item		Amount (2026$)
On-Site Roadway Improvements [1]		
Traffic Signals		
RD201	Rancho Cordova Parkway: Kiefer Boulevard to Southern Project Limit	$671,067
RD301	Rancho Cordova Parkway: Central Park Drive to Kiefer Boulevard	$671,067
RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy	$671,067
RD401	Kiefer Boulevard: Rancho Cordova Parkway to Americanos Boulevard	$671,067
RD703	Americanos Boulevard: Central Park Drive to north of Central Park Drive	$671,067
RD903	Chrysanthy Boulevard: Western Project Limit to Grant Line Rd.	$671,067
RD102	Sunrise Boulevard: Kiefer Blvd. to Southern Project Limit	$671,067
RD502	North Campus Road: Rancho Cordova Pkwy to east of West Park Drive	$671,067
Subtotal Traffic Signals		**$5,368,536**
Enhanced Medians		
RD503	West Park Drive - North Campus Rd to Central Park Dr	$599,397
RD504	Central Park Drive - Rancho Cordova Parkway to East of West Park Dr.	$785,417
RD601	Central Park Drive - East of West Park Drive to Americanos Drive	$407,472
Subtotal Enhanced Medians		**$1,792,286**
Con-Span Drainage Crossings		
SD604	Con-Span Drainage Crossing No. 4	$1,651,814
SD605	Con-Span Drainage Crossing No. 5	$1,389,727
Subtotal Con-Span Drainage Crossings		**$3,041,541**
Total On-Site Roadway Improvements (Rounded)		**$10,202,400**
Off-Site Roadway Improvements -- Reciprocal Funding Agreement (Rounded) [2]		**$2,217,900**
Total Roadway Improvements (Rounded)		**$12,420,300**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] See Table A-2.
[2] See Table A-3.

Table A-2
SunCreek Specific Plan Fee Nexus Study Update - 2026
Major On-Site Roadways Construction Costs and Credits/Reimbursements

On-Site Roadways

Segment No.	Improvement [2]	Construction Costs (2020$) [1] Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]	Construction Costs (2022$) Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]	Construction Costs (2026$) Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]
CCI Adjustment [7]							***12.85%***	***12.85%***		***12.85%***		***10.12%***	***10.12%***		***10.12%***	
Rancho Cordova Parkway																
RD201	Rancho Cordova Parkway: Kiefer Boulevard to Southern Project Limit	$4,662,300	($1,212,776)	$3,449,524	$540,000	$2,909,524	$5,261,410	($1,368,619)	$3,892,791	$609,391	$3,283,400	$5,793,914	($1,507,136)	$4,286,778	$671,067	$3,615,711
RD301	Rancho Cordova Parkway: Central Park Drive to Kiefer Boulevard	$3,999,100	($1,445,400)	$2,553,700	$540,000	$2,013,700	$4,512,988	($1,631,135)	$2,881,853	$609,391	$2,272,462	$4,969,745	($1,796,221)	$3,173,524	$671,067	$2,502,457
RD501	Rancho Cordova Parkway: Northern Project Limit to Central Park Drive	$5,970,350	($2,372,936)	$3,597,414	$0	$3,597,414	$6,737,546	($2,677,861)	$4,059,685	$0	$4,059,685	$7,419,449	($2,948,886)	$4,470,563	$0	$4,470,563
Total Rancho Cordova Parkway		**$14,631,750**	**($5,031,112)**	**$9,600,638**	**$1,080,000**	**$8,520,638**	**$16,511,944**	**($5,677,615)**	**$10,834,329**	**$1,218,782**	**$9,615,547**	**$18,183,108**	**($6,252,243)**	**$11,930,865**	**$1,342,134**	**$10,588,731**
Kiefer Boulevard																
RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy	$4,769,060	($1,875,316)	$2,893,744	$540,000	$2,353,744	$5,381,889	($2,116,296)	$3,265,593	$609,391	$2,656,202	$5,926,587	($2,330,485)	$3,596,102	$671,067	$2,925,035
RD202	Kiefer Boulevard: west of Rancho Cordova to Rancho Cordova	$5,933,870	($2,034,110)	$3,899,760	$0	$3,899,760	$6,696,378	($2,295,495)	$4,400,883	$0	$4,400,883	$7,374,114	($2,527,821)	$4,846,293	$0	$4,846,293
RD401	Kiefer Boulevard: Rancho Cordova Parkway to Americanos Boulevard	$6,904,500	($1,462,000)	$5,442,500	$540,000	$4,902,500	$7,791,735	($1,649,868)	$6,141,867	$609,391	$5,532,476	$8,580,332	($1,816,850)	$6,763,482	$671,067	$6,092,415
RD701	Kiefer Boulevard: Americanos Boulevard to Eastern Project Limit	$3,355,920	($1,081,116)	$2,274,804	$0	$2,274,804	$3,787,159	($1,220,040)	$2,567,119	$0	$2,567,119	$4,170,455	($1,343,519)	$2,826,936	$0	$2,826,936
Total Kiefer Boulevard		**$20,963,350**	**($6,452,542)**	**$14,510,808**	**$1,080,000**	**$13,430,808**	**$23,657,161**	**($7,281,699)**	**$16,375,462**	**$1,218,782**	**$15,156,680**	**$26,051,488**	**($8,018,675)**	**$18,032,813**	**$1,342,134**	**$16,690,679**
Americanos Boulevard																
RD702	500-ft North of Kiefer Blvd to Central Park Dr	$4,181,600	($929,200)	$3,252,400	$0	$3,252,400	$4,718,940	($1,048,603)	$3,670,337	$0	$3,670,337	$5,196,541	($1,154,731)	$4,041,810	$0	$4,041,810
RD703	Central Park Drive to north of Central Park Drive	$1,370,800	($178,600)	$1,192,200	$540,000	$652,200	$1,546,949	($201,550)	$1,345,399	$609,391	$736,008	$1,703,515	($221,949)	$1,481,566	$671,067	$810,499
RD704	340-ft north of Central Park Dr to High School Access Rd	$2,199,200	($472,600)	$1,726,600	$0	$1,726,600	$2,481,799	($533,330)	$1,948,469	$0	$1,948,469	$2,732,980	($587,308)	$2,145,672	$0	$2,145,672
RD801	High School Access Rd to North Campus Rd	$4,718,930	($1,319,390)	$3,399,540	$0	$3,399,540	$5,325,317	($1,488,933)	$3,836,384	$0	$3,836,384	$5,864,289	($1,639,627)	$4,224,662	$0	$4,224,662
RD802	North Campus Rd to north of North Campus Rd	$2,812,500	($866,376)	$1,946,124	$0	$1,946,124	$3,173,909	($977,706)	$2,196,203	$0	$2,196,203	$3,495,138	($1,076,659)	$2,418,479	$0	$2,418,479
RD901	Phase 9 Boundary to to 380-ft north of North Campus Rd	$928,600	($199,600)	$729,000	$0	$729,000	$1,047,926	($225,249)	$822,677	$0	$822,677	$1,153,986	($248,046)	$905,940	$0	$905,940
RD902	North of North Campus Rd to Chrysanthy Blvd	$3,162,400	($960,876)	$2,201,524	$0	$2,201,524	$3,568,771	($1,084,349)	$2,484,422	$0	$2,484,422	$3,929,964	($1,194,095)	$2,735,869	$0	$2,735,869
Total Americanos Boulevard		**$19,374,030**	**($4,926,642)**	**$14,447,388**	**$540,000**	**$13,907,388**	**$21,863,611**	**($5,559,720)**	**$16,303,891**	**$609,391**	**$15,694,500**	**$24,076,413**	**($6,122,415)**	**$17,953,998**	**$671,067**	**$17,282,931**
Chrysanthy Boulevard																
RD903	Western Project Limit to Grant Line Rd.	$12,360,350	($5,243,576)	$7,116,774	$540,000	$6,576,774	$13,948,667	($5,917,380)	$8,031,287	$609,391	$7,421,896	$15,360,403	($6,516,274)	$8,844,129	$671,067	$8,173,062
Total Chrysanthy Boulevard		**$12,360,350**	**($5,243,576)**	**$7,116,774**	**$540,000**	**$6,576,774**	**$13,948,667**	**($5,917,380)**	**$8,031,287**	**$609,391**	**$7,421,896**	**$15,360,403**	**($6,516,274)**	**$8,844,129**	**$671,067**	**$8,173,062**
Sunrise Boulevard																
RD102	Kiefer Blvd. to Southern Project Limit	$2,663,800	$0	$2,663,800	$540,000	$2,123,800	$3,006,101	$0	$3,006,101	$609,391	$2,396,710	$3,310,347	$0	$3,310,347	$671,067	$2,639,280
Total Sunrise Boulevard		**$2,663,800**	**$0**	**$2,663,800**	**$540,000**	**$2,123,800**	**$3,006,101**	**$0**	**$3,006,101**	**$609,391**	**$2,396,710**	**$3,310,347**	**$0**	**$3,310,347**	**$671,067**	**$2,639,280**
North Campus Road																
RD502	Rancho Cordova Pkwy to east of West Park Drive	$6,664,800	($1,602,900)	$5,061,900	$540,000	$4,521,900	$7,521,233	($1,808,874)	$5,712,359	$609,391	$5,102,968	$8,282,452	($1,991,949)	$6,290,503	$671,067	$5,619,436
RD602	East of West Park to west of Americanos	$2,708,118	($657,612)	$2,050,506	$0	$2,050,506	$3,056,114	($742,116)	$2,313,998	$0	$2,313,998	$3,365,421	($817,225)	$2,548,196	$0	$2,548,196
RD803	West of Americanos Drive to Americanos Drive	$1,605,800	($429,000)	$1,176,800	$0	$1,176,800	$1,812,147	($484,127)	$1,328,020	$0	$1,328,020	$1,995,553	($533,125)	$1,462,428	$0	$1,462,428
Total North Campus Road		**$10,978,718**	**($2,689,512)**	**$8,289,206**	**$540,000**	**$7,749,206**	**$12,389,494**	**($3,035,117)**	**$9,354,377**	**$609,391**	**$8,744,986**	**$13,643,426**	**($3,342,299)**	**$10,301,127**	**$671,067**	**$9,630,060**
West Park Drive [8]																
RD503	North Campus Rd to Central Park Dr	$4,631,400	$0	$4,631,400	$482,328	$4,149,072	$5,226,539	$0	$5,226,539	$544,308	$4,682,231	$5,755,514	$0	$5,755,514	$599,397	$5,156,117
Total West Park Drive		**$4,631,400**	**$0**	**$4,631,400**	**$482,328**	**$4,149,072**	**$5,226,539**	**$0**	**$5,226,539**	**$544,308**	**$4,682,231**	**$5,755,514**	**$0**	**$5,755,514**	**$599,397**	**$5,156,117**
Central Park Drive [8]																
RD504	Rancho Cordova Parkway to East of West Park Dr.	$5,467,700	$0	$5,467,700	$632,016	$4,835,684	$6,170,305	$0	$6,170,305	$713,231	$5,457,074	$6,794,798	$0	$6,794,798	$785,417	$6,009,381
RD601	East of West Park Drive to Americanos Drive	$2,942,300	$0	$2,942,300	$327,888	$2,614,412	$3,320,388	$0	$3,320,388	$370,022	$2,950,366	$3,656,442	$0	$3,656,442	$407,472	$3,248,970
Total Central Park Drive		**$8,410,000**	**$0**	**$8,410,000**	**$959,904**	**$7,450,096**	**$9,490,693**	**$0**	**$9,490,693**	**$1,083,253**	**$8,407,440**	**$10,451,240**	**$0**	**$10,451,240**	**$1,192,889**	**$9,258,351**

Footnotes on next page

Table A-2
SunCreek Specific Plan Fee Nexus Study Update - 2026
Major On-Site Roadways Construction Costs and Credits/Reimbursements

On-Site Roadways

Segment No.	Improvement [2]	Construction Costs (2020$) [1] Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]	Construction Costs (2022$) Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]	Construction Costs (2026$) Construction Cost	TDIF Credits [3] [4]	Construction Cost Net of TDIF Credits	SunCreek Plan Area Fee [5]	Net Cost [6]
CCI Adjustment [7]							***12.85%***	***12.85%***		***12.85%***		***10.12%***	***10.12%***		***10.12%***	
Con-Span Drainage Crossings Moved from Drainage Costs [9]																
SD403	Con-Span Drainage Crossing No. 3	$1,118,200	$0	$1,118,200	$0	$1,118,200	$1,118,200	$0	$1,118,200	$0	$1,118,200	$1,231,372	$0	$1,231,372	$0	$1,231,372
SD604	Con-Span Drainage Crossing No. 4	$1,701,100	$0	$1,701,100	$1,500,000	$201,100	$1,701,100	$0	$1,701,100	$1,500,000	$201,100	$1,873,267	$0	$1,873,267	$1,651,814	$221,453
SD605	Con-Span Drainage Crossing No. 5	$2,412,500	($1,150,500)	$1,262,000	$1,262,000	$0	$2,412,500	($1,150,500)	$1,262,000	$1,262,000	$0	$2,656,668	($1,266,941)	$1,389,727	$1,389,727	$0
Subtotal Con-Spans		**$5,231,800**	**($1,150,500)**	**$4,081,300**	**$2,762,000**	**$1,319,300**	**$5,231,800**	**($1,150,500)**	**$4,081,300**	**$2,762,000**	**$1,319,300**	**$5,761,307**	**($1,266,941)**	**$4,494,366**	**$3,041,541**	**$1,452,825**
Total Major On-site Roads		**$99,245,198**	**($25,493,884)**	**$73,751,314**	**$8,524,232**	**$65,227,082**	**$111,326,010**	**($28,622,031)**	**$82,703,979**	**$9,264,689**	**$73,439,290**	**$122,593,246**	**($31,518,847)**	**$91,074,399**	**$10,202,363**	**$80,872,036**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The traffic signal locations are preliminary. Traffic signal locations will be verified by traffic analysis and warrants.
[3] Pursuant to the provisions of the Public Facilities Finance Plan adopted with the Suncreek Specific Plan (SCSP) and the Development Agreements applicable to all properties in the SCSP, a set-aside of the Transportation Development Impact Fee (TDIF) was established at $9,000 per single family dwelling unit in 2013 as a dedicated funding source to fund certain core backbone roadways. As of January 1, 2026, the set-aside amount had inflated to $12,513.06 per single family dwelling unit, which amount would be collected at building permit and not available to be applied as credits at building permit. The creditable amount available to be applied at building permit in any given year shall be the difference between the current transportation impact fee and the current set-aside.
[4] The credits shown on this table are for reference only. Actual credits will be determined through the City TDIF Program.
[5] Major SunCreek roadway improvements that are funded by the SunCreek Plan Area Fee. Includes construction cost and 35% for contingency and soft costs.
[6] Net costs consist of road frontage and con-span costs to be funded by private developers and costs for improvements included in the City TDIF Program that exceed the estimated TDIF Program cost. It is anticipated that the City TDIF Program will be updated to reflect updated costs and that the developers will receive full TDIF fee credits for TDIF Program improvements they construct.
[7] See Table A-9.
[8] SunCreek Plan Area Fee Program amounts are for enhanced medians. These amounts are not reflected as being in the SunCreek Plan Area Fee Program in the MacKay & Somps Cost Estimate in Appendix C. Enhanced median calculations (2020$) shown below:

	Linear Feet	Cost per LF	Subtotal Cost	Contin./ Soft Costs 35%	Total
West Park Drive - RD503	2,030	$176	$357,280	$125,048	**$482,328**
Central Park Drive - RD504	2,660	$176	$468,160	$163,856	**$632,016**
Central Park Drive - RD601	1,380	$176	$242,880	$85,008	**$327,888**

[9] Shown in MacKay & Somps Cost Estimate in Appendix C as Drainage Costs. Moved to Road Costs for the purposes of establishing the fees. Amounts in 2022 dollars are based on cost estimates provided to MacKay & Somps from Contech Engineered Solutions (9/ and are not adjusted by the CCI Adjustment factor.

Table A-3
SunCreek Specific Plan Fee Nexus Study Update - 2026
Major Off-Site Roadways Construction Costs and Credits/Reimbursements

Off-Site Roadways

Segment No.	Improvement	Construction Costs (2020$) [1] Construction Cost	TDIF Credits [2]	SunCreek Plan Area Fee	Construction Costs (2022$) Construction Cost	TDIF Credits [2]	SunCreek Plan Area Fee	Construction Costs (2026$) Construction Cost	TDIF Credits [2]	SunCreek Plan Area Fee
CCI Adjustment [3]					*12.85%*	*12.85%*		*10.12%*	*10.12%*	
Rancho Cordova Pkwy.										
RW100	Rancho Cordova Parkway: Chrysanthy Blvd to Douglas Blvd	$2,682,500	($2,682,500)	$0	$3,027,204	($3,027,204)	$0	$3,333,585	($3,333,585)	$0
Kiefer Blvd.										
RW101	Kiefer Boulevard: Eastern Project Limit to Grant Line Rd	$4,954,800	($4,954,800)	$0	$5,591,497	($5,591,497)	$0	$6,157,409	($6,157,409)	$0
Jackson Road/Grant Line Road Intersection										
RW102	Jackson Road/Grant Line Road Intersection	$893,500	($893,500)	$0	$1,008,316	($1,008,316)	$0	$1,110,367	($1,110,367)	$0
Reciprocal Funding Agreement [4]		$1,784,700	$0	$1,784,700	$2,014,036	$0	$2,014,036	$2,217,875	$0	$2,217,875
Total Major Off-site Roads		**$10,315,500**	**($8,530,800)**	**$1,784,700**	**$11,641,053**	**($9,627,017)**	**$2,014,036**	**$12,819,236**	**($10,601,361)**	**$2,217,875**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] Reflects improvements to be funded through City TDIF Program.
[3] See Table A-9.
[4] Reciprocal Funding total (2020$) provided by Mark Thomas via email, 5/23/19. Reflects SCSP obligation for off-site improvements to be constructed by the County.

Table A-4
SunCreek Specific Plan Fee Nexus Study Update - 2026
Potable Water Costs and Credits/Reimbursements

Potable Water

Segment No.	Improvement	Construction Costs (2020$) [1] Construction Cost	Construction Costs (2020$) [1] SCWA Zone 40 Fee Program Credits/Reimb. [2]	Construction Costs (2020$) [1] SunCreek Plan Area Fee Funding	Construction Costs (2022$) Construction Cost	Construction Costs (2022$) SCWA Zone 40 Fee Program Credits/Reimb.	Construction Costs (2022$) SunCreek Plan Area Fee Funding	Construction Costs (2024$) Construction Cost	Construction Costs (2024$) SCWA Zone 40 Fee Program Credits/Reimb. [2]	Construction Costs (2024$) SunCreek Plan Area Fee Funding	Less Costs Expended (2024$) Construction Cost	Less Costs Expended (2024$) SCWA Zone 40 Fee Program Credits/Reimb. [2]	Less Costs Expended (2024$) SunCreek Plan Area Fee Funding
CCI Adjustment [3]					*12.85%*	*12.85%*	*12.85%*	*7.62%*	*7.62%*	*7.62%*			
Local Systems													
Local - Low Pressure Systems													
WM101	16" Water System: Sunrise Blvd	$668,350	($460,057)	**$208,293**	$754,234	($519,175)	**$235,059**	$811,704	($558,734)	**$252,970**	$0	$0	**$0**
WM201	24" Water System: Rancho Cordova Pkwy	$1,160,600	($691,579)	**$469,021**	$1,309,738	($780,448)	**$529,290**	$1,409,535	($839,915)	**$569,620**	$0	$0	**$0**
WM401	16" Water System: Kiefer Blvd	$995,350	($680,141)	**$315,209**	$1,123,253	($767,540)	**$355,713**	$1,208,840	($826,023)	**$382,817**	$0	$0	**$0**
WM402	24" Water System: Central Park Dr	$611,400	($336,090)	**$275,310**	$689,965	($379,278)	**$310,687**	$742,538	($408,177)	**$334,361**	$0	$0	**$0**
WM403	24" Water System: Central Park Dr	$330,450	($182,625)	**$147,825**	$372,913	($206,092)	**$166,821**	$401,327	($221,795)	**$179,532**	$0	$0	**$0**
WM501	24" Water System: Central Park Dr	$888,300	($487,100)	**$401,200**	$1,002,447	($549,693)	**$452,754**	$1,078,829	($591,577)	**$487,252**	$0	$0	**$0**
WM502	12" & 24" Water System: West Park Dr	$407,600	($124,205)	**$283,395**	$459,977	($140,165)	**$319,812**	$495,025	($150,845)	**$344,180**	$0	$0	**$0**
WM503	18" Water System: North Campus Rd	$387,260	($260,332)	**$126,928**	$437,023	($293,785)	**$143,238**	$470,322	($316,170)	**$154,152**	$0	$0	**$0**
WM504	18" Water System: North Campus Rd	$492,460	($330,436)	**$162,024**	$555,742	($372,897)	**$182,845**	$598,087	($401,310)	**$196,777**	$0	$0	**$0**
WM505	24" Water System: Park	$298,500	($177,116)	**$121,384**	$336,858	($199,876)	**$136,982**	$362,525	($215,106)	**$147,419**	$0	$0	**$0**
WM601	18" Water System: North Campus Rd	$405,050	($271,107)	**$133,943**	$457,099	($305,945)	**$151,154**	$491,928	($329,257)	**$162,671**	$0	$0	**$0**
WM701	24" Water System: Kiefer Blvd	$454,450	($273,318)	**$181,132**	$512,847	($308,440)	**$204,407**	$551,924	($331,942)	**$219,982**	$0	$0	**$0**
WM702	24" Water System: Americanos Blvd	$999,550	($592,094)	**$407,456**	$1,127,993	($668,179)	**$459,814**	$1,213,942	($719,092)	**$494,850**	$0	$0	**$0**
WM703	24" Water System: Americanos Blvd	$178,100	($105,593)	**$72,507**	$200,986	($119,162)	**$81,824**	$216,300	($128,242)	**$88,058**	$0	$0	**$0**
WM704	24" Water System: Americanos Blvd	$304,700	($180,170)	**$124,530**	$343,854	($203,322)	**$140,532**	$370,054	($218,814)	**$151,240**	$0	$0	**$0**
WM801	24" Water System: Americanos Blvd	$647,070	($383,566)	**$263,504**	$730,219	($432,855)	**$297,364**	$785,859	($465,837)	**$320,022**	$0	$0	**$0**
WM802	24" Water System: Americanos Blvd	$585,750	($346,738)	**$239,012**	$661,019	($391,294)	**$269,725**	$711,386	($421,109)	**$290,277**	$0	$0	**$0**
WM803	18" Water System: North Campus Rd	$418,730	($281,303)	**$137,427**	$472,537	($317,451)	**$155,086**	$508,542	($341,639)	**$166,903**	$0	$0	**$0**
WM901	24" Water System: Chrysanthy Blvd	$603,700	($361,926)	**$241,774**	$681,276	($408,434)	**$272,842**	$733,187	($439,555)	**$293,632**	$0	$0	**$0**
WM902	24" Water System: Chrysanthy Blvd	$96,650	($57,821)	**$38,829**	$109,070	($65,251)	**$43,819**	$117,381	($70,223)	**$47,158**	$0	$0	**$0**
WM906	24" Water System: Americanos Blvd	$51,050	($34,728)	**$16,322**	$57,610	($39,191)	**$18,419**	$62,000	($42,177)	**$19,823**	$0	$0	**$0**
WM907	24" Water System: Americanos Blvd	$850,300	($503,486)	**$346,814**	$959,564	($568,184)	**$391,380**	$1,032,679	($611,477)	**$421,202**	($1,032,679)	$611,477	**($421,202)**
Subtotal Low Pressure		**$11,835,370**	**($7,121,531)**	**$4,713,839**	**$13,356,224**	**($8,036,657)**	**$5,319,567**	**$14,373,914**	**($8,649,016)**	**$5,724,898**	**($1,032,679)**	**$611,477**	**($421,202)**
Local - High Pressure Systems													
WM904	16" Water System: Chrysanthy Blvd	$938,450	($641,051)	**$297,399**	$1,059,042	($723,427)	**$335,615**	$1,139,737	($778,549)	**$361,188**	($1,139,737)	$778,549	**($361,188)**
Subtotal High Pressure		**$938,450**	**($641,051)**	**$297,399**	**$1,059,042**	**($723,427)**	**$335,615**	$1,139,737	($778,549)	**$361,188**	**($1,139,737)**	**$778,549**	**($361,188)**
Subtotal Local System		**$12,773,820**	**($7,762,582)**	**$5,011,238**	**$14,415,266**	**($8,760,084)**	**$5,655,182**	**$15,513,651**	**($9,427,565)**	**$6,086,086**	**($2,172,416)**	**$1,390,026**	**($782,390)**
Regional Systems													
WM506	Sunrise Douglas 2: Booster Pump Station	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$0	$0	**$0**
WM903	20" Water System: Chrysanthy Blvd	$0	$0	$0	$0	$0	$0	$0	$0	**$0**	$0	$0	**$0**
WM905	24" Water System: Grant Line Rd	$813,750	($486,131)	$327,619	$918,318	($548,599)	$369,719	$988,290	($590,400)	**$397,890**	$0	$0	**$0**
Subtotal Regional Systems		**$813,750**	**($486,131)**	**$327,619**	**$918,318**	**($548,599)**	**$369,719**	**$988,290**	**($778,549)**	**$361,188**	**$0**	**$0**	**$0**
Total Potable Water		**$13,587,570**	**($8,248,713)**	**$5,338,857**	**$15,333,584**	**($9,308,683)**	**$6,024,901**	**$16,501,941**	**($10,206,114)**	**$6,447,274**	**($2,172,416)**	**$1,390,026**	**($782,390)**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The credits shown on this table are for reference only. Actual credits will be determined through the SCWA Zone 40 Impact Fee Program.
[3] See Table A-9.

Table A-4
SunCreek Specific Plan Fee Nexus Study Update - 2026
Potable Water Costs and Credits/Reimbursements

Potable Water

Segment No.	Improvement	Remaining Costs (2024$) Construction Cost	Remaining Costs (2024$) SCWA Zone 40 Fee Program Credits/Reimb. [2]	Remaining Costs (2024$) SunCreek Plan Area Fee Funding	Suncreek Plan Area Fee Costs (2026$) Total Construction Cost Remaining Cost	Total Construction Cost Plus Cost Expended	Total Construction Cost **Total**	Suncreek Plan Area Fee Costs (2026$) SCWA Zone 40 Fee Program Credits/Reimb. [2]	Suncreek Plan Area Fee Costs (2026$) SunCreek Plan Area Fee Funding
CCI Adjustment [3]					*2.32%*			*2.32%*	
Local Systems									
Local - Low Pressure Systems									
WM101	16" Water System: Sunrise Blvd	$811,704	($558,734)	$252,970	$830,570	$0	$830,570	($571,720)	**$258,850**
WM201	24" Water System: Rancho Cordova Pkwy	$1,409,535	($839,915)	$569,620	$1,442,296	$0	$1,442,296	($859,437)	**$582,859**
WM401	16" Water System: Kiefer Blvd	$1,208,840	($826,023)	$382,817	$1,236,936	$0	$1,236,936	($845,222)	**$391,714**
WM402	24" Water System: Central Park Dr	$742,538	($408,177)	$334,361	$759,796	$0	$759,796	($417,664)	**$342,132**
WM403	24" Water System: Central Park Dr	$401,327	($221,795)	$179,532	$410,655	$0	$410,655	($226,950)	**$183,705**
WM501	24" Water System: Central Park Dr	$1,078,829	($591,577)	$487,252	$1,103,904	$0	$1,103,904	($605,327)	**$498,577**
WM502	12" & 24" Water System: West Park Dr	$495,025	($150,845)	$344,180	$506,531	$0	$506,531	($154,351)	**$352,180**
WM503	18" Water System: North Campus Rd	$470,322	($316,170)	$154,152	$481,253	$0	$481,253	($323,519)	**$157,734**
WM504	18" Water System: North Campus Rd	$598,087	($401,310)	$196,777	$611,988	$0	$611,988	($410,637)	**$201,351**
WM505	24" Water System: Park	$362,525	($215,106)	$147,419	$370,951	$0	$370,951	($220,106)	**$150,845**
WM601	18" Water System: North Campus Rd	$491,928	($329,257)	$162,671	$503,362	$0	$503,362	($336,910)	**$166,452**
WM701	24" Water System: Kiefer Blvd	$551,924	($331,942)	$219,982	$564,752	$0	$564,752	($339,657)	**$225,095**
WM702	24" Water System: Americanos Blvd	$1,213,942	($719,092)	$494,850	$1,242,157	$0	$1,242,157	($735,805)	**$506,352**
WM703	24" Water System: Americanos Blvd	$216,300	($128,242)	$88,058	$221,327	$0	$221,327	($131,223)	**$90,104**
WM704	24" Water System: Americanos Blvd	$370,054	($218,814)	$151,240	$378,655	$0	$378,655	($223,900)	**$154,755**
WM801	24" Water System: Americanos Blvd	$785,859	($465,837)	$320,022	$804,124	$0	$804,124	($476,664)	**$327,460**
WM802	24" Water System: Americanos Blvd	$711,386	($421,109)	$290,277	$727,920	$0	$727,920	($430,897)	**$297,023**
WM803	18" Water System: North Campus Rd	$508,542	($341,639)	$166,903	$520,362	$0	$520,362	($349,580)	**$170,782**
WM901	24" Water System: Chrysanthy Blvd	$733,187	($439,555)	$293,632	$750,228	$0	$750,228	($449,771)	**$300,457**
WM902	24" Water System: Chrysanthy Blvd	$117,381	($70,223)	$47,158	$120,109	$0	$120,109	($71,855)	**$48,254**
WM906	24" Water System: Americanos Blvd	$62,000	($42,177)	$19,823	$63,441	$0	$63,441	($43,157)	**$20,284**
WM907	24" Water System: Americanos Blvd	$0	$0	$0	$0	$1,032,679	$1,032,679	($611,477)	**$421,202**
Subtotal Low Pressure		**$13,341,235**	**($8,037,539)**	**$5,303,696**	**$13,651,317**	**$1,032,679**	**$14,683,996**	**($8,835,829)**	**$5,848,167**
Local - High Pressure Systems									
WM904	16" Water System: Chrysanthy Blvd	$0	$0	$0	$0	$1,139,737	$1,139,737	($778,549)	**$361,188**
Subtotal High Pressure		**$0**	**$0**	**$0**	**$0**	**$1,139,737**	**$1,139,737**	**($778,549)**	**$361,188**
Subtotal Local System		**$13,341,235**	**($8,037,539)**	**$5,303,696**	**$13,651,317**	**$2,172,416**	**$15,823,733**	**($9,614,378)**	**$6,209,355**
Regional Systems									
WM506	Sunrise Douglas 2: Booster Pump Station	$0	$0	$0	$0	$0	$0	$0	**$0**
WM903	20" Water System: Chrysanthy Blvd	$0	$0	$0	$0	$0	$0	$0	**$0**
WM905	24" Water System: Grant Line Rd	$988,290	($590,400)	$397,890	$1,011,260	$0	$1,011,260	($604,122)	**$407,138**
Subtotal Regional Systems		**$988,290**	**($590,400)**	**$397,890**	**$1,011,260**	**$0**	**$1,011,260**	**($604,122)**	**$407,138**
Total Potable Water		**$14,329,525**	**($8,627,939)**	**$5,701,586**	**$14,662,577**	**$2,172,416**	**$16,834,993**	**($10,218,500)**	**$6,616,493**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The credits shown on this table are for reference only. Actual credits will be determined through the SCWA Zone 40 Impact Fee Program.
[3] See Table A-9.

Table A-5
SunCreek Specific Plan Fee Nexus Study Update - 2026
Storm Drainage Costs and Credits/Reimbursements

Storm Drainage

Segment No.	Improvement	SunCreek Fee Pct. [2]	Total Cost (2020$) [1] Construction Cost	Total Cost (2020$) [1] Storm Drainage Impact Fee Credits/Reimb. [3]	Total Cost (2020$) [1] Total	SunCreek Cost (2020$) Construction Cost	SunCreek Cost (2020$) Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Cost (2020$) SunCreek Plan Area Fee Funding
CCI Adjustment [4]								
Pipeline System								
SD101	Kiefer to DB No. 9 drainage	4%	$622,900	($206,282)	$416,618	$24,916	($8,251)	$16,665
SD103	Sunrise & Kiefer untreated drainage system & culverts	100%	$1,595,075	($851,923)	$743,152	$1,595,075	($851,923)	$743,152
SD104	Kiefer Box Culvert Extension3	100%	$151,200	($26,400)	$124,800	$151,200	($26,400)	$124,800
SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans	5%	$2,225,200	($135,170)	$2,090,030	$111,260	($6,759)	$104,501
SD301	Rancho Cordova Pkwy to DB No. 6 drainage system	25%	$149,100	$0	$149,100	$37,275	$0	$37,275
SD302	Investek North drainage system	25%	$84,350	$0	$84,350	$21,088	$0	$21,088
SD304	Rancho Cordova untreated drainage system	25%	$695,650	($324,096)	$371,554	$173,913	($81,024)	$92,888
SD305	Rancho Cordova drainage culvert3	100%	$151,200	($26,400)	$124,800	$151,200	($26,400)	$124,800
SD402	Investek South drainage system	7%	$849,300	($292,930)	$556,370	$59,451	($20,505)	$38,946
SD403	Con-Span Drainage Crossing No. 3	7%	$1,118,200	$0	$1,118,200	$78,274	$0	$78,274
SD502	West Park Dr to DB No. 5 drainage system	7%	$123,375	($55,770)	$67,605	$8,636	($3,904)	$4,732
SD503	Rancho Cordova Pkwy untreated drainage system	100%	$573,450	($266,849.94)	$306,600	$573,450	($266,850)	$306,600
SD601	North Campus to DB No. 4 drainage system	7%	$460,450	($118,505.02)	$341,945	$32,232	($8,295)	$23,936
SD603	School Access Road untreated drainage system	100%	$443,500	($176,058)	$267,442	$443,500	($176,058)	$267,442
SD604	Con-Span Drainage Crossing No. 4	100%	$1,701,100	$0	$1,701,100	$1,701,100	$0	$1,701,100
SD605	Con-Span Drainage Crossing No. 5	100%	$2,412,500	($1,150,500)	$1,262,000	$2,412,500	($1,150,500)	$1,262,000
SD701	Americanos Blvd to DB No. 3 drainage system	10%	$106,850	($34,803)	$72,047	$10,685	($3,480)	$7,205
SD802	Americanos Blvd drainage system	10%	$297,800	($122,184)	$175,616	$29,780	($12,218)	$17,562
SD803	Americanos Blvd untreated drainage system	100%	$300,400	($123,076)	$177,324	$300,400	($123,076)	$177,324
SD901	Grant Line 220 untreated drainage system	100%	$1,121,900	($479,909)	$641,991	$1,121,900	($479,909)	$641,991
SD902	Grant Line 220 drainage system	10%	$590,400	($245,982)	$344,418	$59,040	($24,598)	$34,442
SD903	Grant Line 220 drainage system	6%	$373,250	($123,483)	$249,767	$22,395	($7,409)	$14,986
Subtotal Pipeline System (Rounded)			**$16,147,150**	**($4,760,321)**	**$11,386,829**	**$9,119,269**	**($3,277,560)**	**$5,841,709**
Detention, Water Quality, and Hydro-Modification Basins								
SD102	SunCreek Basin No. 9	4%	$694,430	($291,377)	$403,053	$27,777	($11,655)	$16,122
SD202	SunCreek Basin No. 8	5%	$757,880	($291,625)	$466,255	$37,894	($14,581)	$23,313
SD303	SunCreek Basin No. 6	25%	$777,080	($262,742)	$514,338	$194,270	($65,686)	$128,584
SD401	SunCreek Basin No. 7	7%	$613,530	($280,417)	$333,113	$42,947	($19,629)	$23,318
SD501	SunCreek Basin No. 5	7%	$857,280	($335,334)	$521,946	$60,010	($23,473)	$36,536
SD602	SunCreek Basin No. 4	7%	$778,380	($250,888)	$527,492	$54,487	($17,562)	$36,924
SD702	SunCreek Basin No. 3	10%	$868,680	($371,272)	$497,408	$86,868	($37,127)	$49,741
SD801	SunCreek Basin No. 2	10%	$846,780	($395,892)	$450,888	$84,678	($39,589)	$45,089
SD904	SunCreek Basin No. 1	6%	$783,630	($364,285)	$419,345	$47,018	($21,857)	$25,161
Subtotal Det. / WQ / H-M Basins (Raw Construction Cost)			**$6,977,670**	**($2,843,832)**	**$4,133,838**	**$635,948**	**($251,160)**	**$384,788**
Contingency (20%)			$1,395,534	$0	$1,395,534	$127,200	$0	$127,200
Engineering/Plan Check/Inspection (15%)			$1,046,651	$0	$1,046,651	$95,400	$0	$95,400
Engineering/Plan Check/Inspection (8%)			$0	($227,500)	$0	$0	($20,100)	($20,100)
Subtotal Det. / WQ / H-M Basins			**$9,419,855**	**($3,071,332)**	**$6,576,023**	**$858,548**	**($271,260)**	**$587,288**
Less Con-Spans Moved to Roadway Improvements [5]								
SD403	Con-Span Drainage Crossing No. 3	7%	($1,118,200)	$0	($1,118,200)	($78,274)	$0	($78,274)
SD604	Con-Span Drainage Crossing No. 4	100%	($1,701,100)	$0	($1,701,100)	($1,701,100)	$0	($1,701,100)
SD605	Con-Span Drainage Crossing No. 5	100%	($2,412,500)	$1,150,500	($1,262,000)	($2,412,500)	$1,150,500	($1,262,000)
Subtotal Con-Span Adjustments			**($5,231,800)**	**$1,150,500**	**($4,081,300)**	**($4,191,874)**	**$1,150,500**	**($3,041,374)**
Total Storm Drainage Facilities [6]		17%	**$20,335,205**	**($6,681,153)**	**$13,881,552**	**$5,785,943**	**($2,398,320)**	**$3,387,623**

Segment No.	Improvement	SunCreek Cost (2022$) Construction Cost	SunCreek Cost (2022$) Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Cost (2022$) SunCreek Plan Area Fee Funding	SunCreek Cost (2024$) Construction Cost	SunCreek Cost (2024$) Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Cost (2024$) SunCreek Plan Area Fee Funding
CCI Adjustment [4]		*12.85%*	*12.85%*	*12.85%*	*7.62%*	*7.62%*	*7.62%*
Pipeline System							
SD101	Kiefer to DB No. 9 drainage	$28,118	($9,312)	$18,806	$30,260	($10,021)	$20,239
SD103	Sunrise & Kiefer untreated drainage system & culverts	$1,800,044	($961,396)	$838,648	$1,937,200	($1,034,650)	$902,550
SD104	Kiefer Box Culvert Extension3	$170,629	($29,792)	$140,837	$183,631	($32,062)	$151,568
SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans	$125,557	($7,627)	$117,930	$135,124	($8,208)	$126,916
SD301	Rancho Cordova Pkwy to DB No. 6 drainage system	$42,065	$0	$42,065	$45,270	$0	$45,270
SD302	Investek North drainage system	$23,797	$0	$23,797	$25,611	$0	$25,611
SD304	Rancho Cordova untreated drainage system	$196,260	($91,436)	$104,825	$211,215	($98,403)	$112,812
SD305	Rancho Cordova drainage culvert3	$170,629	($29,792)	$140,837	$183,631	($32,062)	$151,568
SD402	Investek South drainage system	$67,091	($23,140)	$43,951	$72,203	($24,903)	$47,299
SD403	Con-Span Drainage Crossing No. 3	$78,274	$0	$78,274	$84,238	$0	$84,238
SD502	West Park Dr to DB No. 5 drainage system	$9,746	($4,406)	$5,340	$10,489	($4,741)	$5,747
SD503	Rancho Cordova Pkwy untreated drainage system	$647,139	($301,140)	$345,998	$696,448	($324,086)	$372,362
SD601	North Campus to DB No. 4 drainage system	$36,373	($9,361)	$27,012	$39,145	($10,075)	$29,070
SD603	School Access Road untreated drainage system	$500,490	($198,682)	$301,808	$538,626	($213,821)	$324,805
SD604	Con-Span Drainage Crossing No. 4	$1,701,100	$0	$1,701,100	$1,830,717	$0	$1,830,717
SD605	Con-Span Drainage Crossing No. 5	$2,412,500	($1,150,500)	$1,262,000	$2,596,323	($1,238,163)	$1,358,159
SD701	Americanos Blvd to DB No. 3 drainage system	$12,058	($3,928)	$8,130	$12,977	($4,227)	$8,750
SD802	Americanos Blvd drainage system	$33,607	($13,788)	$19,818	$36,167	($14,839)	$21,328
SD803	Americanos Blvd untreated drainage system	$339,002	($138,891)	$200,111	$364,832	($149,474)	$215,358
SD901	Grant Line 220 untreated drainage system	$1,266,065	($541,578)	$724,487	$1,362,534	($582,844)	$779,690
SD902	Grant Line 220 drainage system	$66,627	($27,759)	$38,868	$71,703	($29,874)	$41,829
SD903	Grant Line 220 drainage system	$25,273	($8,361)	$16,912	$27,198	($8,998)	$18,200
Subtotal Pipeline System (Rounded)		**$9,752,444**	**($3,550,889)**	**$6,201,555**	**$10,495,541**	**($3,821,452)**	**$6,674,088**
Detention, Water Quality, and Hydro-Modification Basins							
SD102	SunCreek Basin No. 9	$31,347	($13,153)	$18,194	$33,735	($14,155)	$19,580
SD202	SunCreek Basin No. 8	$42,763	($16,455)	$26,308	$46,022	($17,709)	$28,313
SD303	SunCreek Basin No. 6	$219,234	($74,126)	$145,108	$235,939	($79,774)	$156,164
SD401	SunCreek Basin No. 7	$48,466	($22,152)	$26,314	$52,159	($23,839)	$28,319
SD501	SunCreek Basin No. 5	$67,721	($26,490)	$41,231	$72,881	($28,508)	$44,373
SD602	SunCreek Basin No. 4	$61,488	($19,819)	$41,669	$66,173	($21,329)	$44,844
SD702	SunCreek Basin No. 3	$98,031	($41,898)	$56,132	$105,500	($45,091)	$60,410
SD801	SunCreek Basin No. 2	$95,559	($44,676)	$50,883	$102,840	($48,081)	$54,760
SD904	SunCreek Basin No. 1	$53,060	($24,666)	$28,394	$57,103	($26,545)	$30,557
Subtotal Det. / WQ / H-M Basins (Raw Construction Cost)		**$717,668**	**($283,434)**	**$434,234**	**$772,352**	**($305,031)**	**$467,321**
Contingency (20%)		$143,534	$0	$143,534	$154,470	$0	$154,470
Engineering/Plan Check/Inspection (15%)		$107,650	$0	$107,650	$115,853	$0	$115,853
Engineering/Plan Check/Inspection (8%)		$0	($22,675)	($22,675)	$0	($24,402)	($24,402)
Subtotal Det. / WQ / H-M Basins		**$968,852**	**($306,109)**	**$662,743**	**$1,042,675**	**($329,433)**	**$713,242**
Less Con-Spans Moved to Roadway Improvements [5]							
SD403	Con-Span Drainage Crossing No. 3	($78,274)	$0	($78,274)	($84,238)	$0	($84,238)
SD604	Con-Span Drainage Crossing No. 4	($1,701,100)	$0	($1,701,100)	($1,830,717)	$0	($1,830,717)
SD605	Con-Span Drainage Crossing No. 5	($2,412,500)	$1,150,500	($1,262,000)	($2,596,323)	$1,238,163	($1,358,159)
Subtotal Con-Span Adjustments		**($4,191,874)**	**$1,150,500**	**($3,041,374)**	**($4,511,278)**	**$1,238,163**	**($3,273,115)**
Total Storm Drainage Facilities [6]		**$5,785,943**	**($2,398,320)**	**$3,387,623**	**$6,529,422**	**($2,706,498)**	**$3,822,924**	**$7,026,938**	**($2,912,722)**	**$4,114,215**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The Storm Drainage system has been sized to serve both backbone roadway drainage and onsite drainage. In order to capture only the drainage system cost incurred by backbone roadway improvements, the cost of the drainage system has been prorated by a ratio of the total backbone road area relative to the total shed area served by the system. The remaining cost will be treated as an intract cost paid for the developer.
[3] The credits shown on this table are for reference only. Actual credits will be determined through the City Storm Drainage Impact Fee Program.
[4] See Table A-9.
[5] Shown in MacKay & Somps Cost Estimate in Appendix C as Drainage Costs. Moved to Road Costs for the purposes of establishing the fees. Plan Area fee costs adjusteed in Road Costs table. See Table A-2. MacKay & Somps estimates for Con-Spans from September 2021, so no inflation adjustment is made in 2022.
[6] The total cost of all identified storm drainage facilities in 2026 dollars is approximately $25.2 million (calculated as SCSP cost in 2026 dollars divided by SCSP percentage of total costs: $4.2 million/17%).

Table A-5
SunCreek Specific Plan Fee Nexus Study Update - 2026
Storm Drainage Costs and Credits/Reimbursements

Storm Drainage

Segment No.	Improvement	SunCreek Fee Pct. [1]	Less SunCreek Cost Expended (2024$)			Remaining SunCreek Cost (2024$)			Suncreek Cost (2026$)				
									Total Construction Cost				
			Construction Cost	Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Plan Area Fee Funding	Construction Cost	Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Plan Area Fee Funding	Remaining Cost	Plus Cost Expended	Total	Storm Drainage Impact Fee Credits/Reimb. [3]	SunCreek Plan Area Fee Funding
CCI Adjustment [4]									*2.32%*			*2.32%*	*2.32%*
Pipeline System													
SD101	Kiefer to DB No. 9 drainage	4%	$0	$0	$0	$30,260	($10,021)	$20,239	$30,964	$0	$30,964	($10,254)	$20,710
SD103	Sunrise & Kiefer untreated drainage system & culverts	100%	$0	$0	$0	$1,937,200	($1,034,650)	$902,550	$1,982,225	$0	$1,982,225	($1,058,698)	$923,527
SD104	Kiefer Box Culvert Extension3	100%	$0	$0	$0	$183,631	($32,062)	$151,568	$187,899	$0	$187,899	($32,808)	$155,091
SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans	5%	$0	$0	$0	$135,124	($8,208)	$126,916	$138,265	$0	$138,265	($8,399)	$129,866
SD301	Rancho Cordova Pkwy to DB No. 6 drainage system	25%	$0	$0	$0	$45,270	$0	$45,270	$46,322	$0	$46,322	$0	$46,322
SD302	Investek North drainage system	25%	$0	$0	$0	$25,611	$0	$25,611	$26,206	$0	$26,206	$0	$26,206
SD304	Rancho Cordova untreated drainage system	25%	$0	$0	$0	$211,215	($98,403)	$112,812	$216,124	$0	$216,124	($100,690)	$115,434
SD305	Rancho Cordova drainage culvert3	100%	$0	$0	$0	$183,631	($32,062)	$151,568	$187,899	$0	$187,899	($32,808)	$155,091
SD402	Investek South drainage system	7%	$0	$0	$0	$72,203	($24,903)	$47,299	$73,881	$0	$73,881	($25,482)	$48,399
SD403	Con-Span Drainage Crossing No. 3	7%	$0	$0	$0	$84,238	$0	$84,238	$86,196	$0	$86,196	$0	$86,196
SD502	West Park Dr to DB No. 5 drainage system	7%	$0	$0	$0	$10,489	($4,741)	$5,747	$10,732	$0	$10,732	($4,851)	$5,881
SD503	Rancho Cordova Pkwy untreated drainage system	100%	$0	$0	$0	$696,448	($324,086)	$372,362	$712,635	$0	$712,635	($331,619)	$381,017
SD601	North Campus to DB No. 4 drainage system	7%	$0	$0	$0	$39,145	($10,075)	$29,070	$40,055	$0	$40,055	($10,309)	$29,746
SD603	School Access Road untreated drainage system	100%	$0	$0	$0	$538,626	($213,821)	$324,805	$551,144	$0	$551,144	($218,791)	$332,354
SD604	Con-Span Drainage Crossing No. 4	100%	$0	$0	$0	$1,830,717	$0	$1,830,717	$1,873,267	$0	$1,873,267	$0	$1,873,267
SD605	Con-Span Drainage Crossing No. 5	100%	$0	$0	$0	$2,596,323	($1,238,163)	$1,358,159	$2,656,668	$0	$2,656,668	($1,266,941)	$1,389,726
SD701	Americanos Blvd to DB No. 3 drainage system	10%	$0	$0	$0	$12,977	($4,227)	$8,750	$13,278	$0	$13,278	($4,325)	$8,953
SD802	Americanos Blvd drainage system	10%	($36,167)	$14,839	($21,328)	$0	$0	$0	$0	$36,167	$36,167	($14,839)	$21,328
SD803	Americanos Blvd untreated drainage system	100%	($364,832)	$149,474	($215,358)	$0	$0	$0	$0	$364,832	$364,832	($149,474)	$215,358
SD901	Grant Line 220 untreated drainage system	100%	($1,362,534)	$582,844	($779,690)	$0	$0	$0	$0	$1,362,534	$1,362,534	($582,844)	$779,690
SD902	Grant Line 220 drainage system	10%	($71,703)	$29,874	($41,829)	$0	$0	$0	$0	$71,703	$71,703	($29,874)	$41,829
SD903	Grant Line 220 drainage system	6%	($27,198)	$8,998	($18,200)	$0	$0	$0	$0	$27,198	$27,198	($8,998)	$18,200
Subtotal Pipeline System (Rounded)			**($1,862,436)**	**$786,029**	**($1,076,407)**	**$8,633,105**	**($3,035,423)**	**$5,597,682**	**$8,833,759**	**$1,862,436**	**$10,696,195**	**($3,892,003)**	**$6,804,192**
Detention, Water Quality, and Hydro-Modification Basins													
SD102	SunCreek Basin No. 9	4%	$0	$0	$0	$33,735	($14,155)	$19,580	$34,519	$0	$34,519	($14,484)	$20,035
SD202	SunCreek Basin No. 8	5%	$0	$0	$0	$46,022	($17,709)	$28,313	$47,091	$0	$47,091	($18,120)	$28,971
SD303	SunCreek Basin No. 6	25%	$0	$0	$0	$235,939	($79,774)	$156,164	$241,422	$0	$241,422	($81,628)	$159,794
SD401	SunCreek Basin No. 7	7%	$0	$0	$0	$52,159	($23,839)	$28,319	$53,371	$0	$53,371	($24,394)	$28,978
SD501	SunCreek Basin No. 5	7%	$0	$0	$0	$72,881	($28,508)	$44,373	$74,575	$0	$74,575	($29,171)	$45,404
SD602	SunCreek Basin No. 4	7%	$0	$0	$0	$66,173	($21,329)	$44,844	$67,711	$0	$67,711	($21,825)	$45,887
SD702	SunCreek Basin No. 3	10%	$0	$0	$0	$105,500	($45,091)	$60,410	$107,952	$0	$107,952	($46,139)	$61,814
SD801	SunCreek Basin No. 2	10%	($102,840)	$48,081	($54,760)	$0	$0	$0	$0	$102,840	$102,840	($48,081)	$54,760
SD904	SunCreek Basin No. 1	6%	$0	$0	$0	$57,103	($26,545)	$30,557	$58,430	$0	$58,430	($27,162)	$31,268
Subtotal Det. / WQ / H-M Basins (Raw Construction Cost)			**($102,840)**	**$48,081**	**($54,760)**	**$669,511**	**($256,950)**	**$412,561**	**$685,072**	**$102,840**	**$787,913**	**($311,003)**	**$476,910**
Contingency (20%)			($20,568)	$0	($20,568)	$133,902	$0	$133,902	$137,014	$20,568	$157,582	$0	$157,582
Engineering/Plan Check/Inspection (15%)			($15,426)	$0	($15,426)	$100,427	$0	$100,427	$102,761	$15,426	$118,187	$0	$118,187
Engineering/Plan Check/Inspection (8%)			$0	$0	$0	$0	($20,556)	($20,556)	$0	$0	$0	($21,034)	($21,034)
Subtotal Det. / WQ / H-M Basins			**($138,834)**	**$48,081**	**($90,754)**	**$903,840**	**($277,506)**	**$626,334**	**$924,847**	**$138,834**	**$1,063,682**	**($332,037)**	**$731,645**
Less Con-Spans Moved to Roadway Improvements [3]													
SD403	Con-Span Drainage Crossing No. 3	7%	$0	$0	$0	($84,238)	$0	($84,238)	($86,196)	$0	($86,196)	$0	($86,196)
SD604	Con-Span Drainage Crossing No. 4	100%	$0	$0	$0	($1,830,717)	$0	($1,830,717)	($1,873,267)	$0	($1,873,267)	$0	($1,873,267)
SD605	Con-Span Drainage Crossing No. 5	100%	$0	$0	$0	($2,596,323)	$1,238,163	($1,358,159)	($2,656,668)	$0	($2,656,668)	$1,266,941	($1,389,726)
Subtotal Con-Span Adjustments			**$0**	**$0**	**$0**	**($4,511,278)**	**$1,238,163**	**($3,273,115)**	**($4,616,131)**	**$0**	**($4,616,131)**	**$1,266,941**	**($3,349,190)**
Total Storm Drainage Facilities [6]			**($2,001,270)**	**$834,110**	**($1,167,161)**	**$5,025,667**	**($2,074,766)**	**$2,950,901**	**$5,142,475**	**$2,001,270**	**$7,143,746**	**($2,957,099)**	**$4,186,647**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The Storm Drainage system has been sized to serve both backbone roadway drainage and onsite drainage. In order to capture only the drainage system cost incurred by backbone roadway improvements, the cost of the drainage system has been prorated by a ratio of the total backbone road area relative to the total shed area served by the system. The remaining cost will be treated as an intract cost paid for the developer.
[3] The credits shown on this table are for reference only. Actual credits will be determined through the City Storm Drainage Impact Fee Program.
[4] See Table A-9.
[5] Shown in MacKay & Somps Cost Estimate in Appendix C as Drainage Costs. Moved to Road Costs for the purposes of establishing the fees. Plan Area fee costs adjusteed in Road Costs table. See Table A-2. MacKay & Somps estimates for Con-Spans from September 2021, so no inflation adjustment is made in 2022.
[6] The total cost of all identified storm drainage facilities in 2026 dollars is approximately $25.2 million (calculated as SCSP cost in 2026 dollars divided by SCSP percentage of total costs: $4.2 million/17%).

Table A-6
SunCreek Specific Plan Fee Nexus Study Update - 2026
Wetland Mitigation for Backbone Infrastructure Cost Estimate

Wetland Mitigation for Backbone Infrastructure

Segment No.	Improvement	Cost (2020$)	Remaining Cost (2022$) [1] Total Cost	Less Cost Expended	Net Cost	Remaining Cost (2024$) Total Cost	Less Cost Expended	Net Cost	SunCreek Plan Area Fee Costs (2026$) Net Cost	Plus Cost Expended	Total Cost
CCI Adjustment [2]			*12.85%*			*7.62%*			*2.32%*		
WM101	Wetland Mitigation for Segment 1-3	$538,370	$607,551	$0	$607,551	$653,844	$0	$653,844	$669,041	$0	$669,041
WM201	Wetland Mitigation for Segment 5 & 6	$575,817	$649,810	$0	$649,810	$699,323	$0	$699,323	$715,577	$0	$715,577
WM202	Wetland Mitigation for Segment 4	$196,890	$222,191	$0	$222,191	$239,121	$0	$239,121	$244,678	$0	$244,678
WM301	Wetland Mitigation for Segment 20	$107,137	$120,904	$0	$120,904	$130,117	$0	$130,117	$133,141	$0	$133,141
WM302	Wetland Mitigation for Segment 7A & 7B	$194,588	$219,593	$0	$219,593	$236,325	$0	$236,325	$241,818	$0	$241,818
WM401	Wetland Mitigation for Segment 9A	$397,829	$448,950	$0	$448,950	$483,159	$0	$483,159	$494,388	$0	$494,388
WM402	Wetland Mitigation for Segment 19	$440,310	$496,890	$0	$496,890	$534,751	$0	$534,751	$547,180	$0	$547,180
WM403	Wetland Mitigation for Segment 11B	$109,774	$123,880	$0	$123,880	$133,319	$0	$133,319	$136,418	$0	$136,418
WM501	Wetland Mitigation for Segment 11A	$526,509	$594,166	$0	$594,166	$639,439	$0	$639,439	$654,301	$0	$654,301
WM502	Wetland Mitigation for Segment 8	$195,504	$220,626	$0	$220,626	$237,437	$0	$237,437	$242,956	$0	$242,956
WM503	Wetland Mitigation for Segment 13	$119,428	$134,775	$0	$134,775	$145,044	$0	$145,044	$148,415	$0	$148,415
WM504	Wetland Mitigation for Segment 12	$410,353	$463,084	$0	$463,084	$498,369	$0	$498,369	$509,952	$0	$509,952
WM701	Wetland Mitigation for Segment 9B	$113,725	$128,339	$0	$128,339	$138,118	$0	$138,118	$141,328	$0	$141,328
WM702	Wetland Mitigation for Segment 10	$446,118	$503,445	$0	$503,445	$541,805	$0	$541,805	$554,398	$0	$554,398
WM801	Wetland Mitigation for Segment 21B	$470,050	$530,452	$0	$530,452	$570,870	$0	$570,870	$584,139	$0	$584,139
WM802	Wetland Mitigation for Segment 21A	$315,833	$356,418	$0	$356,418	$383,575	($134,251)	$249,324	$255,119	$134,251	$389,370
WM803	Wetland Mitigation for Segment 14	$377,236	$425,711	$0	$425,711	$458,149	$0	$458,149	$468,797	$0	$468,797
WM901	Wetland Mitigation for Segment 15-17	$776,501	$876,282	($876,282)	$0	$0	$0	$0	$0	$876,282	$876,282
WM902	Wetland Mitigation for Segment 18	$85,822	$96,850	($96,850)	$0	$0	$0	$0	$0	$96,850	$96,850
Total Wetland Mitigation for Backbone Infrastructure		**$6,397,794**	**$7,219,917**	**($973,132)**	**$6,246,784**	**$6,722,764**	**($134,251)**	**$6,588,513**	**$6,741,646**	**$1,107,384**	**$7,849,029**

Source: MacKay & Somps (September 2021); ECORP Consulting; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] See Table A-9.

Table A-7
SunCreek Specific Plan Fee Nexus Study Update - 2026
Trails Costs and Credits/Reimbursements

Trails

Segment No.	Improvement	Construction Costs (2020$) [1] Total Cost	TDIF Credits [2]	Net Cost	Construction Costs (2022$) Total Cost	TDIF Credits [2]	Net Cost	Construction Costs (2024$) Total Cost	TDIF Credits [2]	Net Cost
CCI Adjustment [3]					*12.85%*	*12.85%*		*7.62%*	*7.62%*	
TR101	10' Secondary Trail: Kiefer Boulevard	$168,500	$0	$168,500	$190,152	$0	$190,152	$204,641	$0	$204,641
TR102	10' Secondary Trail	$399,760	$0	$399,760	$451,130	$0	$451,130	$485,504	$0	$485,504
TR103	Pedestrian/Bike At-Grade Crossing #1 [4]	$0	$0	$0	$0	$0	$0	$0	$0	$0
TR201	12' Primary & 10' Secondary Trail: Kiefer Boulevard	$383,620	$0	$383,620	$432,916	$0	$432,916	$465,902	$0	$465,902
TR202	12' Primary Trail	$207,150	$0	$207,150	$233,769	$0	$233,769	$251,581	$0	$251,581
TR203	Pedestrian/Bike Grade Separated Crossing #2 [5] [6]	$4,098,700	($4,098,700)	$0	$4,625,387	($4,625,387)	$0	$4,977,823	($4,977,823)	$0
TR204	Pedestrian/Bike Grade Separated Crossing #2 [5] [6]	$4,098,700	($4,098,700)	$0	$4,625,387	($4,625,387)	$0	$4,977,823	($4,977,823)	$0
TR205	10' Secondary Trail	$79,060	$0	$79,060	$89,219	$0	$89,219	$96,017	$0	$96,017
TR301	10' Secondary Trail	$103,020	$0	$103,020	$116,258	$0	$116,258	$125,117	$0	$125,117
TR401	12' Primary Trail	$305,150	$0	$305,150	$344,362	$0	$344,362	$370,601	$0	$370,601
TR402	Pedestrian/Bike At-Grade Crossing #3	$58,100	$0	$58,100	$65,566	$0	$65,566	$70,562	$0	$70,562
TR501	10' Secondary Trail	$167,240	$0	$167,240	$188,730	$0	$188,730	$203,111	$0	$203,111
TR502	10' Secondary Trail: West Park Drive	$125,720	$0	$125,720	$141,875	$0	$141,875	$152,685	$0	$152,685
TR503	10' Secondary Trail: Central Park Drive	$44,040	$0	$44,040	$49,699	$0	$49,699	$53,486	$0	$53,486
TR504	Pedestrian/Bike At-Grade Crossing #4	$58,100	$0	$58,100	$65,566	$0	$65,566	$70,562	$0	$70,562
TR601	10' Secondary Trail: Central Park Drive	$40,740	$0	$40,740	$45,975	$0	$45,975	$49,478	$0	$49,478
TR602	12' Primary Trail: Central Park to Americanos	$81,700	$0	$81,700	$92,199	$0	$92,199	$99,224	$0	$99,224
TR603	12' Primary Trail: Americanos Blvd.	$60,150	$0	$60,150	$67,879	$0	$67,879	$73,051	$0	$73,051
TR604	10' Secondary Trail	$31,140	$0	$31,140	$35,142	$0	$35,142	$37,819	$0	$37,819
TR605	Pedestrian/Bike At-Grade Crossing #5	$58,100	$0	$58,100	$65,566	$0	$65,566	$70,562	$0	$70,562
TR606	Pedestrian/Bike At-Grade Crossing #6 [7]	$0	$0	$0	$0	$0	$0	$0	$0	$0
TR701	10' Secondary Trail	$475,620	$0	$475,620	$536,738	$0	$536,738	$577,635	$0	$577,635
TR801	12' Primary Trail: Americanos Blvd.	$164,050	$0	$164,050	$185,131	$0	$185,131	$199,237	$0	$199,237
TR802	12' Primary Trail	$118,800	$0	$118,800	$134,066	$0	$134,066	$144,281	$0	$144,281
TR803	12' Primary Trail: Americanos Blvd.	$41,600	$0	$41,600	$46,946	$0	$46,946	$50,523	$0	$50,523
TR804	Pedestrian/Bike Grade Separated Crossing #7 [6]	$3,856,500	($3,856,500)	$0	$4,352,064	($4,352,064)	$0	$4,683,674	($4,683,674)	$0
TR805	Pedestrian/Bike Grade Separated Crossing #8 [6]	$2,226,900	($2,226,900)	$0	$2,513,059	($2,513,059)	$0	$2,704,544	($2,704,544)	$0
TR901	12' Primary Trail: Americanos Blvd.	$23,700	$0	$23,700	$26,745	$0	$26,745	$28,783	$0	$28,783
TR902	12' Primary Trail	$141,100	$0	$141,100	$159,231	$0	$159,231	$171,364	$0	$171,364
TR903	Pedestrian/Bike Grade Separated Crossing #9 [6]	$2,070,900	($2,070,900)	$0	$2,337,013	($2,337,013)	$0	$2,515,084	($2,515,084)	$0
Total Trails and Pedestrian/Bike Crossings		**$19,687,860**	**($16,351,700)**	**$3,336,160**	**$22,217,769**	**($18,452,909)**	**$3,764,860**	**$23,910,674**	**($19,858,947)**	**$4,051,727**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The credits shown on this table are for reference only. Actual credits will be determined through the City TDIF Program.
[3] See Table A-9.
[4] Improvement cost for pedestrian at-grade crossing is captured in the Kiefer Blvd roadway improvement cost.
[5] Grade separated crossings are reimbursed through the City TDIF Program.
[6] To be determined if both of these grade separated crossings will be included improvements.
[7] Improvement cost for pedestrian at-grade crossing is captured in the Americano's Blvd roadway improvement cost.

Table A-7
SunCreek Specific Plan Fee Nexus Study Update - 2026
Trails Costs and Credits/Reimbursements

Trails

Segment No.	Improvement	Less Costs Expended (2024$) Total Cost	TDIF Credits [2]	Net Cost	Remaining Construction Costs (2024$) Total Cost	TDIF Credits [2]	Net Cost	SunCreek Plan Area Fee Costs (2026$) Total Construction Cost: Remaining Cost	Plus Cost Expended	Total	TDIF Credits [2]	SCSP Fee Funded
CCI Adjustment [3]								*2.32%*			*2.32%*	
TR101	10' Secondary Trail: Kiefer Boulevard	$0	$0	$0	$204,641	$0	$204,641	$209,398	$0	$209,398	$0	$209,398
TR102	10' Secondary Trail	$0	$0	$0	$485,504	$0	$485,504	$496,788	$0	$496,788	$0	$496,788
TR103	Pedestrian/Bike At-Grade Crossing #1 [4]	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TR201	12' Primary & 10' Secondary Trail: Kiefer Boulevard	$0	$0	$0	$465,902	$0	$465,902	$476,731	$0	$476,731	$0	$476,731
TR202	12' Primary Trail	$0	$0	$0	$251,581	$0	$251,581	$257,429	$0	$257,429	$0	$257,429
TR203	Pedestrian/Bike Grade Separated Crossing #2 [5] [6]	$0	$0	$0	$4,977,823	($4,977,823)	$0	$5,093,519	$0	$5,093,519	($5,093,519)	$0
TR204	Pedestrian/Bike Grade Separated Crossing #2 [5] [6]	$0	$0	$0	$4,977,823	($4,977,823)	$0	$5,093,519	$0	$5,093,519	($5,093,519)	$0
TR205	10' Secondary Trail	$0	$0	$0	$96,017	$0	$96,017	$98,249	$0	$98,249	$0	$98,249
TR301	10' Secondary Trail	$0	$0	$0	$125,117	$0	$125,117	$128,025	$0	$128,025	$0	$128,025
TR401	12' Primary Trail	$0	$0	$0	$370,601	$0	$370,601	$379,215	$0	$379,215	$0	$379,215
TR402	Pedestrian/Bike At-Grade Crossing #3	$0	$0	$0	$70,562	$0	$70,562	$72,202	$0	$72,202	$0	$72,202
TR501	10' Secondary Trail	$0	$0	$0	$203,111	$0	$203,111	$207,832	$0	$207,832	$0	$207,832
TR502	10' Secondary Trail: West Park Drive	$0	$0	$0	$152,685	$0	$152,685	$156,234	$0	$156,234	$0	$156,234
TR503	10' Secondary Trail: Central Park Drive	$0	$0	$0	$53,486	$0	$53,486	$54,729	$0	$54,729	$0	$54,729
TR504	Pedestrian/Bike At-Grade Crossing #4	$0	$0	$0	$70,562	$0	$70,562	$72,202	$0	$72,202	$0	$72,202
TR601	10' Secondary Trail: Central Park Drive	$0	$0	$0	$49,478	$0	$49,478	$50,628	$0	$50,628	$0	$50,628
TR602	12' Primary Trail: Central Park to Americanos	$0	$0	$0	$99,224	$0	$99,224	$101,530	$0	$101,530	$0	$101,530
TR603	12' Primary Trail: Americanos Blvd.	$0	$0	$0	$73,051	$0	$73,051	$74,749	$0	$74,749	$0	$74,749
TR604	10' Secondary Trail	$0	$0	$0	$37,819	$0	$37,819	$38,698	$0	$38,698	$0	$38,698
TR605	Pedestrian/Bike At-Grade Crossing #5	$0	$0	$0	$70,562	$0	$70,562	$72,202	$0	$72,202	$0	$72,202
TR606	Pedestrian/Bike At-Grade Crossing #6 [7]	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TR701	10' Secondary Trail	$0	$0	$0	$577,635	$0	$577,635	$591,061	$0	$591,061	$0	$591,061
TR801	12' Primary Trail: Americanos Blvd.	$0	$0	$0	$199,237	$0	$199,237	$203,868	$0	$203,868	$0	$203,868
TR802	12' Primary Trail	$0	$0	$0	$144,281	$0	$144,281	$147,635	$0	$147,635	$0	$147,635
TR803	12' Primary Trail: Americanos Blvd.	$0	$0	$0	$50,523	$0	$50,523	$51,697	$0	$51,697	$0	$51,697
TR804	Pedestrian/Bike Grade Separated Crossing #7 [6]	$0	$0	$0	$4,683,674	($4,683,674)	$0	$4,792,534	$0	$4,792,534	($4,792,534)	$0
TR805	Pedestrian/Bike Grade Separated Crossing #8 [6]	$0	$0	$0	$2,704,544	($2,704,544)	$0	$2,767,404	$0	$2,767,404	($2,767,404)	$0
TR901	12' Primary Trail: Americanos Blvd.	($28,783)	$0	($28,783)	$0	$0	$0	$0	$28,783	$28,783	$0	$28,783
TR902	12' Primary Trail	($171,364)	$0	($171,364)	$0	$0	$0	$0	$171,364	$171,364	$0	$171,364
TR903	Pedestrian/Bike Grade Separated Crossing #9 [6]	$0	$0	$0	$2,515,084	($2,515,084)	$0	$2,573,540	$0	$2,573,540	($2,573,540)	$0
Total Trails and Pedestrian/Bike Crossings		**($200,148)**	**$0**	**($200,148)**	**$23,710,526**	**($19,858,947)**	**$3,851,579**	**$24,261,616**	**$200,148**	**$24,461,763**	**($20,320,516)**	**$4,141,247**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] The credits shown on this table are for reference only. Actual credits will be determined through the City TDIF Program.
[3] See Table A-9.
[4] Improvement cost for pedestrian at-grade crossing is captured in the Kiefer Blvd roadway improvement cost.
[5] Grade separated crossings are reimbursed through the City TDIF Program.
[6] To be determined if both of these grade separated crossings will be included improvements.
[7] Improvement cost for pedestrian at-grade crossing is captured in the Americano's Blvd roadway improvement cost.

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Table A-8
SunCreek Specific Plan Fee Nexus Study Update - 2026
Wetland Preserve Buffer Cost Estimate

Wetland Preserve Buffer

Segment No.	Improvement	Cost 2020$ [1]	Cost 2022$	Cost 2026$
CCI Adjustment [2]			*12.85%*	*10.12%*
WB101	Wetland Buffer: Shalako West	$84,800	$95,697	$105,382
WB102	Wetland Buffer: Shalako West	$132,100	$149,075	$164,163
WB201	Wetland Buffer: Shalako East	$187,400	$211,481	$232,885
WB301	Wetland Buffer: Investek North	$178,800	$201,776	$222,198
WB401	Wetland Buffer: Investek South	$271,100	$305,937	$336,900
WB501	Wetland Buffer: Callahan	$183,600	$207,193	$228,163
WB601	Wetland Buffer: Smith-Dunmore	$122,600	$138,354	$152,357
WB701	Wetland Buffer: Sierra Sunrise South	$131,200	$148,059	$163,044
WB702	Wetland Buffer: Sierra Sunrise South	$23,200	$26,181	$28,831
WB801	Wetland Buffer: Sierra Sunrise North	$149,900	$169,162	$186,283
WB802	Wetland Buffer: Sierra Sunrise North	$83,700	$94,456	$104,015
Total Wetland Preserve Buffer		**$1,548,400**	**$1,747,371**	**$1,924,221**

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] From Preliminary Cost Estimate for SunCreek Plan Area Specific Plan Proposed Project Backbone Infrastructure (MacKay & Somps, September 13, 2021).
[2] See Table A-9.

Table A-9
SunCreek Specific Plan Fee Nexus Study Update - 2026
Construction Cost Adjustment

Item	ENR Construction Cost Index					
	Oct-19	Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
Cost Year	*2020*	*2022*	*2023*	*2024*	*2025*	*2026*
20-City CCI	11,326.10	12,464.00	13,174.92	13,497.97	13,632.34	14,073.99
San Francisco CCI	12,524.93	14,451.91	15,141.40	15,473.38	15,385.40	15,559.78
Average CCI	**11,925.52**	**13,457.96**	**14,158.16**	**14,485.68**	**14,508.87**	**14,816.89**
Percentage Change [1]		**12.85%**	**5.20%**	**2.30%**	**0.20%**	**2.12%**
Cumulative Percentage Change from Oct. 2021			**5.20%**	**7.62%**	**7.83%**	**10.12%**
Cumulative Percentage Change from Oct. 2023					**0.20%**	**2.32%**

Source: Engineering-News Record

[1] Percentage used to escalate the MacKay & Somps cost estimates from 2020$ to 2022$ and each year thereafter.
Amounts for 2022 through 2025 rounded to nearest tenth of a percentage point and 2026 amount rounded to nearest hundred of a percentage point to be consistent with City fee update and credit calculations.

Economic & Planning Systems, Inc.
The Economics of Land Use

Appendix B: Trails and Roadways Cost Allocation Methodology

Trails and Roadways Cost Allocation Methodology Narrative B-1
Table B-1. Residential PPH and VMT Allocation Factors Summary B-7
Table B-2. Residential Units and Population Summary B-8
Table B-3. Persons per Household (PPH) and Trips per Household (TPH) Factors B-9
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Table B-5. Roadways VMT B-11

Trails and Roadways Cost Allocation Methodology

California Assembly Bill 602 (AB 602), enacted in 2021, modified the Mitigation Fee Act to require that a jurisdiction calculate residential development impact fees proportionately to the square footage of the dwelling units with several exceptions. This requirement applies to the following two fee components in the SunCreek Specific Plan Area (SCSP) Fee Program update:

- Trails
- Roadways

The SCSP is located in the City of Rancho Cordova (City). To comply with AB 602 in the SCSP Fee Program update, the City proposes to establish trails and roadways residential fees by the square foot ranges that were established for the road fee adopted by the Sacramento Transportation Authority in 2024, also referred to as the Sacramento County Transportation Mitigation Fee (SCTMF). The square foot ranges apply to both single-family and multifamily units and are summarized below:

- Very Small (≥800 sq. ft.)
- Small (801-1,200 sq. ft.)
- Medium-Small (1,201-1,600 sq. ft.)
- Medium (1,601-2,400 sq. ft.)
- Large (>2,400 sq. ft.)

The purpose of this appendix is to detail the data and methodology used to develop the cost allocation factors by residential land use and square foot range for the SCSP trails and roadways fee components. Household population is the driver of trails demand and trail improvements required to serve new residential development. Thus, EPS developed estimated persons per household (PPH) allocation factors for each building square foot range to use in allocating the trails costs and calculating trails fees. Daily vehicle miles travelled (VMT), which combines daily trips per household and trip length, is the driver of roadway improvements needed to serve new residential development. Thus, EPS developed estimated VMT factors for each residential land use and building square foot range to use in allocating the roadways costs and calculating roadways fees.

Table **B-1** summarizes the PPH and VMT residential allocation factors. The methodology for calculating the PPH and VMT factors by square foot fee range is detailed in the remainder of this appendix.

Persons Per Household (PPH) Allocation Factors

Tables B-2 through **B-5** detail the calculation of the PPH allocation factors by square foot range for use in the trails fee calculation. *Note that **Tables B-2** through **B-5** also detail the calculation of the VMT allocation factors by square foot range for use in the roadways fee calculation, which will be discussed separately following the discussion of the PPH allocation factors.*

The following steps are required to calculate the PPH allocation factors by square foot range:

1. **Calculate the projected total SunCreek population at buildout using City PPH values for residential units.**

   Table B-2 shows the PPH and total population calculation for both single-family and multifamily units, In total, the City estimates that the SCSP will have a population of 11,642 residents at buildout. The City categorizes residential units as low density, medium density, compact density, and high density and has established the following PPH factors by unit type, as codified in the Rancho Cordova Municipal Code Chapter 22.40 Park and Recreation Dedication and Fees.

   - Low Density: 2.95 PPH
   - Medium Density: 2.95 PPH
   - Compact Density: 2.03 PPH
   - High Density: 1.54 PPH

   For the purposes of this analysis, it is assumed that low density, medium density, and compact density units are single-family, while high density units are multifamily. This assumption results in an average single-family PPH of 2.87, while the average multifamily PPH is equivalent to the high density PPH of 1.54. The total population at buildout is estimated by applying the PPH factors to the estimated buildout dwelling units in the SCSP.

2. **Estimate single-family and multifamily PPH adjustment factors for the square foot fee ranges to be used in the trails fee calculation.**

   Table B-3 details the calculation of the initial PPH adjustment factors for each of the square foot ranges summarized at the beginning of this appendix. The PPH adjustment factors in **Table B-3** are calculated separately for single-family and multifamily units. For each square foot range, the PPH adjustment factor is set to 1.0 for the average size unit, which is assumed to be a medium unit for single-family development and a small unit for multifamily development. The factors for all other single-family or multifamily square foot ranges are scaled up or down from the average size unit. The steps to calculate the PPH adjustment factors are summarized below:

a) Compile 2023 US Census Bureau American Housing Survey (AHS) data on number of households by number of persons per household for different unit sizes and summarize by the square foot ranges listed above. This process results in PPH values for each square foot range.

b) For each single-family square foot range, estimate the PPH adjustment factor as the PPH for the range divided by the PPH for a single-family medium unit (the average size single-family unit). Likewise, for each multifamily square foot range, estimate the PPH adjustment factor as the PPH for the range divided by the PPH for a multifamily small unit (the average size multifamily unit). *Note that for multifamily units, fees are established for each of the square foot ranges listed above, but the three largest square foot ranges are combined and will have the same fees.*

3. **Calculate single-family and multifamily PPH allocation factors by square foot range for use in the trails fee cost allocation.**

   Table B-4 details the calculation of the PPH allocation factors. All PPH allocation factors are based on a comparison to a single-family medium size unit. The steps are required to calculate the single-family and multifamily PPH allocation factors.

   a) For each single-family and multifamily square foot range, calculate the PPH as detailed in **Table B-4**. This calculation uses the PPH adjustment factors from step 2, the unit distributions provided by the City, and the average single-family and multifamily PPH from **Table B-2**.

   b) For each single-family and multifamily square foot range, calculate the PPH allocation factor as the PPH divided by the PPH for a single-family medium unit.

4. **For each single-family and multifamily square foot range, calculate the population and sum to arrive at the total SCSP population.** *Note that this step is unnecessary to develop the cost allocation factors and is only included to verify the population calculations using the PPH by square foot range.*

   Table B-4 details the total population calculation. For each square foot range, the population is estimated as the PPH from the previous step multiplied by the number of units (based on the percentage distribution provided by the City). These population values are summed to arrive at the total SCSP population. This calculation results in a total population that is equal to the total population from **Table B-2**, where population is calculated using average PPH values by unit type rather than by square foot range.

5. **Calculate PPH allocation factors for age-restricted single-family and age-restricted multifamily units.**

   Table B-1 shows the calculation of the PPH allocation factors for the age-restricted units. These allocation factors are estimated as follows:

   a) Estimate the average PPH for age-restricted single-family and age-restricted multifamily units.

   b) For age-restricted single-family units, express the average PPH as a percentage of the PPH for a medium (average size) single-family unrestricted unit. Likewise, for age-restricted multifamily units, express the average PPH as a percentage of the PPH for a small (average size) multifamily unrestricted unit.

   c) For each age-restricted single-family range, calculate the PPH allocation factor as the single-family percentage from step b) multiplied by the PPH allocation factor for unrestricted single-family units in the same range. Likewise, for each age-restricted multifamily range, calculate the PPH allocation factor as the multifamily percentage from step 5b) multiplied by the average PPH allocation factor for unrestricted multifamily units in the same range.

Vehicle Miles Traveled (VMT) Allocation Factors

Tables B-3 through **B-5** detail the calculation of the VMT allocation factors by square foot range for use in the roadways fee calculation.

The following steps are required to calculate the VMT allocation factors by square foot range:

1. **Estimate single-family and multifamily trips per household (TPH) adjustment factors for the square foot fee ranges to be used in the roadways fee calculation.**

   Table B-3 details the calculation of the initial TPH adjustment factors for each of the square foot ranges summarized at the beginning of this memorandum. The TPH adjustment factors in **Table B-3** are calculated separately for single-family and multifamily units. For each square foot range, the TPH adjustment factor is set to 1.0 for the average size unit, which is assumed to be a medium unit for single-family development and a small unit for multifamily development. The factors for all other single-family or multifamily square foot ranges are scaled up or down from the average size unit. The steps to calculate the TPH adjustment factors are summarized below:

   a) Estimate TPH values for each single-family and multifamily square foot range using AHS data (described in step 2 of the Persons Per Household Factors section of this appendix) and 2022 National Household Travel Survey (NHTS) data on daily trips per household by number of people per household.

b) For each single-family square foot range, estimate the TPH adjustment factor as the TPH for the range divided by the TPH for a single-family medium unit (the average size single-family unit). Likewise, for each multifamily square foot range, estimate the TPH adjustment factor as the TPH for the range divided by the TPH for a multifamily small unit (the average size multifamily unit). *Note that for multifamily units, fees are established for each of the five square foot ranges, but the three largest square foot ranges are combined and will have the same fees.*

2. **Calculate single-family and multifamily VMT allocation factors by square foot range for use in the roadways fee cost allocation.**

Table B-4 details the calculation of the VMT allocation factors. All VMT allocation factors are based on a comparison to a single-family medium size unit. The steps below are required to calculate the single-family and multifamily VMT allocation factors.

a) Calculate the daily VMT per unit for each single-family and multifamily square foot range, as detailed in **Table B-4**. This calculation uses the TPH adjustment factors from step 1, the unit distributions provided by the City, and the average single-family and multifamily daily VMT.

Table B-5 details the calculation of the average daily VMT values using average daily trips per unit obtained from the Institute of Transportation Engineers Trip Generation Manual [ITE Manual], 11th Edition) and trip lengths and percent of new trips obtained from the 2021 Rancho Cordova TDIF Program Nexus Study.

b) For each single-family and multifamily range, calculate the VMT allocation factor as the VMT divided by the VMT for a single-family medium unit.

3. **Calculate VMT allocation factors for age-restricted single-family and age-restricted multifamily units.**

Table B-1 summarizes the calculation of the VMT allocation factors for the age-restricted units. These allocation factors are estimated as follows:

a) Estimate the average daily VMT for age-restricted single-family and age-restricted multifamily units. As detailed in **Table B-5,** the calculation of the VMT values use average daily trips per unit obtained from the Institute of Transportation Engineers Trip Generation Manual [ITE Manual], 11th Edition) and trip lengths and percent of new trips obtained from the 2021 Rancho Cordova TDIF Program Nexus Study.

b) For age-restricted single-family units, express the average daily VMT as a percentage of the VMT for a medium (average size) single-family unrestricted unit. Likewise, for age-restricted multifamily units, express the average daily VMT as a percentage of the VMT for a small (average size) multifamily unrestricted unit.

c) For each age-restricted single-family range, calculate the VMT allocation factor as the single-family percentage from step 3b) multiplied by the VMT allocation factor for unrestricted single-family units in the same range. Likewise, for each age-restricted multifamily range, calculate the VMT allocation factor as the multifamily percentage from step 3b) multiplied by the average VMT allocation factor for unrestricted multifamily units in the same range.

Table B-1
SunCreek Specific Plan Fee Nexus Study Update - 2026
Residential PPH and VMT Allocation Factors Summary

Item	PPH Allocation Factor				VMT Allocation Factor			
	Single-Family	Age-Restricted Single-Family	Multifamily	Age-Restricted Multifamily	Single Family	Age-Restricted Single-Family	Multifamily	Age-Restricted Multifamily
	Factors relative to medium single family unit							
Formula	*A*	*A*65%*	*B*	*B*81%*	*C*	*C*47%*	*D*	*D*49%*
Average Size Unit								
Average Size Unit	Medium	Medium	Small	Small	Medium	Medium	Small	Small
PPH [1]	**2.79**	**1.80**	**1.49**	**1.20**				
VMT [2]					47.21	21.98	33.74	16.52
Age-Restricted Pct. [3]		**65%**		**81%**		**47%**		**49%**
Residential [4]								
Very Small (≤800 sq. ft.) [5]	0.73	0.47	0.41	0.36	0.81	0.38	0.63	0.31
Small (801-1,200 sq. ft.)	0.88	0.57	0.53	0.43	0.91	0.42	0.71	0.35
Medium-Small (1,201-1,600 sq. ft.)	0.92	0.59	0.59	0.47	0.94	0.44	0.75	0.37
Medium (1,601-2,400 sq. ft.)	**1.00**	0.65	0.59	0.47	**1.00**	0.47	0.75	0.37
Large (>2,400 sq. ft.)	1.10	0.71	0.59	0.47	1.07	0.50	0.75	0.37

[1] See Table B-4 for single family and multifamily PPH. Age-restricted PPH based on EPS research of age-restricted units in the region.
[2] See Table B-5.
[3] Percentage of unrestricted allocation factor for same type of unit (i.e., single family, multifamily).
[4] See Table B-4 for single family and multifamily allocation factors. Age-restricted allocation factor = age-restricted pct.* factor for unrestricted unit of same type.
[5] Age-restricted multifamily PPH allocation factor set so that PPH=1. Calculated factor would have been slightly lower (0.33), resulting in a PPH less than 1.

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Table B-2
SunCreek Specific Plan Fee Nexus Study Update - 2026
Residential Units and Population Summary

Land Use	Acres	Revised Dwelling Units	PPH	Population
Source	*Table 4*	*Table 4*		
Single Family				
Low Density	163.0	840	2.95	2,478
Medium Density	367.1	2,369	2.95	6,989
Compact Density	27.5	314	2.03	637
Total Single Family	**557.6**	**3,523**	**2.87**	**10,104**
Multifamily				
High Density	**44.2**	**999**	**1.54**	**1,538**
Total Residential	**601.8**	**4,522**	**2.57**	**11,642**

Source: City of Rancho Cordova; SunCreek Owners Group.

Table B-3
SunCreek Specific Plan Fee Nexus Study Update - 2026
Persons per Household (PPH) and Trips per Household (TPH) Factors

Item	Single Family: Daily Trips per Household [1]	Single Family: Unit Size (in sq. ft.) [2] Very Small ≤800	Small 801-1,200	Medium-Small 1,201-1,600	Medium 1,601-2,400	Large >2,400	**Total**	Multifamily: Daily Trips per Household [3]	Multifamily: Unit Size (in sq. ft.) [4] Very Small ≤800	Small 801-1,200	>1,200	**Total**
Units (in thousands)												
1 person	3.09	1,312	4,022	4,741	6,105	3,439	19,619	2.97	6,781	4,565	2,174	13,520
2 persons	4.82	900	4,287	6,050	11,610	9,240	32,087	4.49	2,474	3,233	2,352	8,059
3 persons	6.23	365	1,918	2,694	5,015	3,570	13,564	4.85	693	1,249	821	2,763
4 persons	7.71	242	1,307	2,004	4,639	4,610	12,802	6.43	210	716	597	1,524
5 persons	10.11	39	571	905	2,075	2,177	5,767	5.76	28	201	178	407
6 persons	8.37	11	194	301	620	793	1,919	5.75	0	0	0	0
7 persons or more	11.74	10	135	204	390	401	1,140	6.00	0	0	0	0
Total Units		**2,881**	**12,434**	**16,898**	**30,453**	**24,232**	**86,898**		**10,186**	**9,965**	**6,123**	**26,273**
Persons (in thousands) [5]		5,511	28,545	40,695	79,748	69,524	**224,022**		14,786	18,649	12,622	**46,058**
Trips (in Thousands) [5]		13,148	64,112	90,112	172,584	146,313	**486,269**		36,097	39,887	25,866	**101,850**
PPH Adjustment Factor												
Average PPH		1.91	2.30	2.41	2.62	2.87	**2.58**		1.45	**1.87**	2.06	**1.75**
PPH Factor [6]		**0.73**	**0.88**	**0.92**	**1.00**	**1.10**			**0.78**	**1.00**	**1.10**	**0.94**
Multifamily PPH as Pct. of Single Family PPH									*76%*	*82%*	*78%*	
TPH Adjustment Factor												
Average Daily TPH		4.56	5.16	5.33	5.67	6.04	**5.60**		3.54	4.00	4.22	**3.88**
TPH Factor [7]		**0.81**	**0.91**	**0.94**	**1.00**	**1.07**			**0.89**	**1.00**	**1.06**	
PPH Factor Relative to Medium SF									*78%*	*78%*	*74%*	

Source: US Census Bureau American Housing Survey (AHS) 2023 - National; 2022 National Household Travel Survey; EPS.

[1] Trips per household from 2022 NHTS data for single family detached and attached households.
[2] Detached and attached single-family units from AHS 2023 National data.
[3] Trips per household from 2022 NHTS data for multifamily households.
[4] Multifamily units from AHS 2023 National data.
[5] Assumes 7 persons in a "7 persons or more" household.
[6] PPH/PPH for average size single family or multifamily unit.
[7] TPH/TPH for average size single family or multifamily unit.

Table B-4
SunCreek Specific Plan Fee Nexus Study Update - 2026
Single-Family and Multifamily PPH and VMT Allocation Factors

Item		Pct. [1]	PPH: Adjustment Factor [2]	PPH	PPH: Allocation Factor	VMT Factor: Adjustment Factor [2]	VMT Factor: VMT per Unit	VMT Factor: Allocation Factor	Population and VMT: Acres	Units	Bldg. Sq. Ft.	Population	VMT
Formula		*A*	*B*	*C=B*PPH per DUE*	*D=C/SF Med. C*	*E*	*F=E*VMT per DUE*	*E/SF Med. SF E*	*A*Total*	*G=A*Total*		*C*G*	*F*G*
Single-Family Residential													
Very Small (≤800 sq. ft.)		0%	0.73	2.04	0.73	0.81	38.02	0.81	0.0	0		0	0
Small (801-1,200 sq. ft.)		1%	0.88	2.45	0.88	0.91	42.95	0.91	5.6	35		86	1,503
Medium-Small (1,201-1,600 sq. ft.)		10%	0.92	2.57	0.92	0.94	44.42	0.94	55.8	352		903	15,637
Medium (1,601-2,400 sq. ft.)	Average	50%	1.00	**2.79**	**1.00**	**1.00**	**47.21**	1.00	278.8	1,762		4,915	83,182
Large (>2,400 sq. ft.)		39%	1.10	3.06	1.10	1.07	50.30	1.07	217.5	1,374		4,200	69,111
Total [3]		**100%**		**2.87**			**48.09**		**557.6**	**3,523**		**10,104**	**169,434**
Persons/Trips per DUE [4] [5]				**2.79**			**47.21**						
Multifamily Residential													
Very Small (≤800 sq. ft.)		0%	0.78	1.15	0.41	0.89	29.87	0.63	0.0	0		0	0
Small (801-1,200 sq. ft.)	Average	66%	1.00	**1.49**	0.53	1.00	**33.74**	0.71	29.2	659		981	22,234
Medium-Small (1,201-1,600 sq. ft.)		34%	1.10	1.64	0.59	1.06	35.61	0.75	15.0	340		557	12,106
Medium (1,601-2,400 sq. ft.)		0%	1.10	1.64	0.59	1.06	35.61	0.75	0.0	0		0	0
Large (>2,400 sq. ft.)		0%	1.10	1.64	0.59	1.06	35.61	0.75	0.0	0		0	0
Total [3]		**100%**		**1.54**			**34.37**		**44.2**	**999**		**1,538**	**34,340**
Persons/Trips per DUE [4] [5]				**1.49**			**33.74**						
Persons per DUE Pct. of Single Family				53%			71%						
Commercial													
Retail		90%					42.56	0.90	60.8		628,489		26,749
Office		10%					50.86	1.08	6.8		69,832		3,552
Total		**100%**							**67.5**		**698,321**		**30,301**
TOTAL				**2.57**						**4,522**	**698,321**	**11,642**	**234,075**

[1] Provided by City.
[2] Compared to average size unit in land use category. See Table B-3.
[3] Total units, acres, and PPH, from Table 6. Total VMT per unit from Table B-5.
[4] Persons per DUE calculated separately for single family and multifamily units as weighted average PPH across square foot ranges. Calculated as: Avg. PPH/Sum of (PPH factors multiplied by pct. of units).
[5] Trips per DUE calculated separately for single family and multifamily units as weighted average TPH across square foot ranges. Calculated as: Avg. TPH/Sum of (TPH factors multiplied by pct. of units).

Table B-5
SunCreek Specific Plan Fee Nexus Study Update - 2026
Roadways VMT

Item	Daily Trips: ITE Manual Edition	Daily Trips: Land Use		Daily Trips: Daily Trips per Unit	Trip Length [1]	Percent New Trips [1]	VMT per Unit
Formula				*A*	*B*	*C*	*D=A*B*C*
Residential Land Uses				*per dwelling unit*			*per dwelling unit*
Low Density Residential	11th Edition	210	Single Family Detached Housing	9.43	5.1	100%	48.09
Medium Density Residential	11th Edition	210	Single Family Detached Housing	9.43	5.1	100%	48.09
Compact Density Residential	11th Edition	210	Single Family Detached Housing	9.43	5.1	100%	48.09
High Density Residential	11th Edition	220	Multifamily Housing (Low-Rise)	6.74	5.1	100%	34.37
Age-Restricted - Single Family	11th Edition	251	Senior Adult Housing - Single Family	4.31	5.1	100%	21.98
Age-Restricted - Multifamily	11th Edition	252	Senior Adult Housing - Multifamily	3.24	5.1	100%	16.52
Commercial Land Uses				*per 1K bldg. sq. ft.*			*per 1K bldg. sq. ft.*
Retail	11th Edition	820	Shopping Center	37.01	2.3	50%	42.56
Office	11th Edition	710	General Office Building	10.84	5.1	92%	50.86

Source: Rancho Cordova TDIF Program Nexus Study (2021); ITE Manual 11th Edition; EPS.

[1] From the Rancho Cordova TDIF Program Nexus Study (2021), Table 20.
[2] Trip lengths and percent new trips for all land uses from the Rancho Cordova TDIF Program Nexus Study, December 2021.

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The Economics of Land Use

Appendix C: Cost Allocations

Table C-1. Potable Water Cost Allocation at Buildout C-1
Table C-2. Storm Drainage Cost Allocation at Buildout C-2
Table C-3. Wetland Mitigation for Backbone Infrastructure Cost Allocation at Buildout C-3
Table C-4. Wetland Preserve Buffer Cost Allocation at Buildout C-4
Table C-5. SunCreek Plan Area Formation Cost Allocation at Buildout C-5
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Table C-7. Roadways Cost Allocation at Buildout C-7
Table C-8. Trails Cost Allocation at Buildout C-8

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Table C-1
SunCreek Specific Plan Fee Nexus Study Update - 2026
Potable Water Cost Allocation at Buildout (2026$)

Potable Water

Item	Pct.	Land Use: Acres	Land Use: Units/ Sq. Ft.	Cost Allocation Basis: DUEs per Unit/Acre [1]	Cost Allocation Basis: Total DUEs	Cost Allocation Basis: Percentage Distribution	Cost Allocation at Buildout: Total Cost	Cost Allocation at Buildout: Cost per Acre	Cost Allocation at Buildout: Cost per Unit/Sq. Ft.
Residential Land Uses			*units*	*per unit*					*per unit*
Low Density		163.0	840	1.00	840	18.8%	$1,245,110	$7,639	$1,482
Medium Density		367.1	2,369	1.00	2,369	53.1%	$3,511,507	$9,566	$1,482
Compact Density Residential		27.5	314	0.75	236	5.3%	$349,075	$12,694	$1,112
High Density Residential		44.2	999	0.75	749	16.8%	$1,110,594	$25,127	$1,112
Total Residential		**601.8**	**4,522**		**4,194**	**94.0%**	**$6,216,286**		
Commercial Land Uses			*bldg. sq. ft.*	*per acre*					*per bldg. sq. ft.*
Village Center									
Retail	90%	19.7	203,909	4.00	79	1.8%	$116,862	$5,929	$0.57
Office	10%	2.2	22,657	4.00	9	0.2%	$12,985	$5,929	$0.57
Subtotal		**21.9**	**226,566**		**88**	**2.0%**	**$129,847**		
Regional Town Center									
Retail	90%	41.0	424,580	4.00	164	3.7%	$243,330	$5,929	$0.57
Office	10%	4.6	47,176	4.00	18	0.4%	$27,037	$5,929	$0.57
Subtotal		**45.6**	**471,755**		**182**	**4.1%**	**$270,367**		
Total Nonresidential		**67.5**	**698,321**		**270**	**6.0%**	**$400,214**		
Total Residential and Commercial		**669.3**			**4,464**	**100.0%**	**$6,616,500**		

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] Residential and nonresidential DUE factors per dwelling unit and acre are from the Sacramento County Water Agency Fee SchDUEle effective March 1, 2019. DUEs for commercial water use are estimated assuming 2" service; DUEs for single family residential water are estimated at 1" service. Compact density and high density residential have a density over ten units per acre and therefore have an DUE factor of 0.75 per unit.

Table C-2
SunCreek Specific Plan Fee Nexus Study Update - 2026
Storm Drainage Cost Allocation at Buildout (2026$)

Storm Drainage

Item	Pct.	Land Use: Acres	Land Use: Units/ Sq. Ft.	Cost Allocation Basis: Runoff Factor per Acre [1]	Cost Allocation Basis: Total DUEs	Cost Allocation Basis: Percentage Distribution	Cost Allocation at Buildout: Total Cost	Cost Allocation at Buildout: Cost per Acre	Cost Allocation at Buildout: Cost per Unit/Sq. Ft.
Residential Land Uses			*units*						*per unit*
Low Density		163.0	840	0.40	65	18.1%	$758,893	$4,656	$903
Medium Density		367.1	2,369	0.50	184	51.0%	$2,136,424	$5,820	$902
Compact Density Residential		27.5	314	0.70	19	5.4%	$224,060	$8,148	$714
High Density Residential		44.2	999	0.70	31	8.6%	$360,125	$8,148	$360
Total Residential		**601.8**	**4,522**		**299**	**83.1%**	**$3,479,502**		
Commercial Land Use			*bldg. sq. ft.*						*per bldg. sq. ft.*
Village Center									
Retail	90%	19.7	203,909	0.90	18	4.9%	$206,473	$10,476	$1.01
Office	10%	2.2	22,657	0.90	2	0.5%	$22,941	$10,476	$1.01
Subtotal		**21.9**	**226,566**		**20**	**5.5%**	**$229,414**		
Regional Town Center									
Retail	90%	41.0	424,580	0.90	37	10.3%	$429,915	$10,476	$1.01
Office	10%	4.6	47,176	0.90	4	1.1%	$47,768	$10,476	$1.01
Subtotal		**45.6**	**471,755**		**41**	**11.4%**	**$477,684**		
Total Nonresidential		**67.5**	**698,321**		**61**	**16.9%**	**$707,098**		
Total Residential and Commercial		**669.3**			**360**	**100.0%**	**$4,186,600**		

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] Allocation factors are the impervious surface factors per acre from the City and County of Sacramento Drainage Manual.

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Table C-3
SunCreek Specific Plan Fee Nexus Study Update - 2026
Wetland Mitigation for Backbone Infrastructure Cost Allocation at Buildout (2026$)

Wetland Mitigation for Backbone Infrastructure

Item	Pct.	Land Use: Acres	Land Use: Units/ Sq. Ft.	Cost Allocation: DUEs per Acre	Cost Allocation: Total DUEs	Cost Allocation: Percentage Distribution	Cost Allocation at Buildout: Total Cost	Cost Allocation at Buildout: Cost per Acre	Cost Allocation at Buildout: Cost per Unit/Sq. Ft.
Residential Land Uses			*units*						*per unit*
Low Density		163.0	840	1.0	163	24.4%	$1,911,530	$11,727	$2,276
Medium Density		367.1	2,369	1.0	367	54.8%	$4,305,047	$11,727	$1,817
Compact Density Residential		27.5	314	1.0	28	4.1%	$322,497	$11,727	$1,027
High Density Residential		44.2	999	1.0	44	6.6%	$518,341	$11,727	$519
Total Residential		**601.8**	**4,522**		**602**	**89.9%**	**$7,057,416**		
Commercial Land Use			*bldg. sq. ft.*						*per bldg. sq. ft.*
Village Center									
Retail	90%	19.7	203,909	1.0	20	2.9%	$231,143	$11,727	$1.13
Office	10%	2.2	22,657	1.0	2	0.3%	$25,683	$11,727	$1.13
Subtotal		**21.9**	**226,566**		**22**	**3.3%**	**$256,825**		
Regional Town Center									
Retail	90%	41.0	424,580	1.0	41	6.1%	$481,283	$11,727	$1.13
Office	10%	4.6	47,176	1.0	5	0.7%	$53,476	$11,727	$1.13
Subtotal		**45.6**	**471,755**		**46**	**6.8%**	**$534,759**		
Total Nonresidential		**67.5**	**698,321**		**68**	**10.1%**	**$791,584**		
Total Residential and Commercial		**669.3**			**669**	**100.0%**	**$7,849,000**		

Source: ECORP Consulting, SCSP Owners' Group, and EPS.

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Table C-4
SunCreek Specific Plan Fee Nexus Study Update - 2026
Wetland Preserve Buffer Cost Allocation at Buildout (2026$)

Wetland Preserve Buffer

Item	Pct.	Land Use: Acres	Land Use: Units/ Sq. Ft.	Cost Allocation Basis: DUEs per Acre	Cost Allocation Basis: Total DUEs	Cost Allocation Basis: Percentage Distribution	Cost Allocation at Buildout: Total Cost	Cost Allocation at Buildout: Cost per Acre	Cost Allocation at Buildout: Cost per Unit/Sq. Ft.
Residential Land Uses			*units*						*per unit*
Low Density		163.0	840	1.0	163	24.4%	$468,616	$2,875	$558
Medium Density		367.1	2,369	1.0	367	54.8%	$1,055,392	$2,875	$446
Compact Density Residential		27.5	314	1.0	28	4.1%	$79,061	$2,875	$252
High Density Residential		44.2	999	1.0	44	6.6%	$127,073	$2,875	$127
Total Residential		**601.8**	**4,522**		**602**	**89.9%**	**$1,730,141**		
Commercial Land Use			*bldg. sq. ft.*						*per bldg. sq. ft.*
Village Center									
Retail	90%	19.7	203,909	1.0	20	2.9%	$56,665	$2,875	$0.28
Office	10%	2.2	22,657	1.0	2	0.3%	$6,296	$2,875	$0.28
Subtotal		**21.9**	**226,566**		**22**	**3.3%**	**$62,961**		
Regional Town Center									
Retail	90%	41.0	424,580	1.0	41	6.1%	$117,988	$2,875	$0.28
Office	10%	4.6	47,176	1.0	5	0.7%	$13,110	$2,875	$0.28
Subtotal		**45.6**	**471,755**		**46**	**6.8%**	**$131,097**		
Total Nonresidential		**67.5**	**698,321**		**68**	**10.1%**	**$194,059**		
Total Residential and Commercial		**669.3**			**669**	**100.0%**	**$1,924,200**		

Source: City of Rancho Cordova; MacKay & Somps; EPS.

DRAFT

Table C-5
SunCreek Specific Plan Fee Nexus Study Update - 2026
SunCreek Plan Area Formation Cost Allocation at Buildout (2026$)

Plan Area Formation

Item	Pct.	Land Use: Acres	Land Use: Units/ Sq. Ft.	Cost Allocation Basis: DUEs per Acre	Cost Allocation Basis: Total DUEs	Cost Allocation Basis: Percentage Distribution	Cost Allocation at Buildout: Total Cost	Cost Allocation at Buildout: Cost per Acre
Residential Land Uses			*units*					
Low Density		163.0	840	1.0	163	24.4%	$469,866	$2,883
Medium Density		367.1	2,369	1.0	367	54.8%	$1,058,206	$2,883
Compact Density Residential		27.5	314	1.0	28	4.1%	$79,272	$2,883
High Density Residential		44.2	999	1.0	44	6.6%	$127,411	$2,883
Total Residential		**601.8**	**4,522**		**602**	**89.9%**	**$1,734,755**	
Commercial Land Use			*bldg. sq. ft.*					
Village Center								
Retail	90%	19.7	203,909	1.0	20	2.9%	$56,816	$2,883
Office	10%	2.2	22,657	1.0	2	0.3%	$6,313	$2,883
Subtotal		**21.9**	**226,566**		**22**	**3.3%**	**$63,129**	
Regional Town Center								
Retail	90%	41.0	424,580	1.0	41	6.1%	$118,302	$2,883
Office	10%	4.6	47,176	1.0	5	0.7%	$13,145	$2,883
Subtotal		**45.6**	**471,755**		**46**	**6.8%**	**$131,447**	
Total Nonresidential		**67.5**	**698,321**		**68**	**10.1%**	**$194,576**	
Total Residential and Commercial		**669.3**			**669**	**100.0%**	**$1,929,331**	

Source: SunCreek Owners' Group and EPS.

Table C-6
SunCreek Specific Plan Fee Nexus Study Update - 2026
Plan Area Formation Fee Reimbursement by Owner

Land Use	Pct.	Fee per Acre	Landowner: Callahan	Investek	Shalako	Grantline 220	Smith Dunmore	Sierra Sunrise	Total
Development Projections at Buildout									
Acres									
Low Density Traditional			0.0	20.1	66.9	36.7	0.0	39.3	163.0
Medium Density Traditional			44.9	77.8	88.0	76.8	0.0	79.6	367.1
Compact Density			0.0	13.0	0.0	0.0	0.0	14.5	27.5
High Density			11.8	5.4	9.1	12.9	0.0	5.0	44.2
Total Residential			**56.7**	**116.3**	**164.0**	**126.4**	**0.0**	**138.4**	**601.8**
Commercial Acres									
Village Center			0.0	5.70	16.2	0.0	0.0	0.0	21.9
Regional Town Center			0.0	0.0	0.0	45.6	0.0	0.0	45.6
Total Nonresidential			**0.0**	**5.7**	**16.2**	**45.6**	**0.0**	**0.0**	**67.5**
Plan Area Formation Fee Revenue, Costs, and Reimbursements									
Residential									
Low Density		$2,883	$0	$57,940	$192,847	$105,792	$0	$113,287	**$469,866**
Medium Density		$2,883	$129,429	$224,267	$253,670	$221,384	$0	$229,456	**$1,058,206**
Compact Density		$2,883	$0	$37,474	$0	$0	$0	$41,798	**$79,272**
High Density		$2,883	$34,015	$15,566	$26,232	$37,186	$0	$14,413	**$127,411**
Total Residential			**$163,444**	**$335,248**	**$472,748**	**$364,362**	**$0**	**$398,953**	**$1,734,755**
Commercial									
Village Center									
Retail	90%	$2,883	$0	$14,788	$42,028	$0	$0	$0	**$56,816**
Office	10%	$2,883	$0	$1,643	$4,670	$0	$0	$0	**$6,313**
Regional Town Center									
Retail	90%	$2,883	$0	$0	$0	$118,302	$0	$0	**$118,302**
Office	10%	$2,883	$0	$0	$0	$13,145	$0	$0	**$13,145**
Total Nonresidential			**$0**	**$16,431**	**$46,698**	**$131,447**	**$0**	**$0**	**$194,576**
Total Estimated Plan Area Formation Fees			**$163,444**	**$351,678**	**$519,446**	**$495,809**	**$0**	**$398,953**	**$1,929,331**
Plan Area Formation Costs Paid [1]			$179,045	$163,491	$568,054	$455,016	$150,881	$412,844	**$1,929,331**
Estimated Reimbursements/(Fees Owed)			**$15,601**	**($188,187)**	**$48,608**	**($40,793)**	**$150,881**	**$13,891**	**$0**

Source: City of Rancho Cordova; SunCreek Owners Group; EPS.

[1] See Appendix D.

Table C-7
SunCreek Specific Plan Fee Nexus Study Update - 2026
Roadways Cost Allocation at Buildout (2026$)

Item		Land Use		Cost Allocation Basis			Onsite Road Cost Allocation			Offsite Road Cost Allocation		
		Acres [1]	Units/ Sq. Ft. [1]	DUEs per Unit/ 1K sq. ft. [1]	Total DUEs	Percentage Distribution	Total Cost	Cost per Acre	Cost per Unit/Sq. Ft. (rounded)	Total Cost	Cost per Acre	Cost per Unit/Sq. Ft. (rounded)
Residential Land Uses												
Single Family			*units*	*Per Unit [1]*					*per unit*			*per unit*
Very Small	<=800	0.0	0	0.81	0	0.0%	$0	$10,474	$1,658	$0	$2,277	$360
Small	801-1200	5.6	35	0.91	32	0.6%	$65,524	$11,832	$1,872	$14,244	$2,572	$407
Medium Small	1,201-1,600	55.8	352	0.94	331	6.7%	$681,533	$12,237	$1,936	$148,159	$2,660	$421
Medium	1,601-2,400	278.8	1,762	1.00	1,762	35.5%	$3,625,594	**$13,004**	**$2,058**	**$788,168**	**$2,827**	**$447**
Large	>2,400	217.5	1,374	1.07	1,464	29.5%	$3,012,285	$13,856	$2,193	$654,841	$3,012	$476
Subtotal		**557.6**	**3,523**		**3,589**	**72.4%**	**$7,384,936**			**$1,605,411**		
Multifamily												
Very Small	<=800	0.0	0	0.63	0	0.0%	$0	$8,228	$1,302	$0	$1,789	$283
Small	801-1200	29.2	659	0.71	471	9.5%	$969,090	$9,294	$1,471	$210,670	$2,020	$319
Medium Small	1,201-1,600	15.0	340	0.75	256	5.2%	$527,666	$9,808	$1,552	$114,709	$2,132	$337
Medium	1,601-2,400	0.0	0	0.75	0	0.0%	$0	$9,808	$1,552	$0	$2,132	$337
Large	>2,400	0.0	0	0.75	0	0.0%	$0	$9,808	$1,552	$0	$2,132	$337
Subtotal		**44.2**	**999**		**727**	**14.7%**	**$1,496,756**			**$325,380**		
Age-Restricted Single Family												
Very Small	<=800	0.0	0	0.38	0	0.0%	$0	$4,877	$772	$0	$1,060	$168
Small	801-1200	0.0	0	0.42	0	0.0%	$0	$5,509	$872	$0	$1,198	$189
Medium Small	1,201-1,600	0.0	0	0.44	0	0.0%	$0	$5,697	$902	$0	$1,239	$196
Medium	1,601-2,400	0.0	0	0.47	0	0.0%	$0	$6,055	$958	$0	$1,316	$208
Large	>2,400	0.0	0	0.50	0	0.0%	$0	$6,451	$1,021	$0	$1,402	$222
Subtotal		**0.0**	**0**		**0**	**0.0%**	**$0**			**$0**		
Age-Restricted Multifamily												
Very Small	<=800	0.0	0	0.31	0	0.0%	$0	$4,030	$638	$0	$876	$139
Small	801-1200	0.0	0	0.35	0	0.0%	$0	$4,552	$720	$0	$989	$156
Medium Small	1,201-1,600	0.0	0	0.37	0	0.0%	$0	$4,804	$760	$0	$1,044	$165
Medium	1,601-2,400	0.0	0	0.37	0	0.0%	$0	$4,804	$760	$0	$1,044	$165
Large	>2,400	0.0	0	0.37	0	0.0%	$0	$4,804	$760	$0	$1,044	$165
Subtotal		**0.0**	**0**		**0**	**0.0%**	**$0**			**$0**		
Total Residential		**601.8**	**4,522**		**4,316**	**87.1%**				**$1,930,791**		
Commercial Land Uses			*bldg. sq. ft.*	*Per 1K sq. ft. [2]*					*per bldg. sq. ft.*			*per bldg. sq. ft.*
Village Center												
Retail	90%	19.7	203,909	0.90	184	3.7%	$378,270	$11,724	$1.86	$82,232	$2,549	$0.40
Office	10%	2.2	22,657	1.08	24	0.5%	$50,226	$14,010	$2.22	$10,919	$3,046	$0.48
Subtotal		**21.9**	**226,566**		**208**	**4.2%**	**$428,496**	**$25,734**	**$1.89**	**$93,151**		
Regional Town Center												
Retail	90%	41.0	424,580	0.90	383	7.7%	$787,632	$19,192	$1.86	$171,223	$2,549	$0.40
Office	10%	4.6	47,176	1.08	51	1.0%	$104,581	$22,934	$2.22	$22,735	$3,046	$0.48
Subtotal		**45.6**	**471,755**		**434**	**8.7%**	**$892,212**	**$19,566**	**$1.89**	**$193,958**		
Total Commercial		**67.5**	**698,321**		**642**	**12.9%**	**$1,320,708**			**$287,109**		
Total Residential and Commercial		**669.3**			**4,958**	**100.0%**	**$10,202,400**			**$2,217,900**		

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] See Table B-4 for distribution of land uses and calculation of DUE factors.

Table C-8
SunCreek Specific Plan Fee Nexus Study Update - 2026
Trails Cost Allocation at Buildout (2026$)

Item		Land Use		Cost Allocation Basis			Trails Cost Allocation		
		Acres	Units/ Sq. Ft.	DUEs per Unit/ 1K sq. ft. [1]	Total DUEs	Percentage Distribution	Total Cost	Cost per Acre	Cost per Unit/Sq. Ft. (rounded)
Residential Land Uses									
Single Family			*units*	*Per Unit [1]*					*per unit*
Very Small	<=800	0.0	0	0.73	0	0.0%	$0	$4,581	$725
Small	801-1200	5.6	35	0.88	31	0.7%	$30,448	$5,498	$870
Medium Small	1,201-1,600	55.8	352	0.92	324	7.8%	$321,217	$5,767	$912
Medium	1,601-2,400	278.8	1,762	1.00	1,762	42.2%	**$1,748,456**	**$6,271**	**$992**
Large	>2,400	217.5	1,374	1.10	1,505	36.1%	$1,493,843	$6,871	$1,087
Subtotal		**557.6**	**3,523**		**3,622**	**86.8%**	**$3,593,964**		
Multifamily									
Very Small	<=800	0.0	0	0.41	0	0.0%	$0	$2,596	$411
Small	801-1200	29.2	659	0.53	352	8.4%	$348,934	$3,346	$529
Medium Small	1,201-1,600	15.0	340	0.59	200	4.8%	$198,302	$3,686	$583
Medium	1,601-2,400	0.0	0	0.59	0	0.0%	$0	$3,686	$583
Large	>2,400	0.0	0	0.59	0	0.0%	$0	$3,686	$583
Subtotal		**44.2**	**999**		**551**	**13.2%**	**$547,236**		
Age-Restricted Single Family									
Very Small	<=800	0.0	0	0.47	0	0.0%	$0	$2,956	$468
Small	801-1200	0.0	0	0.57	0	0.0%	$0	$3,547	$561
Medium Small	1,201-1,600	0.0	0	0.59	0	0.0%	$0	$3,721	$589
Medium	1,601-2,400	0.0	0	0.65	0	0.0%	$0	$4,046	$640
Large	>2,400	0.0	0	0.71	0	0.0%	$0	$4,433	$701
Subtotal		**0.0**	**0**		**0**	**0.0%**	**$0**		
Age-Restricted Multifamily									
Very Small	<=800	0.0	0	0.36	0	0.0%	$0	$2,248	$356
Small	801-1200	0.0	0	0.43	0	0.0%	$0	$2,698	$427
Medium Small	1,201-1,600	0.0	0	0.47	0	0.0%	$0	$2,971	$470
Medium	1,601-2,400	0.0	0	0.47	0	0.0%	$0	$2,971	$470
Large	>2,400	0.0	0	0.47	0	0.0%	$0	$2,971	$470
Subtotal		**0.0**	**0**		**0**	**0.0%**	**$0**		
Total Residential		**601.8**	**4,522**		**4,173**	**100.0%**	**$4,141,200**		
Commercial Land Uses			*bldg. sq. ft.*	*Per 1K sq. ft. [2]*					*per bldg. sq. ft.*
Village Center									
Retail	90%	19.7	203,909	0.00	0	0.0%	$0	$0	$0.00
Office	10%	2.2	22,657	0.00	0	0.0%	$0	$0	$0.00
Subtotal		**21.9**	**226,566**		**0**	**0.0%**	**$0**	**$0**	**$0.00**
Regional Town Center									
Retail	90%	41.0	424,580	0.00	0	0.0%	$0	$0	$0.00
Office	10%	4.6	47,176	0.00	0	0.0%	$0	$0	$0.00
Subtotal		**45.6**	**471,755**		**0**	**0.0%**	**$0**	**$0**	**$0.00**
Total Commercial		**67.5**	**698,321**		**0**	**0.0%**	**$0**		
Total Residential and Commercial		**669.3**			**4,173**	**100.0%**	**$4,141,200**		

Source: City of Rancho Cordova; MacKay & Somps; EPS.

[1] See Table B-4 for calculation of DUE factors.

Economic & Planning Systems, Inc.
The Economics of Land Use

Appendix D: Preliminary Cost Estimate for SCSP Proposed Project Backbone Infrastructure (prepared by MacKay & Somps)

PRELIMINARY COST ESTIMATE

SUNCREEK PLAN AREA SPECIFIC PLAN

Proposed Project

Backbone Infrastructure

Rancho Cordova, California

September 13, 2021

MacKay & Somps
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Cost associated with environmental (wetland) mitigations or biological surveys
   b. Phased construction or out-of-regular-sequence construction
   c. Costs associated with ground water or inclement weather conditions
   d. Financial Charges
   e. Bonds
   f. Land costs, acquisition of right of way, easements, and/or rights of entry
   g. Assessments from assessment, lighting & landscaping, Mello-Roos districts or the like

3. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.

4. The "cash flow" situation may be different than the fees, credits, and reimbursements itemized in this estimate.

5. Interim improvements may be required depending on development timing of individual units.

6. Cost for unsuitable material removal is not included in this estimate.

7. Costs are preliminary and subject to change upon more detailed design and analysis.

8. Cost for rock excavation is not included in this estimate.

9. Cost for Rough Grade Excavation is based on an estimated excavation volume which is calculated by assuming an average excavation depth of 2-feet across the roadways segment clear and grub limits.

10. Grade-separated crossings of major roadways are included in this estimate and it is presumed that they will be added to the City's CIP. Estimated cost to provide grade separated trail crossings are based on MacKay & Somps Technical Memorandum No. 9, dated Sept. 28, 2010 and revised with updated unit prices.

11. Cost for construction and financing of the Americanos Blvd 24" water supply pipeline north of Chrysanthy Blvd, the Chrysanthy Blvd 24" water supply pipeline west of Phase 9, the Grant Line Rd water supply pipelines north and south of Phase 9, the Glory Ln water supply pipelines east of Grant Line Rd and the Cordova Hills water tank are not included in this estimate. It is assumed that these improvements will be constructed by Zone 40 or others and paid for by standard SCWA Zone 40 water connection fees.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure
NOTES

12. This estimate reflects the sewer system proposed for the project as shown in the approved Level 2 Sewer Study prepared by Mackay & Somps dated April 6, 2016.

13. This estimate assumes that Grant Line Road improvements along the project boundary will be constructed by the City CIP Program and that only the Chrysanthy Blvd/Grant Line Road interim intersection improvements, a city CIP funded improvement, will be built by the SunCreek Specific Plan.

14. Backbone sewer infrastructure cost is assumed to be publicly bid therefore fully reimbursed by SASD.

15. This estimate reflects the water system proposed for the project as shown in the Technical Memorandum - Phase 1 SunCreek Specific Plan, Exhibit C dated March 8, 2016.

16. Credit unit prices for potable water are based on the Sacramento County Water Agency (SCWA) Schedule C - Credits for Transmission Mains dated January 23, 2018.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

CONSTRUCTION COST ESTIMATE SUMMARY

	AMOUNT	AMOUNT (CREDITS)	NET COST
A. PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE)	$94,013,398	($24,343,384)	$69,670,014
B. ROADWAY IMPROVEMENTS (OFF-SITE)	$10,315,500	($8,530,800)	$1,784,700
C. STORM DRAINAGE SYSTEM IMPROVEMENTS	$9,977,800	($3,548,900)	$6,428,900
D. SANITARY SEWER SYSTEM IMPROVEMENTS	$22,421,800	($22,421,800)	$0
E. POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS	$13,587,600	($8,248,700)	$5,338,900
F. PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS	$19,687,900	($16,351,700)	$3,336,200
G. WETLAND BUFFER IMPROVEMENTS	$1,548,400	$0	$1,548,400
H. WETLAND MITIGATION	$6,397,800	$0	$6,397,800
TOTAL BACKBONE INFRASTRUCTURE CONSTRUCTION COST	$177,950,198	($83,445,284)	$94,504,914
USE	$177,950,200	($83,445,300)	$94,505,000

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

A. PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE) - Exhibit B

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Rancho Cordova Parkway									
RD201	Rancho Cordova Parkway: Kiefer Boulevard to Southern Project Limit								
	500-ft South of Kiefer Blvd to Southern Project Limit	2,140	LF	B, BB	$1,240	$2,653,600	$260	($556,400)	$2,097,200
	Traffic Signal - Kiefer Blvd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Traffic Signal - Minor Road Intersection (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$3,453,600		($808,476)	$2,645,124
	Contingency (20%)					$690,700		$0	$690,700
	Engineering/Plan Check/Inspection (15%)					$518,000		$0	$518,000
	2035 Transportation CIP Contingency (15%)					$0		($121,300)	($121,300)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($283,000)	($283,000)
	Total Cost					**$4,662,300**		**($1,212,776)**	**$3,449,524**
RD301	Rancho Cordova Parkway: Central Park Drive to Kiefer Boulevard								
	Central Park Dr to 500-ft North of Kiefer Blvd	2,190	LF	A, AA	$1,170	$2,562,300	$440	($963,600)	$1,598,700
	Traffic Signal - Central Park Dr (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$2,962,300		($963,600)	$1,998,700
	Contingency (20%)					$592,500		$0	$592,500
	Engineering/Plan Check/Inspection (15%)					$444,300		$0	$444,300
	2035 Transportation CIP Contingency (15%)					$0		($144,500)	($144,500)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($337,300)	($337,300)
	Total Cost					**$3,999,100**		**($1,445,400)**	**$2,553,700**
RD501	Rancho Cordova Parkway: Northern Project Limit to Central Park Drive								
	Northern Project Limit to Central Park Dr	1,590	LF	A, AA	$1,170	$1,860,300	$440	($699,600)	$1,160,700
	Rancho Cordova Pkwy & North Campus Road 4x4 Intx	1	EA	Y, YY	$2,162,150	$2,162,150	$630,260	($630,260)	$1,531,890
	Traffic Signal - North Campus Rd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Subtotal Raw Construction Cost					$4,422,450		($1,581,936)	$2,840,514
	Contingency (20%)					$884,500		$0	$884,500
	Engineering/Plan Check/Inspection (15%)					$663,400		$0	$663,400
	2035 Transportation CIP Contingency (15%)					$0		($237,300)	($237,300)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($553,700)	($553,700)
	Total Cost					**$5,970,350**		**($2,372,936)**	**$3,597,414**
	Total Rancho Cordova Parkway Roadway Improvements (On-Site) Cost					**$14,631,750**		**($5,031,112)**	**$9,600,638**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
2. Kiefer Boulevard									
RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy								
	500-ft East of Sunrise Blvd to 2,260-ft East of Sunrise Blvd	1,760	LF	C, CC	$1,150	$2,024,000	$450	($792,000)	$1,232,000
	Kiefer Blvd and Sunrise Blvd Mod. 4x6 Intersection	1	EA	U, UU	$708,660	$708,660	$206,140	($206,140)	$502,520
	Traffic Signal Modification - Sunrise Blvd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Traffic Signal - VC Land Use Loop Road Intersection (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$3,532,660		($1,250,216)	$2,282,444
	Contingency (20%)					$706,500		$0	$706,500
	Engineering/Plan Check/Inspection (15%)					$529,900		$0	$529,900
	2035 Transportation CIP Contingency (15%)					$0		($187,500)	($187,500)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($437,600)	($437,600)
	Total Cost					**$4,769,060**		**($1,875,316)**	**$2,893,744**
RD202	Kiefer Boulevard: west of Rancho Cordova to Rancho Cordova								
	1,650-ft West of Rancho Cordova Pkwy to 500-ft West of RC Pkwy	1,150	LF	D, DD	$1,130	$1,299,500	$360	($414,000)	$885,500
	3,050-ft East of Sunrise Blvd to 1,650-ft West of Rancho Cordova Pkwy	1,400	LF	C, CC	$1,150	$1,610,000	$450	($630,000)	$980,000
	Kiefer Blvd and Rancho Cordova Pkwy Mod. 4x4 Intersection (Ph1)	1	EA	V, VV (Ph1)	$1,485,970	$1,485,970	$312,110	($312,110)	$1,173,860
	Subtotal Raw Construction Cost					$4,395,470		($1,356,110)	$3,039,360
	Contingency (20%)					$879,100		$0	$879,100
	Engineering/Plan Check/Inspection (15%)					$659,300		$0	$659,300
	2035 Transportation CIP Contingency (15%)					$0		($203,400)	($203,400)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($474,600)	($474,600)
	Total Cost					**$5,933,870**		**($2,034,110)**	**$3,899,760**
RD401	Kiefer Boulevard: Rancho Cordova Parkway to Americanos Boulevard								
	500-ft East of Rancho Cordova Pkwy to 500-ft West of Americanos Blvd	2,970	LF	E, EE	$1,080	$3,207,600	$240	($712,800)	$2,494,800
	Kiefer Blvd and Rancho Cordova Pkwy Mod. 4x4 Intersection (Ph2)	1	EA	V, VV (Ph2)	$1,506,800	$1,506,800	$261,900	($261,900)	$1,244,900
	Traffic Signal - Investek North-South Access Rd (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$5,114,400		($974,700)	$4,139,700
	Contingency (20%)					$1,022,900		$0	$1,022,900
	Engineering/Plan Check/Inspection (15%)					$767,200		$0	$767,200
	2035 Transportation CIP Contingency (15%)					$0		($146,200)	($146,200)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($341,100)	($341,100)
	Total Cost					**$6,904,500**		**($1,462,000)**	**$5,442,500**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
RD701	Kiefer Boulevard: Americanos Boulevard to Eastern Project Limit								
	Americanos Blvd to 500-ft west of Eastern Project Limit	10	LF	E, EE	$1,080	$10,800	$240	($2,400)	$8,400
	Kiefer Blvd and Americanos Blvd. Mod. 4x4 Tee	1	EA	T, TT	$2,075,020	$2,075,020	$466,240	($466,240)	$1,608,780
	Traffic Signal - Americanos Blvd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Subtotal Raw Construction Cost					$2,485,820		($720,716)	$1,765,104
	Contingency (20%)					$497,200		$0	$497,200
	Engineering/Plan Check/Inspection (15%)					$372,900		$0	$372,900
	2035 Transportation CIP Contingency (15%)					$0		($108,100)	($108,100)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($252,300)	($252,300)
	Total Cost					**$3,355,920**		**($1,081,116)**	**$2,274,804**
	Total Kiefer Boulevard Roadway Improvements (On-Site) Cost					**$20,963,350**		**($6,452,542)**	**$14,510,808**
3. Americanos Boulevard									
RD702	Americanos Boulevard: Kiefer Boulevard to Central Park Drive								
	500-ft North of Kiefer Blvd to Central Park Dr	1,770	LF	F, FF	$1,750	$3,097,500	$350	($619,500)	$2,478,000
	Subtotal Raw Construction Cost					$3,097,500		($619,500)	$2,478,000
	Contingency (20%)					$619,500		$0	$619,500
	Engineering/Plan Check/Inspection (15%)					$464,600		$0	$464,600
	2035 Transportation CIP Contingency (15%)					$0		($92,900)	($92,900)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($216,800)	($216,800)
	Total Cost					**$4,181,600**		**($929,200)**	**$3,252,400**
RD703	Americanos Boulevard: Central Park Drive to north of Central Park Drive								
	Central Park Dr to 340-ft north of Central Park Dr	340	LF	G, GG	$1,810	$615,400	$350	($119,000)	$496,400
	Traffic Signal - Central Park Dr (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$1,015,400		($119,000)	$896,400
	Contingency (20%)					$203,100		$0	$203,100
	Engineering/Plan Check/Inspection (15%)					$152,300		$0	$152,300
	2035 Transportation CIP Contingency (15%)					$0		($17,900)	($17,900)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($41,700)	($41,700)
	Total Cost					**$1,370,800**		**($178,600)**	**$1,192,200**
RD704	Americanos Boulevard: Central Park Drive to High School Access Road								
	340-ft north of Central Park Dr to High School Access Rd	900	LF	G, GG	$1,810	$1,629,000	$350	($315,000)	$1,314,000
	Subtotal Raw Construction Cost					$1,629,000		($315,000)	$1,314,000
	Contingency (20%)					$325,800		$0	$325,800
	Engineering/Plan Check/Inspection (15%)					$244,400		$0	$244,400
	2035 Transportation CIP Contingency (15%)					$0		($47,300)	($47,300)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($110,300)	($110,300)
	Total Cost					**$2,199,200**		**($472,600)**	**$1,726,600**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
RD801	Americanos Boulevard: High School Access Rd to North Campus Rd								
	High School Access Rd to 500-ft south of North Campus Rd	670	LF	H, HH	$1,640	$1,098,800	$370	($247,900)	$850,900
	Americanos Blvd & North Campus Road 4x4 Tee	1	EA	Z,ZZ	$2,396,730	$2,396,730	$631,690	($631,690)	$1,765,040
	Subtotal Raw Construction Cost					$3,495,530		($879,590)	$2,615,940
	Contingency (20%)					$699,100		$0	$699,100
	Engineering/Plan Check/Inspection (15%)					$524,300		$0	$524,300
	2035 Transportation CIP Contingency (15%)					$0		($131,900)	($131,900)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($307,900)	($307,900)
	Total Cost					**$4,718,930**		**($1,319,390)**	**$3,399,540**
RD802	Americanos Boulevard: North Campus Rd to north of North Campus Rd								
	500-ft north of North Campus Rd to Phase 9 Boundary	930	LF	G, GG	$1,810	$1,683,300	$350	($325,500)	$1,357,800
	Traffic Signal - North Campus Rd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Subtotal Raw Construction Cost					$2,083,300		($577,576)	$1,505,724
	Contingency (20%)					$416,700		$0	$416,700
	Engineering/Plan Check/Inspection (15%)					$312,500		$0	$312,500
	2035 Transportation CIP Contingency (15%)					$0		($86,600)	($86,600)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($202,200)	($202,200)
	Total Cost					**$2,812,500**		**($866,376)**	**$1,946,124**
RD901	Americanos Boulevard: North of North Campus Road								
	Phase 9 Boundary to to 380-ft north of North Campus Rd	380	LF	G, GG	$1,810	$687,800	$350	($133,000)	$554,800
	Subtotal Raw Construction Cost					$687,800		($133,000)	$554,800
	Contingency (20%)					$137,600		$0	$137,600
	Engineering/Plan Check/Inspection (15%)					$103,200		$0	$103,200
	2035 Transportation CIP Contingency (15%)					$0		($20,000)	($20,000)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($46,600)	($46,600)
	Total Cost					**$928,600**		**($199,600)**	**$729,000**
RD902	Americanos Boulevard: north of North Campus Rd to Chrysanthy Blvd								
	380-ft north of North Campus Rd to 500-ft South of Chrysanthy Blvd	1,110	LF	F, FF	$1,750	$1,942,500	$350	($388,500)	$1,554,000
	Traffic Signal - Chrysanthy Blvd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Subtotal Raw Construction Cost					$2,342,500		($640,576)	$1,701,924
	Contingency (20%)					$468,500		$0	$468,500
	Engineering/Plan Check/Inspection (15%)					$351,400		$0	$351,400
	2035 Transportation CIP Contingency (15%)					$0		($96,100)	($96,100)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($224,200)	($224,200)
	Total Cost					**$3,162,400**		**($960,876)**	**$2,201,524**
	Total Americanos Boulevard Roadway Improvements (On-Site) Cost					**$19,374,030**		**($4,926,642)**	**$14,447,388**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
4. Chrysanthy Boulevard									
RD903	Chrysanthy Boulevard: Western Project Limit to Grant Line Road								
	Western Project Limit to 500-ft West of Americanos Blvd	950	LF	I, II	$1,090	$1,035,500	$270	($256,500)	$779,000
	500-ft East of Americanos Blvd to 500-ft west of Grant Line Rd	2760	LF	I, II	$1,090	$3,008,400	$270	($745,200)	$2,263,200
	Chrysanthy Blvd & Americanos Blvd, Mod. 4x4 Tee	1	EA	W, WW	$1,925,980	$1,925,980	$459,070	($459,070)	$1,466,910
	Chrysanthy Blvd & Grantline Rd, Mod. 4x4 Tee	1	EA	X, XX	$885,870	$885,870	$282,830	($282,830)	$603,040
	Traffic Signal - LTC Access Rd (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Laguna Creek Tributary Bridge	1	EA		$1,500,000	$1,500,000	$1,500,000	($1,500,000)	$0
	Traffic Signal - Grant Line Rd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Subtotal Raw Construction Cost					$9,155,750		($3,495,676)	$5,660,074
	Contingency (20%)					$1,831,200		$0	$1,831,200
	Engineering/Plan Check/Inspection (15%)					$1,373,400		$0	$1,373,400
	2035 Transportation CIP Contingency (15%)					$0		($524,400)	($524,400)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($1,223,500)	($1,223,500)
	Total Cost					**$12,360,350**		**($5,243,576)**	**$7,116,774**
	Total Chrysanthy Boulevard Roadway Improvements (On-Site) Cost					**$12,360,350**		**($5,243,576)**	**$7,116,774**
5. Sunrise Boulevard									
RD102	Sunrise Boulevard: Kiefer Boulevard to Southern Project Limit								
	500-ft South of Kiefer Blvd to 1,040-ft south of Kiefer Blvd	540	LF	K	$740	$399,600	$0	$0	$399,600
	1,040-ft south of Kiefer Blvd to Southern Project Limit	1,630	LF	L	$720	$1,173,600	$0	$0	$1,173,600
	Traffic Signal - VC Land Use Loop Road Intersection (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$1,973,200		$0	$1,973,200
	Contingency (20%)					$394,600		$0	$394,600
	Engineering/Plan Check/Inspection (15%)					$296,000		$0	$296,000
	2035 Transportation CIP Contingency (15%)					$0		$0	$0
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		$0	$0
	Total Cost					**$2,663,800**		**$0**	**$2,663,800**
	Total Sunrise Boulevard Roadway Improvements (On-Site) Cost					**$2,663,800**		**$0**	**$2,663,800**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
6. North Campus Road									
RD502	North Campus Road: Rancho Cordova Pkwy to east of West Park Drive								
	500-ft east of Rancho Cordova Pkwy to 1,400-ft east of West Park Dr	2,230	LF	M, MM	$1,830	$4,080,900	$440	($981,200)	$3,099,700
	Traffic Signal - West Park Dr (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	1,400-ft east of West Park Dr to Phase 5 Boundary	380	LF	N, NN	$1,200	$456,000	$230	($87,400)	$368,600
	Subtotal Raw Construction Cost					$4,936,900		($1,068,600)	$3,868,300
	Contingency (20%)					$987,400		$0	$987,400
	Engineering/Plan Check/Inspection (15%)					$740,500		$0	$740,500
	2035 Transportation CIP Contingency (15%)					$0		($160,300)	($160,300)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($374,000)	($374,000)
	Total Cost					**$6,664,800**		**($1,602,900)**	**$5,061,900**
RD602	North Campus Road: east of West Park to west of Americanos								
	Phase 5 Boundary to 700-ft east	700	LF	N, NN	$1,200	$840,000	$230	($161,000)	$679,000
	700-ft east of Phase 5 Boundary to Phase 6 Boundary	640	LF	M, MM	$1,822	$1,166,018	$433	($277,412)	$888,606
	Subtotal Raw Construction Cost					$2,006,018		($438,412)	$1,567,606
	Contingency (20%)					$401,200		$0	$401,200
	Engineering/Plan Check/Inspection (15%)					$300,900		$0	$300,900
	2035 Transportation CIP Contingency (15%)					$0		($65,800)	($65,800)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($153,400)	($153,400)
	Total Cost					**$2,708,118**		**($657,612)**	**$2,050,506**
RD803	North Campus Road: west of Americanos Drive to Americanos Drive								
	Phase 6 Boundary to 500-ft west of Americanos Dr	650	LF	M, MM	$1,830	$1,189,500	$440	($286,000)	$903,500
	Subtotal Raw Construction Cost					$1,189,500		($286,000)	$903,500
	Contingency (20%)					$237,900		$0	$237,900
	Engineering/Plan Check/Inspection (15%)					$178,400		$0	$178,400
	2035 Transportation CIP Contingency (15%)					$0		($42,900)	($42,900)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($100,100)	($100,100)
	Total Cost					**$1,605,800**		**($429,000)**	**$1,176,800**
	Total North Campus Road Roadway Improvements (On-Site) Cost					**$10,978,718**		**($2,689,512)**	**$8,289,206**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
7. West Park Drive									
RD503	West Park Drive: North Campus Road to Central Park Drive								
	North Campus Rd to Central Park Dr	2,030	LF	O	$1,690	$3,430,700	$0	$0	$3,430,700
	Subtotal Raw Construction Cost					$3,430,700		$0	$3,430,700
	Contingency (20%)					$686,100		$0	$686,100
	Engineering/Plan Check/Inspection (15%)					$514,600		$0	$514,600
	2035 Transportation CIP Contingency (15%)					$0		$0	$0
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		$0	$0
	Total Cost					**$4,631,400**		**$0**	**$4,631,400**
	Total West Park Drive Roadway Improvements (On-Site) Cost					**$4,631,400**		**$0**	**$4,631,400**
8. Central Park Drive									
RD504	Central Park Drive: Rancho Cordova Pkwy to east of West Park Drive								
	Rancho Cordova Pkwy to West Park Dr	1,980	LF	P	$1,530	$3,029,400	$0	$0	$3,029,400
	West Park Dr to 440-ft east of West Park Dr	440	LF	Q	$1,420	$624,800	$0	$0	$624,800
	440-ft east of West Park Dr to 1,380-ft west of Americanos Blvd	240	LF	R	$1,650	$396,000	$0	$0	$396,000
	Subtotal Raw Construction Cost					$4,050,200		$0	$4,050,200
	Contingency (20%)					$810,000		$0	$810,000
	Engineering/Plan Check/Inspection (15%)					$607,500		$0	$607,500
	2035 Transportation CIP Contingency (15%)					$0		$0	$0
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		$0	$0
	Total Cost					**$5,467,700**		**$0**	**$5,467,700**
RD601	Central Park Drive: east of West Park Drive to Americanos Drive								
	680-ft east of West Park Dr to 750-ft west of Americanos Blvd	630	LF	R	$1,650	$1,039,500	$0	$0	$1,039,500
	750-ft west of Americanos Blvd to Americanos Dr	750	LF	S	$1,520	$1,140,000	$0	$0	$1,140,000
	Subtotal Raw Construction Cost					$2,179,500		$0	$2,179,500
	Contingency (20%)					$435,900		$0	$435,900
	Engineering/Plan Check/Inspection (15%)					$326,900		$0	$326,900
	2035 Transportation CIP Contingency (15%)					$0		$0	$0
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		$0	$0
	Total Cost					**$2,942,300**		**$0**	**$2,942,300**
	Total Central Park Drive Roadway Improvements (On-Site) Cost					**$8,410,000**		**$0**	**$8,410,000**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE) COST ESTIMATE SUMMARY									
1.	Rancho Cordova Parkway					$14,631,750		($5,031,112)	$9,600,638
2.	Kiefer Boulevard					$20,963,350		($6,452,542)	$14,510,808
3.	Americanos Boulevard					$19,374,030		($4,926,642)	$14,447,388
4.	Chrysanthy Boulevard					$12,360,350		($5,243,576)	$7,116,774
5.	Sunrise Boulevard					$2,663,800		$0	$2,663,800
6.	North Campus Road					$10,978,718		($2,689,512)	$8,289,206
7.	West Park Drive					$4,631,400		$0	$4,631,400
8.	Central Park Drive					$8,410,000		$0	$8,410,000
	GRAND TOTAL PLAN AREA ROADWAY IMPROVEMENTS (On-Site) COST					$94,013,398		($24,343,384)	$69,670,014

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B. ROADWAY IMPROVEMENTS (OFF-SITE) - Exhibit C

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Rancho Cordova Parkway									
RW100	Rancho Cordova Parkway: Chrysanthy Blvd to Douglas Blvd								
	Chrysanthy Blvd to Douglas Blvd	2,220	LF	O-RR	$417	$925,740	$417	($925,740)	$0
	Traffic Signal	1	EA		Included	$0	Included	$0	$0
	Intersection Legs (East and West)	2	EA		$350,000	$700,000	$350,000	($700,000)	$0
	Intersection Legs (South)	1	EA		Included	$0	Included	$0	$0
	Right-of-Way	10%			$1,625,740	$162,574	($1,625,740)	($162,574)	$0
	Subtotal Raw Construction Cost					$1,788,314		($1,788,314)	$0
	Contingency (15%)					$268,200		($268,200)	$0
	Engineering/Plan Check/Inspection (35%)					$625,900		($625,900)	$0
	Total Cost					**$2,682,414**		**($2,682,414)**	**$0**
	Use					**$2,682,500**		**($2,682,500)**	**$0**
2. Kiefer Boulevard									
RW101	Kiefer Boulevard: Eastern Project Limit to Grant Line Rd								
	Eastern Project Limit to Grant Line Rd	3,730	LF	O-SS	$383	$1,428,590	$383	($1,428,590)	$0
	Laguna Creek Bridge	6,720	DSF		$175	$1,176,000	$175	($1,176,000)	$0
	Grant Line Road/ Kiefer Boulevard Intersection	1	EA	O-TT	$398,310	$398,310	$398,310	($398,310)	$0
	Right-of-Way	10%			$3,002,900	$300,290	($3,002,900)	($300,290)	$0
	Subtotal Raw Construction Cost					$3,303,190		($3,303,190)	$0
	Contingency (15%)					$495,500		($495,500)	$0
	Engineering/Plan Check/Inspection (35%)					$1,156,100		($1,156,100)	$0
	Total Cost					**$4,954,790**		**($4,954,790)**	**$0**
	Use					**$4,954,800**		**($4,954,800)**	**$0**

27146.000

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
3. Jackson Road/Grant Line Road Intersection									
RW102	Jackson Road/Grant Line Road Intersection								
	Jackson Road/Grant Line Road Intersection	1	EA	O-UU	$541,500	$541,500	$541,500	($541,500)	$0
	Right-of-Way	10%			$541,500	$54,150	($541,500)	($54,150)	$0
	Subtotal Raw Construction Cost					$595,650		($595,650)	$0
	Contingency (15%)					$89,300		($89,300)	$0
	Engineering/Plan Check/Inspection (35%)					$208,500		($208,500)	$0
	Total Cost					**$893,450**		**($893,450)**	**$0**
	Use					**$893,500**		**($893,500)**	**$0**
4. Reciprocal Funding Agreement[1]									
	Total Cost					**$1,784,660**		**$0**	**$1,784,660**
	Use					**$1,784,700**		**$0**	**$1,784,700**

ROADWAY IMPROVEMENTS (OFF-SITE) COST ESTIMATE SUMMARY

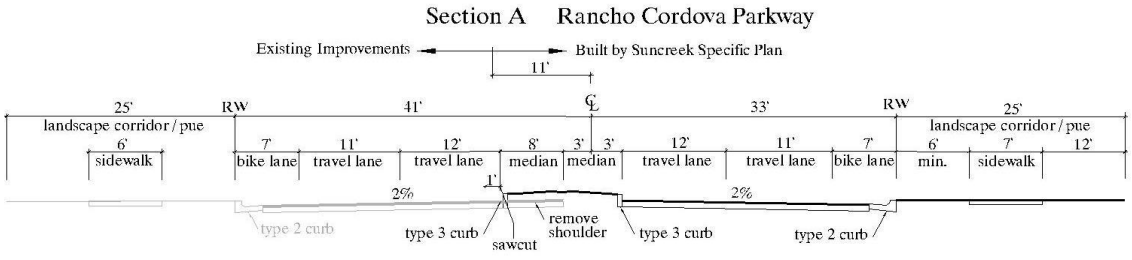
1. Rancho Cordova Parkway	**$2,682,500**	**($2,682,500)**	**$0**
2. Kiefer Boulevard	**$4,954,800**	**($4,954,800)**	**$0**
3. Jackson Road/Grant Line Road Intersection	**$893,500**	**($893,500)**	**$0**
4. Reciprocal Funding Agreement[1]	**$1,784,700**	**$0**	**$1,784,700**
GRAND TOTAL ROADWAY IMPROVEMENTS (OFF-SITE) COST	**$10,315,500**	**($8,530,800)**	**$1,784,700**

Note:
1. Reciprocal Funding total provided by Mark Thomas via email, 5/23/19

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Parkway
Major Arterial - Street Section A
(Half Section and Full Median)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	69	SF	$0.06	$4.14
2.	Sawcut Asphalt Concrete	1	LF	$1.50	$1.50
3.	Remove Asphalt Concrete	7	SF	$1.50	$10.50
4.	Rough Grade Excavation	5.1	CY	$5.00	$25.56
5.	Roadway Excavation	1.8	CY	$6.00	$10.80
6.	Roadway Subgrade Preparation	31	SF	$0.60	$18.60
7.	8" Asphalt Concrete Paving	27	SF	$5.40	$145.80
8.	10" Aggregate Base	27	SF	$2.90	$78.30
9.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
10.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
11.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
12.	Landscape Corridor Planting & Irrigation	18	SF	$8.00	$144.00
13.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
14.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
15.	Erosion Control / SWPP	1	LF	$20.62	$20.62
16.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
17.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
18.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
19.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
20.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
21.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,166.72**
			Use		**$1,170**



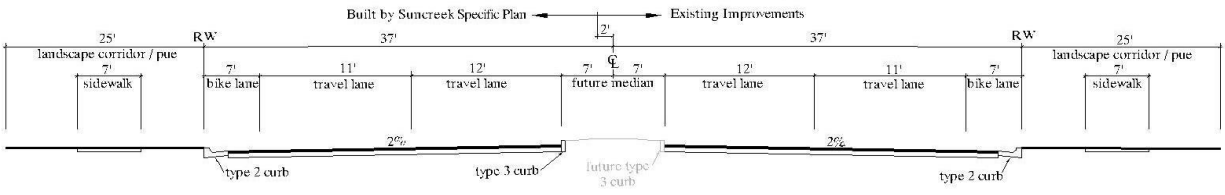
Note:
1 8"AC / 10" AB paving section based on existing Rancho Cordova Parkway paving .

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Parkway
Major Arterial - Street Section B
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	56	SF	$0.06	$3.36
2.	Rough Grade Excavation	4.1	CY	$5.00	$20.74
3.	Roadway Excavation	1.8	CY	$6.00	$10.80
4.	Roadway Subgrade Preparation	31	SF	$0.60	$18.60
5.	8" Asphalt Concrete Paving	27	SF	$5.40	$145.80
6.	10" Aggregate Base	27	SF	$2.90	$78.30
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	1	LF	$23.00	$23.00
9.	Landscape Corridor Planting & Irrigation	18	SF	$8.00	$144.00
10.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
11.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
12.	Erosion Control / SWPP	1	LF	$20.62	$20.62
13.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
14.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
15.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,231.53**
			Use		**$1,240**

Section B Rancho Cordova Parkway



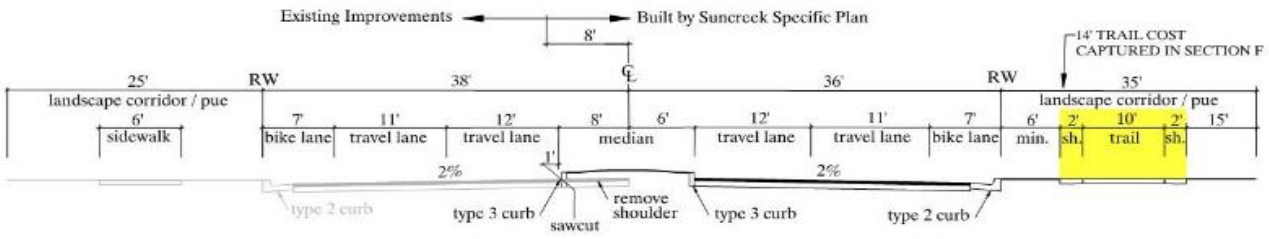
Note:
1 8"AC / 10" AB paving section based on existing Rancho Cordova Parkway paving .

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section C
(Half Section and Full Median)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	71	SF	$0.06	$4.26
2.	Sawcut Asphalt Concrete	1	LF	$1.50	$1.50
3.	Remove Asphalt Concrete	9	SF	$1.50	$13.50
4.	Rough Grade Excavation	5.3	CY	$5.00	$26.30
5.	Roadway Excavation	2	CY	$6.00	$12.00
6.	Roadway Subgrade Preparation	31	SF	$0.60	$18.60
7.	6" Asphalt Concrete Paving	28	SF	$4.05	$113.40
8.	14" Aggregate Base	28	SF	$4.03	$112.84
9.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
10.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
11.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
12.	Landscape Corridor Planting & Irrigation	21	SF	$8.00	$168.00
13.	3-5/8" Concrete Sidewalk	0	SF	$7.50	$0.00
14.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
15.	Erosion Control / SWPP	1	LF	$20.62	$20.62
16.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
17.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
18.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
19.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
20.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
21.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,145.42**
			Use		**$1,150**

Section C Kiefer Boulevard

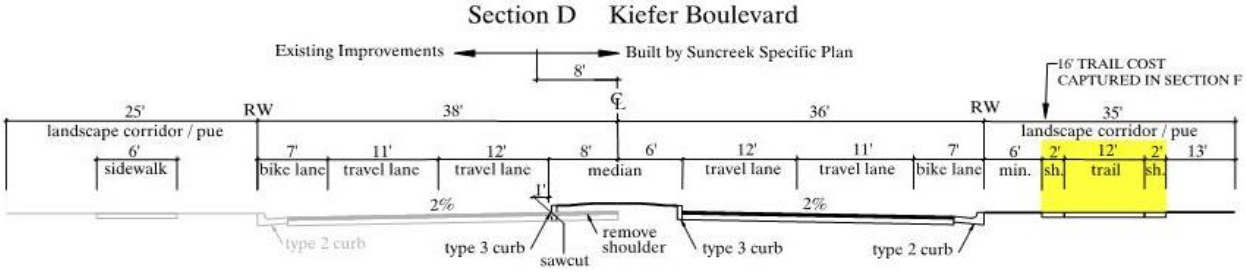


Note:
1 6"AC / 14" AB paving section based on existing Kiefer paving .
2 14' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section D
(Half Section and Full Median)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	71	SF	$0.06	$4.26
2.	Sawcut Asphalt Concrete	1	LF	$1.50	$1.50
3.	Remove Asphalt Concrete	9	SF	$1.50	$13.50
4.	Rough Grade Excavation	5.3	CY	$5.00	$26.30
5.	Roadway Excavation	2	CY	$6.00	$12.00
6.	Roadway Subgrade Preparation	31	SF	$0.60	$18.60
7.	6" Asphalt Concrete Paving	28	SF	$4.05	$113.40
8.	14" Aggregate Base	28	SF	$4.03	$112.84
9.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
10.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
11.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
12.	Landscape Corridor Planting & Irrigation	19	SF	$8.00	$152.00
13.	3-5/8" Concrete Sidewalk	0	SF	$7.50	$0.00
14.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
15.	Erosion Control / SWPP	1	LF	$20.62	$20.62
16.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
17.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
18.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
19.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
20.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
21.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,129.42**
			Use		**$1,130**



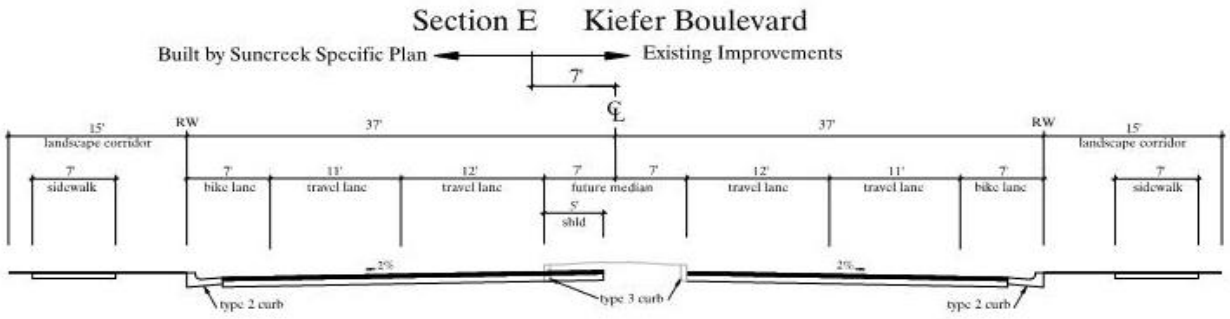
Note:
1 6"AC / 14" AB paving section based on existing Kiefer paving .
2 16' Trail cost captured in Section F. Park Corridor and Trails system Improvements

27146.000

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section E
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	50	SF	$0.06	$3.00
2.	Rough Grade Excavation	3.7	CY	$5.00	$18.52
3.	Roadway Excavation	2.2	CY	$6.00	$13.20
4.	Roadway Subgrade Preparation	35	SF	$0.60	$21.00
5.	6" Asphalt Concrete Paving	32	SF	$4.05	$129.60
6.	14" Aggregate Base	32	SF	$4.03	$128.96
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Landscape Corridor Planting & Irrigation	8	SF	$8.00	$64.00
9.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
10.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
11.	Erosion Control / SWPP	1	LF	$20.62	$20.62
12.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
13.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
14.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
15.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
16.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
17.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,079.80**
			Use		**$1,080**



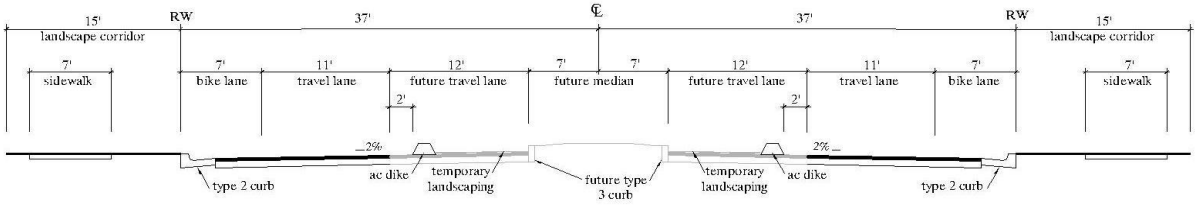
Note:
1 6"AC / 14" AB paving section based on existing Kiefer paving .

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section F
(Interim Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	104	SF	$0.06	$6.24
2.	Rough Grade Excavation	7.7	CY	$5.00	$38.52
3.	Roadway Excavation	2.5	CY	$6.00	$15.00
4.	Roadway Subgrade Preparation	40	SF	$0.60	$24.00
5.	6" Asphalt Concrete Paving	54	SF	$4.05	$218.70
6.	14" Aggregate Base	54	SF	$4.03	$217.62
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Landscaping (Temporary)	21	SF	$6.00	$126.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	16	SF	$8.00	$128.00
11.	3-5/8" Concrete Sidewalk	14	SF	$7.50	$105.00
12.	Signing & Striping (4-lanes)	4	LF	$1.50	$6.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,746.50**
			Use		**$1,750**

Section F Americanos Boulevard

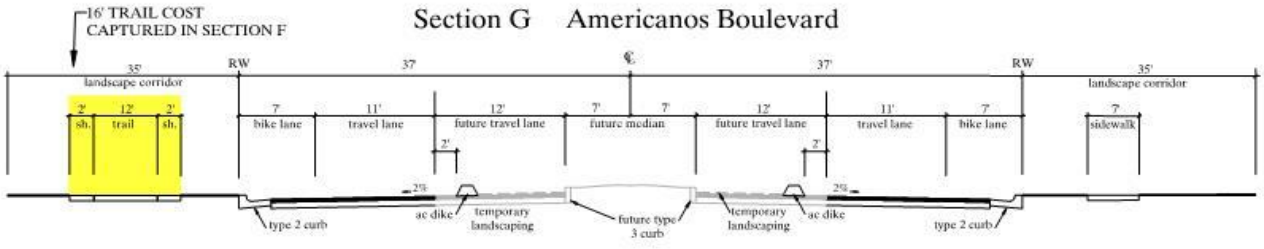


Note:
1 6"AC / 14" AB paving section based on 2035 Transportation CIP Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section G
(Interim Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	144	SF	$0.06	$8.64
2.	Rough Grade Excavation	10.7	CY	$5.00	$53.33
3.	Roadway Excavation	2.5	CY	$6.00	$15.00
4.	Roadway Subgrade Preparation	40	SF	$0.60	$24.00
5.	6" Asphalt Concrete Paving	34	SF	$4.05	$137.70
6.	14" Aggregate Base	34	SF	$4.03	$137.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	AC Dike (Type A)	2	SF	$8.80	$17.60
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Median Landscaping (Temporary)	19	SF	$6.00	$114.00
11.	Landscape Corridor Planting & Irrigation	47	SF	$8.00	$376.00
12.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
13.	Signing & Striping (4-lanes)	4	LF	$1.50	$6.00
14.	Erosion Control / SWPP	1	LF	$20.62	$20.62
15.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
16.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
17.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
18.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
19.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
20.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,803.22**
			Use		**$1,810**

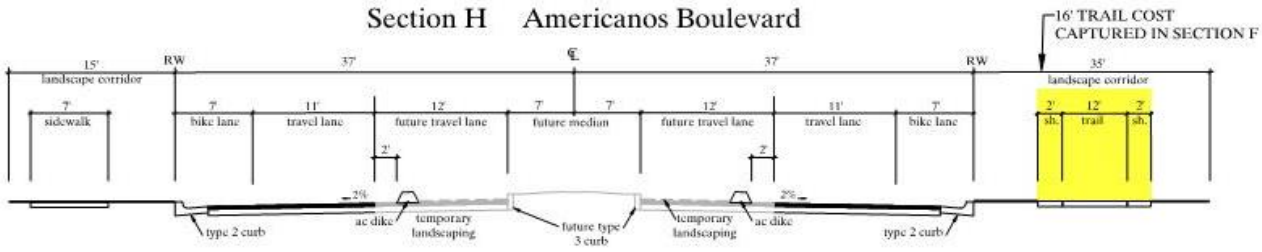


Note:
1 6"AC / 14" AB paving section based on 2035 Transportation CIP Americanos Paving Section.
2 16' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section H
(Interim Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	124	SF	$0.06	$7.44
2.	Rough Grade Excavation	9.2	CY	$5.00	$45.93
3.	Roadway Excavation	2.5	CY	$6.00	$15.00
4.	Roadway Subgrade Preparation	40	SF	$0.60	$24.00
5.	6" Asphalt Concrete Paving	34	SF	$4.05	$137.70
6.	14" Aggregate Base	34	SF	$4.03	$137.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	AC Dike (Type A)	2	SF	$8.80	$17.60
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Median Landscaping (Temporary)	19	SF	$6.00	$114.00
11.	Landscape Corridor Planting & Irrigation	27	SF	$8.00	$216.00
12.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
13.	Signing & Striping (4-lanes)	4	LF	$1.50	$6.00
14.	Erosion Control / SWPP	1	LF	$20.62	$20.62
15.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
16.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
17.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
18.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
19.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
20.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,634.61**
			Use		**$1,640**

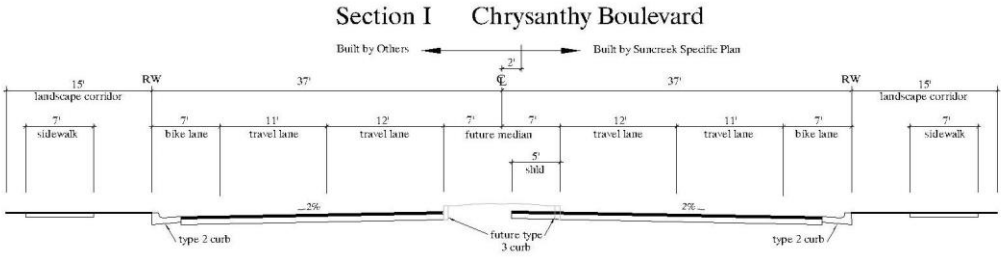


Note:
1 6"AC / 14" AB paving section based on 2035 Transportation CIP Americanos Paving Section.
2 16' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Chrysanthy Boulevard
Minor Arterial - Street Section I
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	50	SF	$0.06	$3.00
2.	Rough Grade Excavation	3.7	CY	$5.00	$18.52
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	32	SF	$0.60	$19.20
5.	6" Asphalt Concrete Paving	32	SF	$4.05	$129.60
6.	14" Aggregate Base	32	SF	$4.03	$128.96
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Landscape Corridor Planting & Irrigation	8	SF	$8.00	$64.00
9.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
10.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
11.	Erosion Control / SWPP	1	LF	$20.62	$20.62
12.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
13.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
14.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
15.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
16.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
17.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,086.80**
			Use		**$1,090**



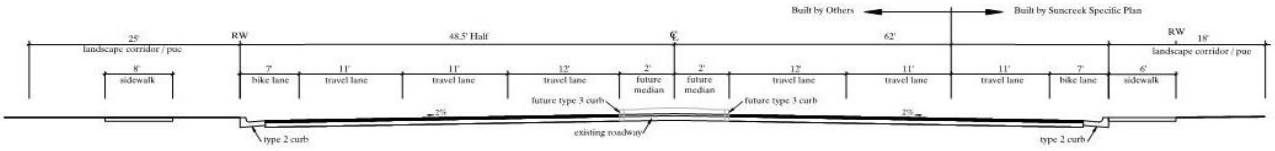
Note:
1 6"AC / 14" AB paving section based on 2035 Transportation CIP Americanos Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Sunrise Boulevard
Major Arterial-Street Section K
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	36	SF	$0.06	$2.16
2.	Rough Grade Excavation	2.7	CY	$5.00	$13.33
3.	Roadway Excavation	1.3	CY	$6.00	$7.80
4.	Roadway Subgrade Preparation	14	SF	$0.60	$8.40
5.	7" Asphalt Concrete Paving	14	SF	$4.73	$66.15
6.	17" Aggregate Base	14	SF	$4.93	$69.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Median Curb, Type 3 (Barrier Curb)	1	LF	$23.00	$23.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	0	SF	$8.00	$0.00
11.	3-5/8" Concrete Sidewalk	6	SF	$7.50	$45.00
12.	Signing & Striping (1-lane)	1	LF	$1.50	$1.50
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
16.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$732.39**
			Use		**$740**

Section K Sunrise Boulevard



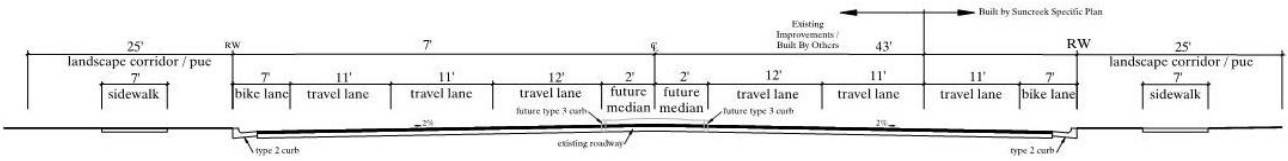
Note:
1 7"AC / 17" AB paving section based on 2035 Transportation CIP Sunrise Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Sunrise Boulevard
Major Arterial-Street Section L
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	43	SF	$0.06	$2.58
2.	Rough Grade Excavation	3.2	CY	$5.00	$15.93
3.	Roadway Excavation	1.3	CY	$6.00	$7.80
4.	Roadway Subgrade Preparation	14	SF	$0.60	$8.40
5.	7" Asphalt Concrete Paving	14	SF	$4.73	$66.15
6.	17" Aggregate Base	14	SF	$4.93	$69.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Landscape Corridor Planting & Irrigation	0	SF	$8.00	$0.00
9.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
10.	Signing & Striping (1-lane)	1	LF	$1.50	$1.50
11.	Erosion Control / SWPP	1	LF	$20.62	$20.62
12.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
13.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
14.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
15.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
16.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
17.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$719.90**
			Use		**$720**

Section L Sunrise Boulevard



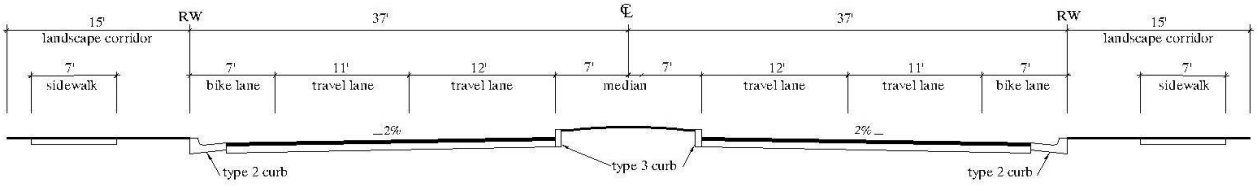
Note:
1 7"AC / 17" AB paving section based on 2035 Transportation CIP Sunrise Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road
Minor Arterial-Street Section M
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	104	SF	$0.06	$6.24
2.	Rough Grade Excavation	7.7	CY	$5.00	$38.52
3.	Roadway Excavation	3.8	CY	$6.00	$22.80
4.	Roadway Subgrade Preparation	61	SF	$0.60	$36.60
5.	6" Asphalt Concrete Paving	54	SF	$4.05	$218.70
6.	14" Aggregate Base	54	SF	$4.03	$217.62
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	16	SF	$8.00	$128.00
11.	3-5/8" Concrete Sidewalk	14	SF	$7.50	$105.00
12.	Signing & Striping (4-lanes)	4	LF	$1.50	$6.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,821.90**
			Use		**$1,830**

Section M North Campus Road

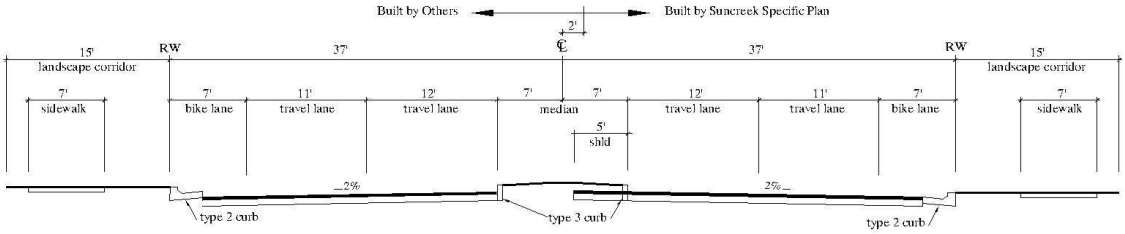


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road
Minor Arterial-Street Section N
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	50	SF	$0.06	$3.00
2.	Rough Grade Excavation	3.7	CY	$5.00	$18.52
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	32	SF	$0.60	$19.20
5.	6" Asphalt Concrete Paving	29	SF	$4.05	$117.45
6.	14" Aggregate Base	29	SF	$4.03	$116.87
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Landscape Corridor Planting & Irrigation	8	SF	$8.00	$64.00
9.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
10.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
11.	Erosion Control / SWPP	1	LF	$20.62	$20.62
12.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
13.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
14.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
15.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
16.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,197.56**
			Use		**$1,200**

Section N North Campus Road

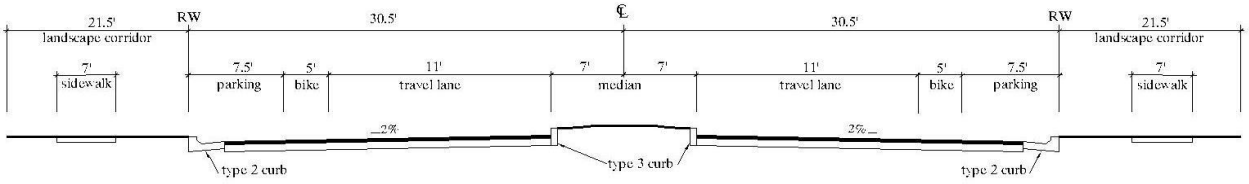


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
West Park Drive
Minor Arterial-Street Section O
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	104	SF	$0.06	$6.24
2.	Rough Grade Excavation	7.7	CY	$5.00	$38.52
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	48	SF	$0.60	$28.80
5.	4" Asphalt Concrete Paving	41	SF	$2.70	$110.70
6.	9" Aggregate Base	41	SF	$2.61	$107.01
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	29	SF	$8.00	$232.00
11.	3-5/8" Concrete Sidewalk	14	SF	$7.50	$105.00
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	1	LF	$160.00	$160.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,685.69**
			Use		**$1,690**

Section O West Park Drive



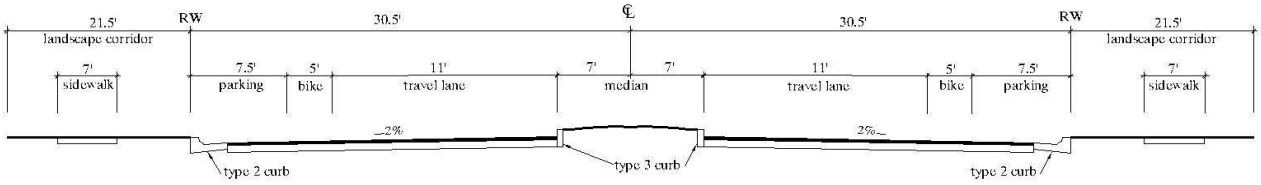
Note:
1 West Park Drive paving section assumed to be 4" AC / 9" AB based on similar existing 2 lane collectors in Anatolia III.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Central Park Drive
Collector Street-Street Section P
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	104	SF	$0.06	$6.24
2.	Rough Grade Excavation	7.7	CY	$5.00	$38.52
3.	Roadway Excavation	2.0	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	48	SF	$0.60	$28.80
5.	4" Asphalt Concrete Paving	41	SF	$2.70	$110.70
6.	9" Aggregate Base	41	SF	$2.61	$107.01
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	29	SF	$8.00	$232.00
11.	3-5/8" Concrete Sidewalk	14	SF	$7.50	$105.00
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,525.69**
			Use		**$1,530**

Section P Central Park Drive

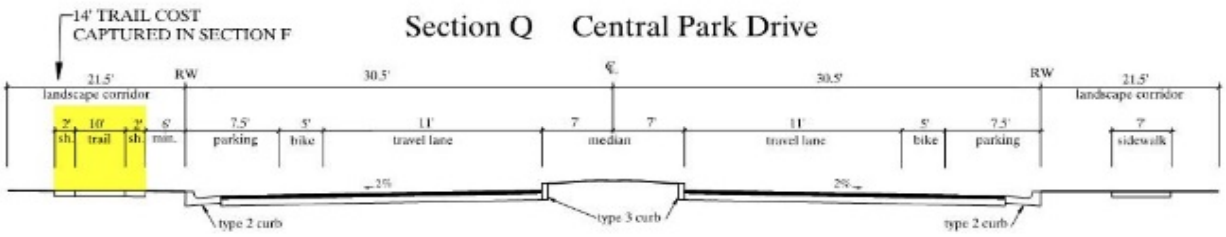


Note:
1 Central Park Drive paving section assumed to be 4" AC / 9" AB based on similar existing 2 lane collectors in Anatolia III.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Central Park Drive
Collector Street-Street Section Q
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	104	SF	$0.06	$6.24
2.	Rough Grade Excavation	7.7	CY	$5.00	$38.52
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	48	SF	$0.60	$28.80
5.	4" Asphalt Concrete Paving	41	SF	$2.70	$110.70
6.	9" Aggregate Base	41	SF	$2.61	$107.01
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	22	SF	$8.00	$176.00
11.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,417.19**
			Use		**$1,420**

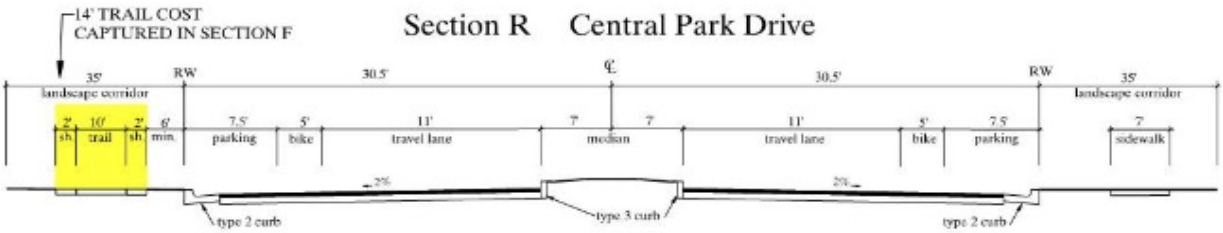


Note:
1 Central Park Drive paving section assumed to be 4" AC / 9" AB based on similar existing 2 lane collectors in Anatolia III.
2 14' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Central Park Drive
Collector Street-Street Section R
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	131	SF	$0.06	$7.86
2.	Rough Grade Excavation	9.7	CY	$5.00	$48.52
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	48	SF	$0.60	$28.80
5.	4" Asphalt Concrete Paving	41	SF	$2.70	$110.70
6.	9" Aggregate Base	41	SF	$2.61	$107.01
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	49	SF	$8.00	$392.00
11.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,644.81**
			Use		**$1,650**

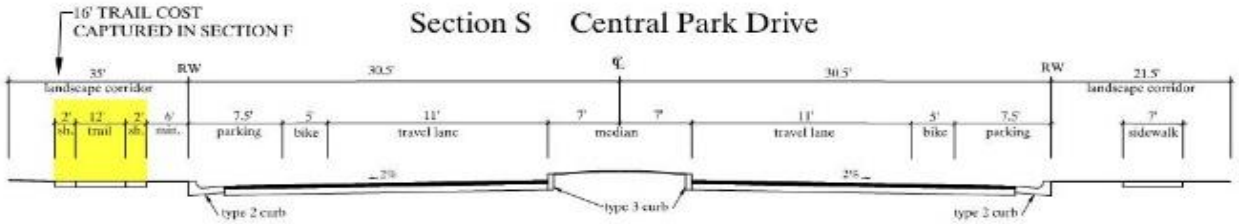


Note:
1 Central Park Drive paving section assumed to be 4" AC / 9" AB based on similar existing 2 lane collectors in Anatolia III.
2 14' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Central Park Drive
Collector Street-Street Section S
(Full Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	118	SF	$0.06	$7.08
2.	Rough Grade Excavation	8.7	CY	$5.00	$43.70
3.	Roadway Excavation	2	CY	$6.00	$12.00
4.	Roadway Subgrade Preparation	48	SF	$0.60	$28.80
5.	4" Asphalt Concrete Paving	41	SF	$2.70	$110.70
6.	9" Aggregate Base	41	SF	$2.61	$107.01
7.	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	$33.40	$66.80
8.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
9.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
10.	Landscape Corridor Planting & Irrigation	33.5	SF	$8.00	$268.00
11.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, both sides)	1	LF	$84.00	$84.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
18.	8" Sewer Line (Incl. MH's)	1	LF	$150.00	$150.00
			Subtotal		**$1,515.22**
			Use		**$1,520**

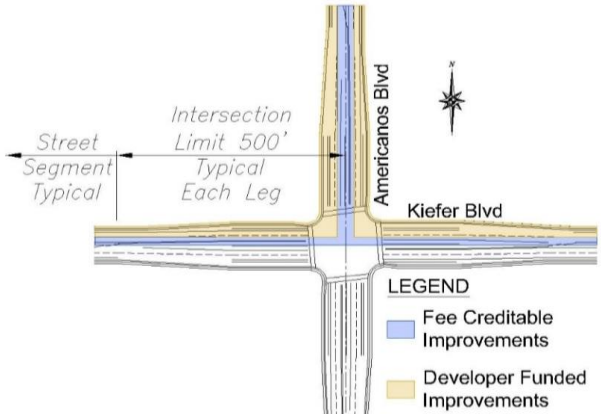


Note:
1 Central Park Drive paving section assumed to be 4" AC / 9" AB based on similar existing 2 lane collectors in Anatolia III.
2 16' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd & Americanos Blvd - Intersection T
Modified 4x2 Tee

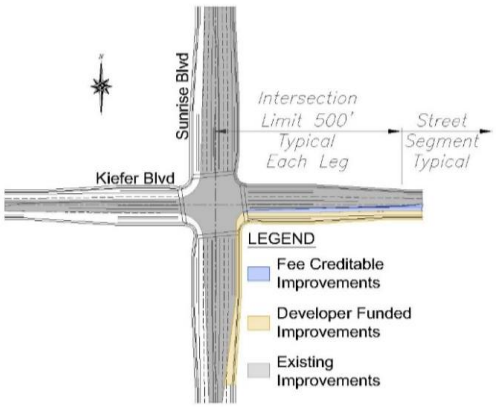
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	124,050	SF	$0.06	$7,443.00
2.	Rough Grade Excavation	9,189	CY	$5.00	$45,944.44
3.	Roadway Excavation	4,825	CY	$6.00	$28,947.00
4.	Roadway Subgrade Preparation	78,000	SF	$0.60	$46,800.00
5.	6" Asphalt Concrete Paving	78,000	SF	$4.05	$315,900.00
6.	14" Aggregate Base	78,000	SF	$4.03	$314,340.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	2,000	LF	$33.40	$66,800.00
8.	Median Curb, Type 3 (Barrier Curb)	450	LF	$23.00	$10,350.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	24,300	SF	$8.00	$194,400.00
11.	3-5/8" Concrete Sidewalk	15,300	SF	$7.50	$114,750.00
12.	Signing & Striping (4-lanes)	3,600	LF	$1.50	$5,400.00
13.	Erosion Control / SWPP	1,500	LF	$20.62	$30,936.60
14.	Dry Utility Joint Trench	1,500	LF	$150.00	$225,000.00
15.	Street Lights (Type A, 220' spacing, one side)	1,500	LF	$42.00	$63,000.00
16.	Traffic Signal Interconnect	1,500	LF	$15.00	$22,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	500	LF	$160.00	$80,000.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1,500	LF	$235.00	$352,500.00
19.	8" Sewer Line (Incl. MH's)	1,000	LF	$150.00	$150,000.00
			Subtotal		**$2,075,011.04**
			Use		**$2,075,020**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd and Sunrise Blvd - Intersection U
Modified 4x6 Intersection

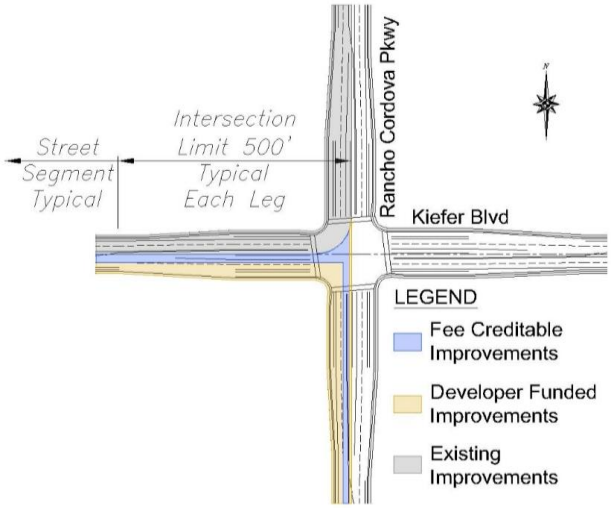
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	30,225	SF	$0.06	$1,813.50
2.	Rough Grade Excavation	2,239	CY	$5.00	$11,194.44
3.	Roadway Excavation	1,137	CY	$6.00	$6,819.60
4.	Roadway Subgrade Preparation	18,375	SF	$0.60	$11,025.00
5.	6" Asphalt Concrete Paving	18,375	SF	$4.05	$74,418.75
6.	14" Aggregate Base	18,375	SF	$4.03	$74,051.25
7.	Curb & Gutter, Type 2 (Vertical Curb)	900	LF	$33.40	$30,060.00
8.	Median Curb, Type 3 (Barrier Curb)	450	LF	$23.00	$10,350.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	6,000	SF	$8.00	$48,000.00
11.	3-5/8" Concrete Sidewalk	2,700	SF	$7.50	$20,250.00
12.	Signing & Striping (4-lanes)	1,500	LF	$1.50	$2,250.00
13.	Erosion Control / SWPP	1,000	LF	$20.62	$20,624.40
14.	Dry Utility Joint Trench	900	LF	$150.00	$135,000.00
15.	Street Lights (Type A, 220' spacing, one side)	900	LF	$42.00	$37,800.00
16.	Traffic Signal Interconnect	900	LF	$15.00	$13,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	900	LF	$235.00	$211,500.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$708,656.94**
			Use		**$708,660**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Pkwy & Kiefer Blvd- Intersection V-PH1
Modified 4x4 Intersection

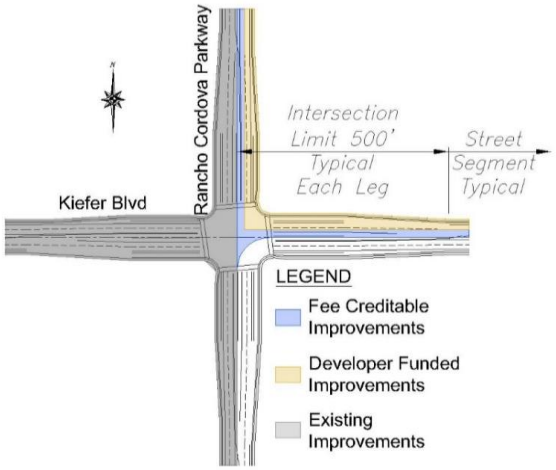
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	62,150	SF	$0.06	$3,729.00
2.	Rough Grade Excavation	4,604	CY	$5.00	$23,018.52
3.	Roadway Excavation	2,536	CY	$6.00	$15,216.00
4.	Roadway Subgrade Preparation	41,000	SF	$0.60	$24,600.00
5.	6" Asphalt Concrete Paving	41,000	SF	$4.05	$166,050.00
6.	14" Aggregate Base	41,000	SF	$4.03	$165,230.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	900	LF	$33.40	$30,060.00
8.	Median Curb, Type 3 (Barrier Curb)	450	LF	$23.00	$10,350.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	11,700	SF	$8.00	$93,600.00
11.	3-5/8" Concrete Sidewalk	6,300	SF	$7.50	$47,250.00
12.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
13.	Erosion Control / SWPP	900	LF	$20.62	$18,561.96
14.	Dry Utility Joint Trench	900	LF	$150.00	$135,000.00
15.	Street Lights (Type A, 220' spacing, one side)	900	LF	$42.00	$37,800.00
16.	Traffic Signal Interconnect	900	LF	$15.00	$13,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	900	LF	$160.00	$144,000.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1,800	LF	$235.00	$423,000.00
19.	8" Sewer Line (Incl. MH's)	900	LF	$150.00	$135,000.00
			Subtotal		**$1,485,968.48**
			Use		**$1,485,970**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Pkwy & Kiefer Blvd- Intersection V-Ph2
Modified 4x4 Intersection

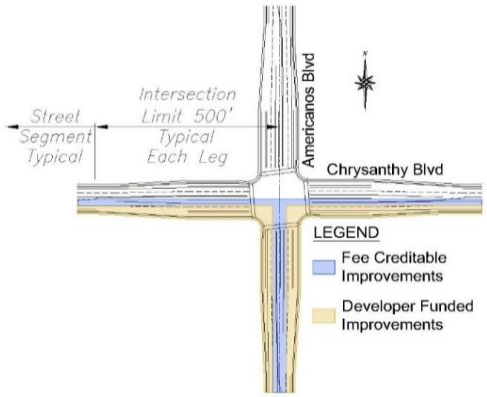
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	62,000	SF	$0.06	$3,720.00
2.	Rough Grade Excavation	4,593	CY	$5.00	$22,962.96
3.	Roadway Excavation	2,412	CY	$6.00	$14,473.80
4.	Roadway Subgrade Preparation	39,000	SF	$0.60	$23,400.00
5.	6" Asphalt Concrete Paving	39,000	SF	$4.05	$157,950.00
6.	14" Aggregate Base	39,000	SF	$4.03	$157,170.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	1,000	LF	$33.40	$33,400.00
8.	Median Curb, Type 3 (Barrier Curb)	2,000	LF	$23.00	$46,000.00
9.	Landscape Corridor Planting & Irrigation	11,700	SF	$8.00	$93,600.00
10.	3-5/8" Concrete Sidewalk	6,300	SF	$7.50	$47,250.00
11.	Signing & Striping (2-lanes)	4	LF	$1.50	$6.00
12.	Erosion Control / SWPP	900	LF	$20.62	$18,561.96
13.	Dry Utility Joint Trench	900	LF	$150.00	$135,000.00
14.	Street Lights (Type A, 220' spacing, one side)	900	LF	$42.00	$37,800.00
15.	Traffic Signal Interconnect	900	LF	$15.00	$13,500.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	900	LF	$160.00	$144,000.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1,800	LF	$235.00	$423,000.00
18.	8" Sewer Line (Incl. MH's)	900	LF	$150.00	$135,000.00
			Subtotal		**$1,506,794.72**
			Use		**$1,506,800**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Chrysanthy & Americanos Blvd - Intersection W
Modified 4x4 Tee

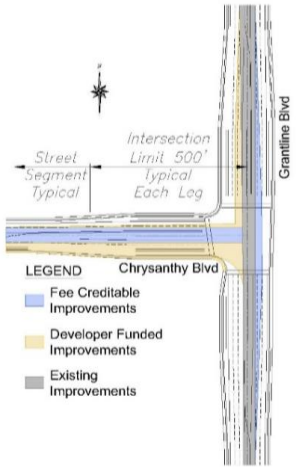
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	109,850	SF	$0.06	$6,591.00
2.	Rough Grade Excavation	8,137	CY	$5.00	$40,685.19
3.	Roadway Excavation	5,010	CY	$6.00	$30,060.00
4.	Roadway Subgrade Preparation	81,000	SF	$0.60	$48,600.00
5.	6" Asphalt Concrete Paving	81,000	SF	$4.05	$328,050.00
6.	14" Aggregate Base	81,000	SF	$4.03	$326,430.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	1,000	LF	$33.40	$33,400.00
8.	Median Curb, Type 3 (Barrier Curb)	2,000	LF	$23.00	$46,000.00
9.	Landscape Corridor Planting & Irrigation	14,400	SF	$8.00	$115,200.00
10.	3-5/8" Concrete Sidewalk	9,450	SF	$7.50	$70,875.00
11.	Signing & Striping (4-lanes)	3,600	LF	$1.50	$5,400.00
12.	Erosion Control / SWPP	1,500	LF	$20.62	$30,936.60
13.	Dry Utility Joint Trench	1,500	LF	$150.00	$225,000.00
14.	Street Lights (Type A, 220' spacing, one side)	1,500	LF	$42.00	$63,000.00
15.	Traffic Signal Interconnect	1,500	LF	$15.00	$22,500.00
16.	10" Water Distribution Line (Incl. Valves & Hydrants)	1,350	LF	$160.00	$216,000.00
17.	18" Storm Drainage Line (Incl. MH's and DI's)	1,350	LF	$235.00	$317,250.00
18.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,925,977.79**
			Use		**$1,925,980**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Grantline Rd & Chrysanthy Blvd - Intersection X
Modified 4x4 Tee

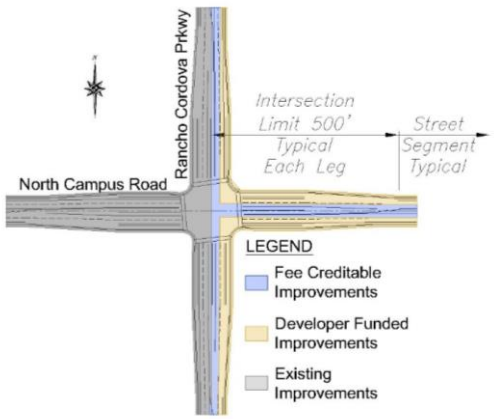
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	57,100	SF	$0.06	$3,426.00
2.	Rough Grade Excavation	4,230	CY	$5.00	$21,148.15
3.	Roadway Excavation	3,170	CY	$6.00	$19,020.00
4.	Roadway Subgrade Preparation	51,250	SF	$0.60	$30,750.00
5.	6" Asphalt Concrete Paving	51,250	SF	$4.05	$207,562.50
6.	14" Aggregate Base	51,250	SF	$4.03	$206,537.50
7.	Curb & Gutter, Type 2 (Vertical Curb)	450	LF	$33.40	$15,030.00
8.	Median Curb, Type 3 (Barrier Curb)	900	LF	$23.00	$20,700.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	3,600	SF	$8.00	$28,800.00
11.	3-5/8" Concrete Sidewalk	3,150	SF	$7.50	$23,625.00
12.	Signing & Striping (4-lanes)	4,950	LF	$1.50	$7,425.00
13.	Erosion Control / SWPP	1,500	LF	$20.62	$30,936.60
14.	Dry Utility Joint Trench	450	LF	$150.00	$67,500.00
15.	Street Lights (Type A, 220' spacing, one side)	450	LF	$42.00	$18,900.00
16.	Traffic Signal Interconnect	450	LF	$15.00	$6,750.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	450	LF	$160.00	$72,000.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	450	LF	$235.00	$105,750.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$885,860.75**
			Use		**$885,870**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road and Rancho Cordova Parkway - Intersection Y
4x4 Intersection

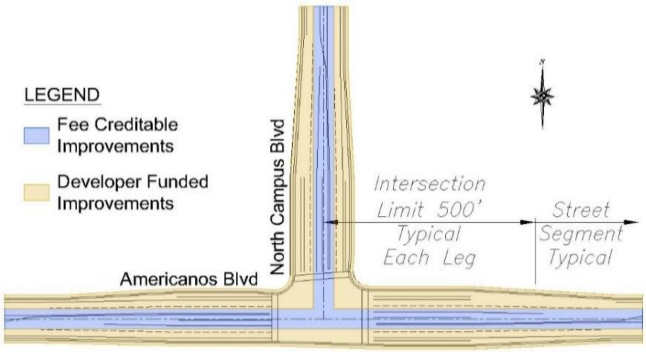
	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	124,100	SF	$0.06	$7,446.00
2.	Rough Grade Excavation	9,193	CY	$5.00	$45,962.96
3.	Roadway Excavation	5,690	CY	$6.00	$34,142.40
4.	Roadway Subgrade Preparation	92,000	SF	$0.60	$55,200.00
5.	6" Asphalt Concrete Paving	92,000	SF	$4.05	$372,600.00
6.	14" Aggregate Base	92,000	SF	$4.03	$370,760.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	2,000	LF	$33.40	$66,800.00
8.	Median Curb, Type 3 (Barrier Curb)	2,700	LF	$23.00	$62,100.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	23,400	SF	$8.00	$187,200.00
11.	3-5/8" Concrete Sidewalk	14,000	SF	$7.50	$105,000.00
12.	Signing & Striping (4-lanes)	4,000	LF	$1.50	$6,000.00
13.	Erosion Control / SWPP	1,500	LF	$20.62	$30,936.60
14.	Dry Utility Joint Trench	1,500	LF	$150.00	$225,000.00
15.	Street Lights (Type A, 220' spacing, one side)	1,500	LF	$42.00	$63,000.00
16.	Traffic Signal Interconnect	1,500	LF	$15.00	$22,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	500	LF	$160.00	$80,000.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1,500	LF	$235.00	$352,500.00
19.	8" Sewer Line (Incl. MH's)	500	LF	$150.00	$75,000.00
			Subtotal		**$2,162,147.96**
			Use		**$2,162,150**



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road and Americanos Blvd - Intersection Z
4x4 Tee

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	131,100	SF	$0.06	$7,866.00
2.	Rough Grade Excavation	9,711	CY	$5.00	$48,555.56
3.	Roadway Excavation	6,495	CY	$6.00	$38,967.00
4.	Roadway Subgrade Preparation	105,000	SF	$0.60	$63,000.00
5.	6" Asphalt Concrete Paving	105,000	SF	$4.05	$425,250.00
6.	14" Aggregate Base	105,000	SF	$4.03	$423,150.00
7.	Curb & Gutter, Type 2 (Vertical Curb)	3,000	LF	$33.40	$100,200.00
8.	Median Curb, Type 3 (Barrier Curb)	2,700	LF	$23.00	$62,100.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	14,400	SF	$8.00	$115,200.00
11.	3-5/8" Concrete Sidewalk	12,600	SF	$7.50	$94,500.00
12.	Signing & Striping (4-lanes)	6,000	LF	$1.50	$9,000.00
13.	Erosion Control / SWPP	1,500	LF	$20.62	$30,936.60
14.	Dry Utility Joint Trench	1,500	LF	$150.00	$225,000.00
15.	Street Lights (Type A, 220' spacing, one side)	1,500	LF	$42.00	$63,000.00
16.	Traffic Signal Interconnect	1,500	LF	$15.00	$22,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	1,500	LF	$160.00	$240,000.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1,500	LF	$235.00	$352,500.00
19.	8" Sewer Line (Incl. MH's)	500	LF	$150.00	$75,000.00
			Subtotal		**$2,396,725.16**
			Use		**$2,396,730**

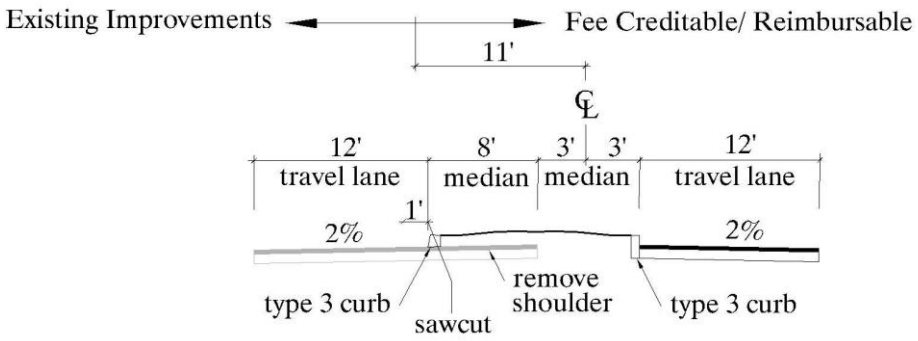


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Parkway
Major Arterial - Street Section AA
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	26	SF	$0.11	$2.98
2.	Roadway Excavation	0.8	CY	$13.75	$11.00
3.	8" Asphalt Concrete Paving	13	SF	$4.96	$64.48
4.	10" Aggregate Base	13	SF	$1.43	$18.62
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
8.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$366.63**
	20% Stage Construction Contingency				**$73.33**
			Use		**$440**

Section AA Rancho Cordova Parkway



Note:

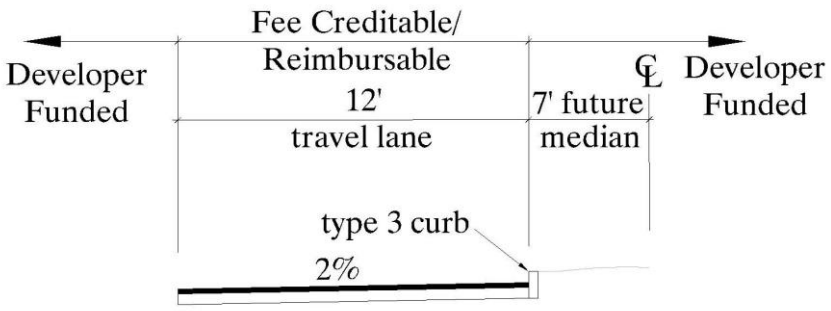
1 8"AC / 10" AB paving section based on existing Rancho Cordova Parkway paving .It is anticipated that the 2035 CIP credits and reimbursements paving sections will be updated to match the section shown herein.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019
3 20% contingency included to cover stage construction costs. Construction items that are funded by the 20% contingency may include, but are not limited to, pavement sawcut, pavement removal and disposal.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Parkway
Major Arterial - Street Section BB
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	12	SF	$0.11	$1.37
2.	Roadway Excavation	0.7	CY	$13.75	$9.62
3.	8" Asphalt Concrete Paving	12	SF	$4.96	$59.52
4.	10" Aggregate Base	12	SF	$1.43	$17.19
5.	Median Curb, Type 3 (Barrier Curb)	1	LF	$16.04	$16.04
6.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
7.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
8.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$251.84**
			Use		**$260**

Section BB Rancho Cordova Parkway



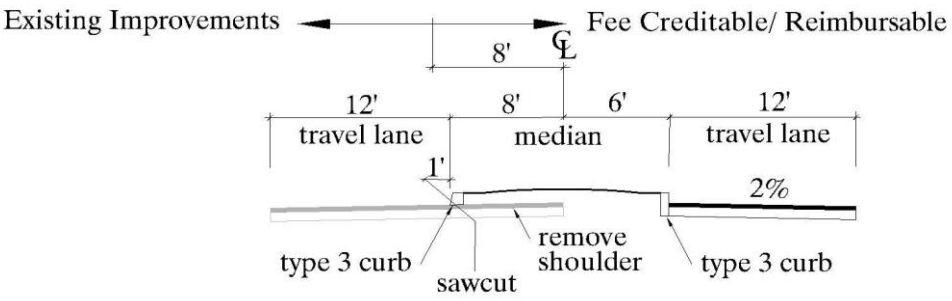
Note:
1 8"AC / 10" AB paving section based on existing Rancho Cordova Parkway paving .It is anticipated that the 2035 CIP credits and reimbursements paving sections will be updated to match the section shown herein.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section CC
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	26	SF	$0.11	$2.98
2.	Roadway Excavation	1.7	CY	$13.75	$23.37
3.	6" Asphalt Concrete Paving	13	SF	$3.72	$48.41
4.	14" Aggregate Base	13	SF	$2.01	$26.07
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
8.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$370.38**
	20% Stage Construction Contingency				**$74.08**
			Use		**$450**

Section CC Kiefer Boulevard



Note:
1 6"AC / 14" AB paving section based on existing Kiefer Blvd paving.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

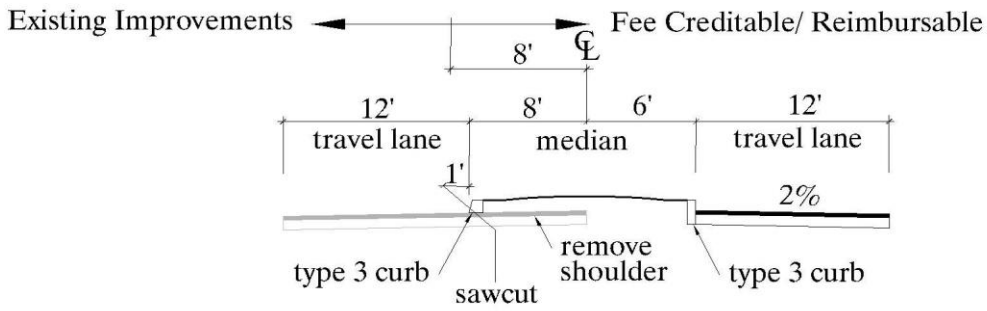
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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section DD
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	26	SF	$0.11	$2.98
2.	Roadway Excavation	0.8	CY	$13.75	$11.00
3.	6" Asphalt Concrete Paving	13	SF	$3.72	$48.41
4.	14" Aggregate Base	13	SF	$2.01	$26.07
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
8.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$358.01**
			Use		**$360**

Section DD Kiefer Boulevard

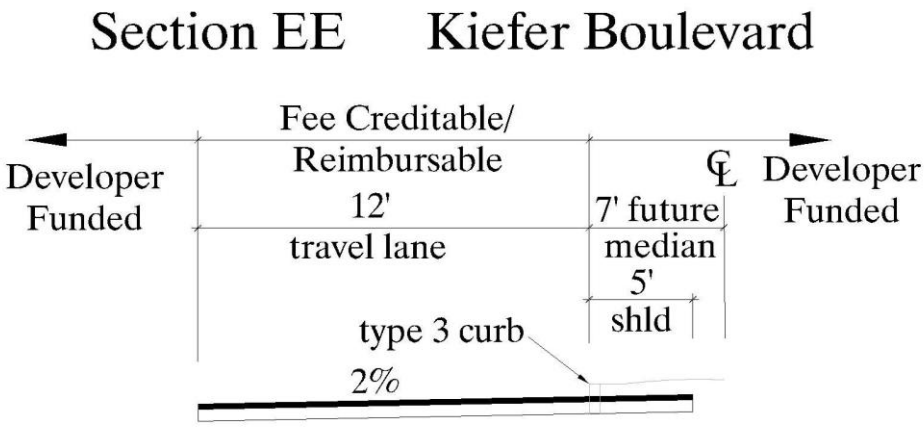


Note:
1 6"AC / 14" AB paving section based on existing Kiefer Blvd paving.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section EE
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	17	SF	$0.11	$1.95
2.	Roadway Excavation	1.1	CY	$13.75	$15.12
3.	6" Asphalt Concrete Paving	12	SF	$3.72	$44.69
4.	14" Aggregate Base	12	SF	$2.01	$24.06
5.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
6.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
7.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$233.92**
			Use		**$240**



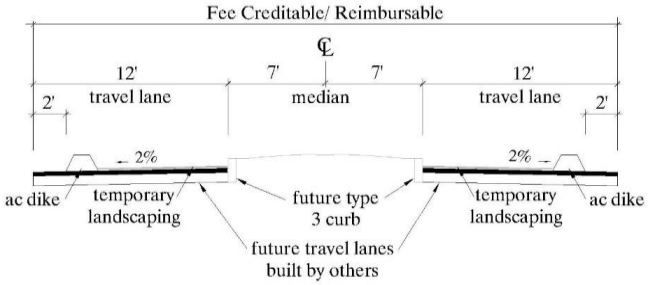
Note:
1 6"AC / 14" AB paving section based on existing Kiefer Blvd paving.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section FF
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	38	SF	$0.11	$4.35
2.	Roadway Excavation	0.3	CY	$13.75	$4.12
3.	6" Asphalt Concrete Paving	4	SF	$3.72	$14.90
4.	14" Aggregate Base	4	SF	$2.01	$8.02
5.	AC Dike (Type A)	2	SF	$3.44	$6.87
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Median Landscaping (Temporary)	19	SF	$3.44	$65.31
8.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$342.48**
			Use		**$350**

Section FF Americanos Boulevard



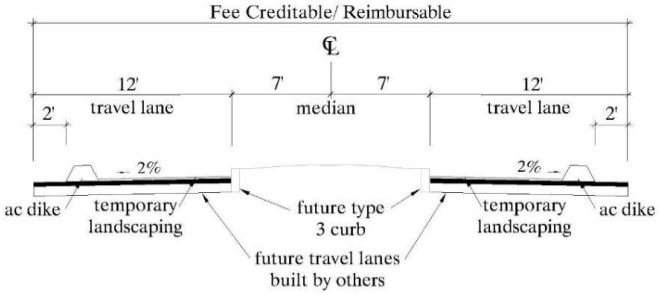
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section GG
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	38	SF	$0.11	$4.35
2.	Roadway Excavation	0.3	CY	$13.75	$4.12
3.	6" Asphalt Concrete Paving	4	SF	$3.72	$14.90
4.	14" Aggregate Base	4	SF	$2.01	$8.02
5.	AC Dike (Type A)	2	SF	$3.44	$6.87
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Median Landscaping (Temporary)	19	SF	$3.44	$65.31
8.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
10.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$342.48**
			Use		**$350**

Section GG Americanos Boulevard



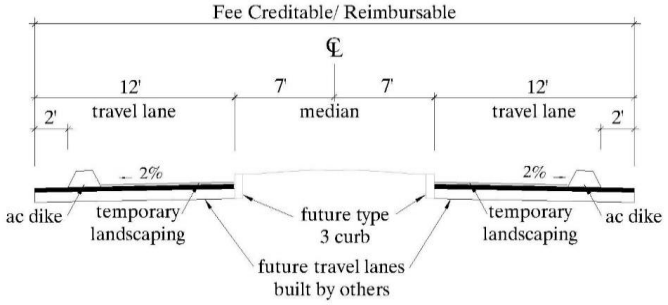
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Americanos Boulevard
Minor Arterial - Street Section HH
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	38	SF	$0.11	$4.35
2.	Roadway Excavation	0.3	CY	$13.75	$4.12
3.	6" Asphalt Concrete Paving	4	SF	$3.72	$14.90
4.	14" Aggregate Base	4	SF	$2.01	$8.02
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Median Landscaping (Temporary)	19	SF	$3.44	$65.31
8.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
10.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$367.69**
			Use		**$370**

Section HH Americanos Boulevard



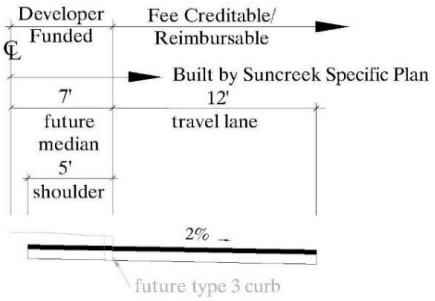
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Chrysanthy Boulevard
Minor Arterial - Street Section II
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	17	SF	$0.11	$1.95
2.	Roadway Excavation	1.1	CY	$13.75	$15.12
3.	6" Asphalt Concrete Paving	17	SF	$3.72	$63.31
4.	14" Aggregate Base	17	SF	$2.01	$34.09
5.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
6.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
7.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$262.56**
			Use		**$270**

Section II Chrysanthy Boulevard



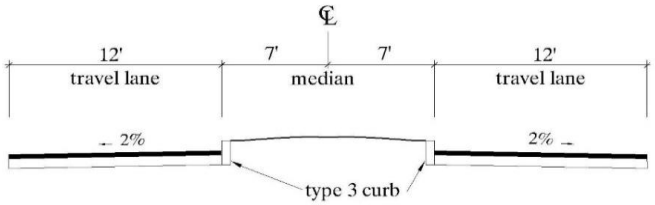
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road
Minor Arterial-Street Section MM
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	38	SF	$0.11	$4.35
2.	Roadway Excavation	1.5	CY	$13.75	$20.62
3.	6" Asphalt Concrete Paving	24	SF	$3.72	$89.37
4.	14" Aggregate Base	24	SF	$2.01	$48.12
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
8.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$433.46**
			Use		**$440**

Section MM North Campus Road



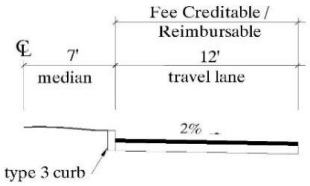
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road
Minor Arterial-Street Section NN
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	12	SF	$0.11	$1.37
2.	Roadway Excavation	0.8	CY	$13.75	$11.00
3.	6" Asphalt Concrete Paving	12	SF	$3.72	$44.69
4.	14" Aggregate Base	12	SF	$2.01	$24.06
5.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
6.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
7.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$229.22**
			Use		**$230**

Section NN North Campus Road



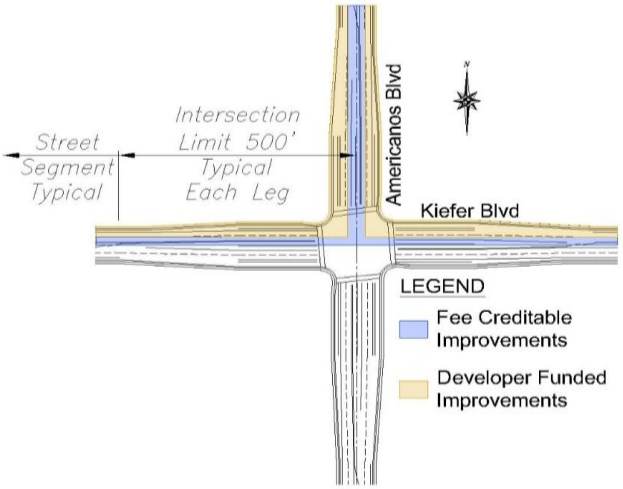
Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd & Americanos Blvd - Intersection TT
Modified 4x2 Tee
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	35,450	SF	$0.11	$4,061.86
2.	Roadway Excavation	2,193	CY	$13.75	$30,148.03
3.	6" Asphalt Concrete Paving	35,000	SF	$3.72	$130,334.75
4.	14" Aggregate Base	35,000	SF	$2.01	$70,180.25
5.	Median Curb, Type 3 (Barrier Curb)	450	LF	$16.04	$7,218.54
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (2-lanes)	3000	LF	$1.43	$4,296.75
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1500	LF	$126.04	$189,057.00
10.	Erosion Control / SWPP	1500	LF	$20.62	$30,936.60
			Subtotal		**$466,233.79**
			Use		**$466,240**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

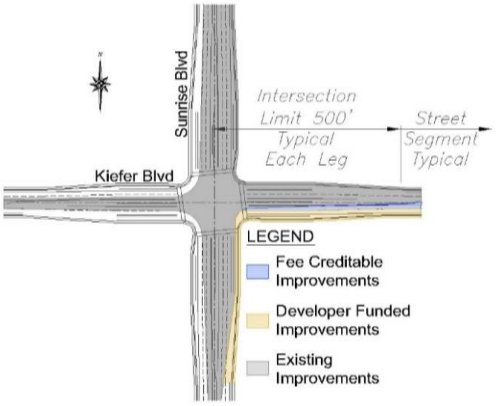


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd and Sunrise Blvd - Intersection UU
Modified 4x6 Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	18,825	SF	$0.11	$2,156.97
2.	Roadway Excavation	1,164	CY	$13.75	$16,009.50
3.	6" Asphalt Concrete Paving	18,375	SF	$3.72	$68,425.74
4.	14" Aggregate Base	18,375	SF	$2.01	$36,844.63
5.	Median Curb, Type 3 (Barrier Curb)	450	LF	$16.04	$7,218.54
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	1500	LF	$1.43	$2,148.38
9.	18" Storm Drainage Line (Incl. MH's and DI's)	500	LF	$126.04	$63,019.00
10.	Erosion Control / SWPP	500	LF	$20.62	$10,312.20
			Subtotal		**$206,134.96**
			Use		**$206,140**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

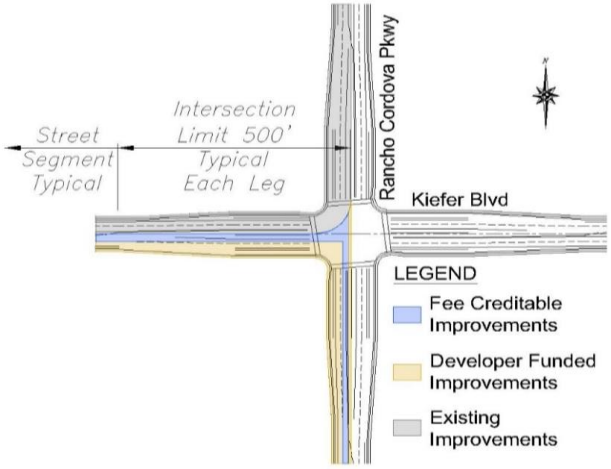


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Pkwy & Kiefer Blvd- Intersection VV-Ph1
Modified 4x4 Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	22,900	SF	$0.11	$2,623.88
2.	Roadway Excavation	1,416	CY	$13.75	$19,475.04
3.	6" Asphalt Concrete Paving	22000	SF	$3.72	$81,924.70
4.	14" Aggregate Base	22000	SF	$2.01	$44,113.30
5.	Median Curb, Type 3 (Barrier Curb)	900	LF	$16.04	$14,437.08
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	2000	LF	$1.43	$2,864.50
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1000	LF	$126.04	$126,038.00
10.	Erosion Control / SWPP	1000	LF	$20.62	$20,624.40
			Subtotal		**$312,100.90**
			Use		**$312,110**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

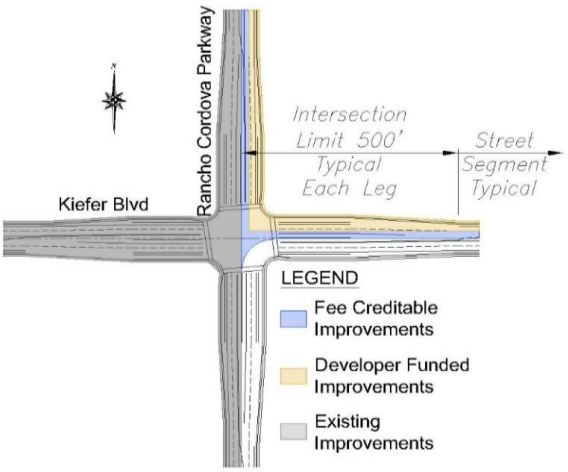


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Pkwy & Kiefer Blvd- Intersection VV-Ph2
Modified 4x4 Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	15,400	SF	$0.11	$1,764.53
2.	Roadway Excavation	953	CY	$13.75	$13,096.75
3.	6" Asphalt Concrete Paving	14500	SF	$3.72	$53,995.83
4.	14" Aggregate Base	14500	SF	$2.01	$29,074.68
5.	Median Curb, Type 3 (Barrier Curb)	900	LF	$16.04	$14,437.08
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (2-lanes)	2000	LF	$1.43	$2,864.50
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1000	LF	$126.04	$126,038.00
10.	Erosion Control / SWPP	1000	LF	$20.62	$20,624.40
			Subtotal		**$261,895.76**
			Use		**$261,900**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

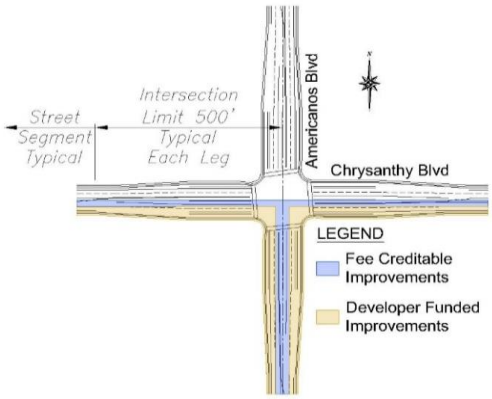


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Chrysanthy & Americanos Blvd - Intersection WW
Modified 4x4 Tee
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	33,900	SF	$0.11	$3,884.26
2.	Roadway Excavation	2,097	CY	$13.75	$28,829.86
3.	6" Asphalt Concrete Paving	33000	SF	$3.72	$122,887.05
4.	14" Aggregate Base	33000	SF	$2.01	$66,169.95
5.	Median Curb, Type 3 (Barrier Curb)	900	LF	$16.04	$14,437.08
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	2000	LF	$1.43	$2,864.50
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1500	LF	$126.04	$189,057.00
10.	Erosion Control / SWPP	1500	LF	$20.62	$30,936.60
			Subtotal		**$459,066.30**
			Use		**$459,070**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

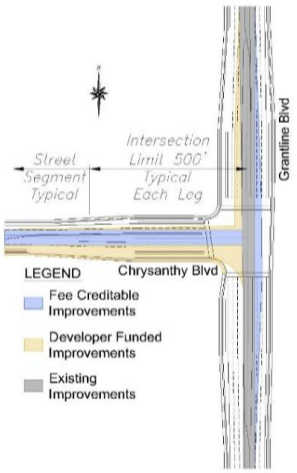


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Grantline Rd & Chrysanthy Blvd - Intersection XX
Modified 4x4 Tee
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	26,400	SF	$0.11	$3,024.91
2.	Roadway Excavation	1,633	CY	$13.75	$22,451.57
3.	6" Asphalt Concrete Paving	25500	SF	$3.72	$94,958.18
4.	14" Aggregate Base	25500	SF	$2.01	$51,131.33
5.	Median Curb, Type 3 (Barrier Curb)	900	LF	$16.04	$14,437.08
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (2-lanes)	2000	LF	$1.43	$2,864.50
9.	18" Storm Drainage Line (Incl. MH's and DI's)	500	LF	$126.04	$63,019.00
10.	Erosion Control / SWPP	1500	LF	$20.62	$30,936.60
			Subtotal		**$282,823.16**
			Use		**$282,830**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

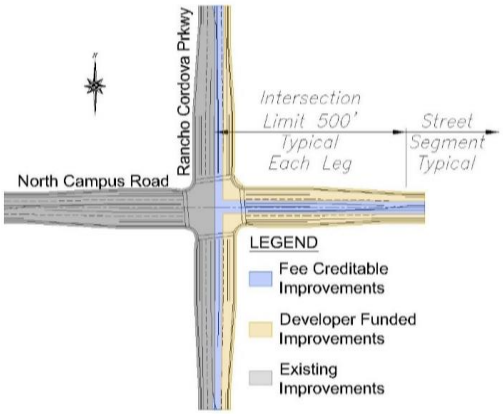


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road and Rancho Cordova - Intersection YY
4x4 Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	56,700	SF	$0.11	$6,496.69
2.	Roadway Excavation	3,507	CY	$13.75	$48,219.85
3.	6" Asphalt Concrete Paving	54000	SF	$3.72	$201,087.90
4.	14" Aggregate Base	54000	SF	$2.01	$108,278.10
5.	Median Curb, Type 3 (Barrier Curb)	2700	LF	$16.04	$43,311.24
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	2000	LF	$1.43	$2,864.50
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1500	LF	$126.04	$189,057.00
10.	Erosion Control / SWPP	1500	LF	$20.62	$30,936.60
			Subtotal		**$630,251.87**
			Use		**$630,260**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

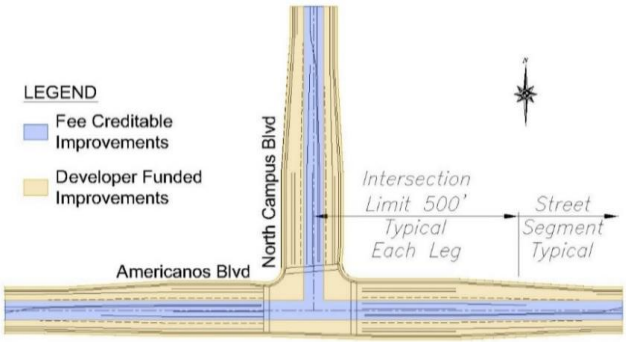


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
North Campus Road and Americanos Blvd - Intersection ZZ
4x4 Tee Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	56,700	SF	$0.11	$6,496.69
2.	Roadway Excavation	3,507	CY	$13.75	$48,219.85
3.	6" Asphalt Concrete Paving	54000	SF	$3.72	$201,087.90
4.	14" Aggregate Base	54000	SF	$2.01	$108,278.10
5.	Median Curb, Type 3 (Barrier Curb)	2700	LF	$16.04	$43,311.24
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	3000	LF	$1.43	$4,296.75
9.	18" Storm Drainage Line (Incl. MH's and DI's)	1500	LF	$126.04	$189,057.00
10.	Erosion Control / SWPP	1500	LF	$20.62	$30,936.60
			Subtotal		**$631,684.12**
			Use		**$631,690**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

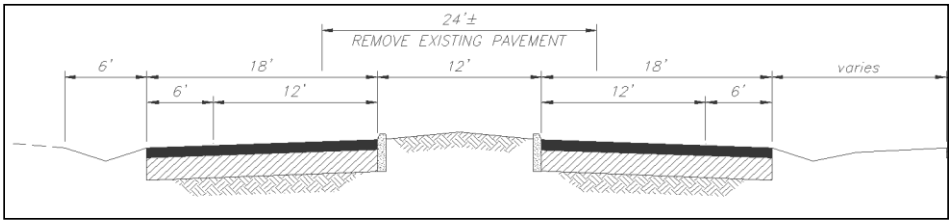


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Rancho Cordova Parkway Extension (Off-Site)
Street-Section O-RR

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	54	SF	$0.11	$6.19
2.	Roadway Excavation	1.9	CY	$13.75	$26.12
3.	8" Asphalt Concrete Paving	36	SF	$4.96	$178.56
4.	10" Aggregate Base	36	SF	$1.43	$51.56
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	11	SF	$6.87	$75.62
7.	Roadside Ditch	2	LF	$5.00	$10.00
8.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
9.	Traffic Signal Interconnect	1	LF	$13.75	$13.75
10.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Total		**$417.38**
			Use		**$417**

Notes:
1. Joint Trench costs are excluded.
2. Frontage Landscaping and soundwall are excluded.
3. Environmental mitigation not included.
4. Outside travel lane, curb, gutter & s/w are not included.



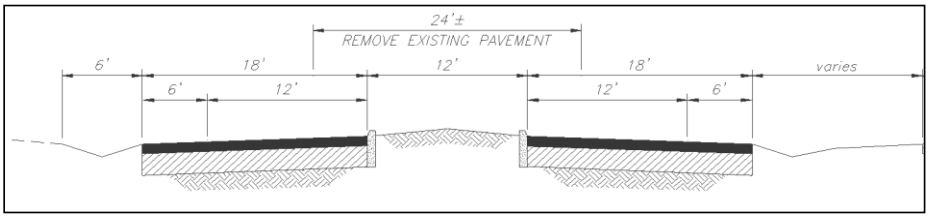
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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard Extension (Off-Site)
Street-Section O-SS

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	54	SF	$0.11	$6.19
2.	Roadway Excavation	1.9	CY	$13.75	$26.12
3.	6" Asphalt Concrete Paving	36	SF	$3.72	$134.06
4.	14" Aggregate Base	36	SF	$2.01	$72.19
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	11	SF	$6.87	$75.62
7.	Signing & Striping (2-lanes)	2	LF	$1.43	$2.86
8.	Traffic Signal Interconnect	1	LF	$13.75	$13.75
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Total		**$383.50**
			Use		**$383**

Notes:
1. Joint Trench costs are excluded.
2. Frontage Landscaping and soundwall are excluded.
3. Environmental mitigation not included.
4. Outside travel lane, curb, gutter & s/w are not included.



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Grant Line / Kiefer Boulevard Intersection (Off-Site)
Street-Section O-TT

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	16200	SF	$0.11	$1,856.20
2.	Roadway Excavation	1300	CY	$13.75	$17,874.48
3.	6" Asphalt Concrete Paving	16200	SF	$3.72	$60,326.37
4.	14" Aggregate Base	16200	SF	$2.01	$32,483.43
5.	Roadside Ditch	1930	LF	$5.00	$9,650.00
6.	Traffic Signal Interconnect	1200	LF	$13.75	$16,499.52
7.	Traffic Signal	1	EA	$252,076	$252,076.00
8.	Signing & Striping (2-lanes)	5250	LF	$1.43	$7,519.31
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Total		**$398,305.93**
			Use		**$398,310**

Notes:
1. Based on schematic layout of Grant Line / Kiefer intersection to comply with City Condition of Approval.
2. ROW acquisition cost is place holder estimate only - to be updated based on detailed ROW assessment.
3. This estimate excludes the following:
   a. Joint Trench costs
   b. Frontage, Landscaping, and Soundwall
   c. Impact/Mitigation Requirements
4. Improvements incl. full lengths of req'd transitions and lane addition.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Grant Line / Jackson Road Intersection (Off-Site)
Street-Section O-UU

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	47800	SF	$0.11	$5,476.92
2.	Roadway Excavation	3840	CY	$13.75	$52,798.46
3.	6" Asphalt Concrete Paving	47800	SF	$3.72	$178,000.03
4.	14" Aggregate Base	47800	SF	$2.01	$95,846.17
5.	Roadside Ditch	4100	LF	$5.00	$20,500.00
6.	Traffic Signal Modification (pedestals)	1	EA	$171,870	$171,870.00
7.	Signing & Striping (2-lanes)	11800	LF	$1.43	$16,900.55
8.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Total		**$541,412.76**
			Use		**$541,500**

Notes:
1. ROW acquisition cost is place holder estimate only - to be updated based on detailed ROW assessment;
2. This estimate excludes the following:
   a. Joint Trench costs
   b. Frontage, Landscaping, and Soundwall
   c. Impact/Mitigation Requirements
3. Improvements full lengths of req'd merges and lane additions, all legs (widen of exist.; no concurrent segment widening req'd).

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

C. STORM DRAINAGE SYSTEM IMPROVEMENTS - Exhibit D

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Pipeline System								
SD101	Kiefer to DB No. 9 drainage							
	12" Storm Drain	600	LF	$90	$54,000	$0.00	$0.00	$54,000.00
	18" Storm Drain	830	LF	$115	$95,450	$47.83	($39,698.90)	$55,751.10
	36" Storm Drain	500	LF	$225	$112,500	$87.13	($43,565.00)	$68,935.00
	48" Storm Drain	470	LF	$225	$105,750	$137.28	($64,521.60)	$41,228.40
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$3,516.96	($3,516.96)	$2,683.04
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$3,516.96	($3,516.96)	$2,683.04
	84" Standard Storm Drain Manhole	1	EA	$14,300	$14,300	$7,374.29	($7,374.29)	$6,925.71
	96" Standard Storm Drain Manhole	2	EA	$18,500	$37,000	$9,076.04	($18,152.08)	$18,847.92
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$461,400		($191,001.79)	$270,398.21
	Contingency (20%)				$92,300			$92,300.00
	Engineering/Plan Check/Inspection (15%)				$69,200			$69,200.00
	Engineering/Plan Check/Inspection Credits (8%)						($15,280.14)	($15,280.14)
	Total Pipeline System				$622,900		($206,281.93)	$416,618.07
	Prorated Pipeline System Costs[2] (4%)				**$24,916**		**($8,251.28)**	**$16,664.72**
SD103	Sunrise & Kiefer untreated drainage system & culverts							
	72" Storm Drain	3,190	LF	$355	$1,132,450	$239.67	($764,547.30)	$367,902.70
	Saddle Manhole	3	EA	$6,375	$19,125	$4,538.02	($13,614.06)	$5,510.94
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$1,181,575		($788,817.36)	$392,757.64
	Contingency (20%)				$236,300			$236,300.00
	Engineering/Plan Check/Inspection (15%)				$177,200			$177,200.00
	Engineering/Plan Check/Inspection Credits (8%)						($63,105.39)	($63,105.39)
	Total Pipeline System				**$1,595,075**		**($851,922.75)**	**$743,152.25**
SD104	Kiefer Box Culvert Extension[3]							
	SunCreek Box Culvert Extension	80	LF	$1,400	$112,000	$220.00	($17,600.00)	$94,400.00
	Pipeline System Subtotal (Raw Construction Cost)				$112,000		($17,600.00)	$94,400.00

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
	Contingency (20%)				$22,400			$22,400.00
	Engineering/Plan Check/Inspection (15%)				$16,800			$16,800.00
	2035 Transportation CIP Contingency (15%)						($2,640.00)	($2,640.00)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)						($6,160.00)	($6,160.00)
	Total Pipeline System				**$151,200**		**($26,400.00)**	**$124,800.00**
SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans							
	12" Storm Drain	1,180	LF	$90	$106,200	$0.00	$0.00	$106,200.00
	15" Storm Drain	470	LF	$105	$49,350	$41.53	($19,519.10)	$29,830.90
	18" Storm Drain	540	LF	$115	$62,100	$47.83	($25,828.20)	$36,271.80
	24" Storm Drain	320	LF	$145	$46,400	$59.68	($19,097.60)	$27,302.40
	48" Storm Drain	210	LF	$225	$47,250	$137.28	($28,828.80)	$18,421.20
	48" Standard Storm Drain Manhole	2	EA	$6,200	$12,400	$3,516.96	($7,033.92)	$5,366.08
	48" Standard Storm Drain Manhole	3	EA	$6,200	$18,600	$0.00	$0.00	$18,600.00
	60" Standard Storm Drain Manhole	1	EA	$7,500	$7,500	$5,117.75	($5,117.75)	$2,382.25
	96" Standard Storm Drain Manhole	1	EA	$18,500	$18,500	$9,076.04	($9,076.04)	$9,423.96
	SunCreek Con-Span Arch Culvert	2	EA	$625,000	$1,250,000	$625,000.00	$0.00	$1,250,000.00
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$1,648,300		($125,157.41)	$1,523,142.59
	Contingency (20%)				$329,700			$329,700.00
	Engineering/Plan Check/Inspection (15%)				$247,200			$247,200.00
	Engineering/Plan Check/Inspection Credits (8%)						($10,012.59)	($10,012.59)
	Total Pipeline System				$2,225,200		($135,170.00)	$2,090,030.00
	Prorated Pipeline System Costs[2] (5%)				**$111,260**		**($6,759)**	**$104,501**
SD301	Rancho Cordova Pkwy to DB No. 6 drainage system							
	15" Storm Drain	330	LF	$105	$34,650	$0.00	$0.00	$34,650.00
	18" Storm Drain	290	LF	$115	$33,350	$0.00	$0.00	$33,350.00
	48" Standard Storm Drain Manhole	2	EA	$6,200	$12,400	$0.00	$0.00	$12,400.00
	Outfall Structure	1	EA	$30,000	$30,000	$0.00	$0.00	$30,000.00
	Pipeline System Subtotal (Raw Construction Cost)				$110,400		$0.00	$110,400.00
	Contingency (20%)				$22,100			$22,100.00
	Engineering/Plan Check/Inspection (15%)				$16,600			$16,600.00
	Engineering/Plan Check/Inspection Credits (8%)						$0.00	$0.00
	Total Pipeline System				$149,100		$0.00	$149,100.00

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
	Prorated Pipeline System Costs[2] (25%)				**$37,275**		**$0**	**$37,275**
SD302	Investek North drainage system							
	15" Storm Drain	250	LF	$105	$26,250	$0.00	$0.00	$26,250.00
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$0.00	$0.00	$6,200.00
	Outfall Structure	1	EA	$30,000	$30,000	$0.00	$0.00	$30,000.00
	Pipeline System Subtotal (Raw Construction Cost)				$62,450		$0.00	$62,450.00
	Contingency (20%)				$12,500			$12,500.00
	Engineering/Plan Check/Inspection (15%)				$9,400			$9,400.00
	Engineering/Plan Check/Inspection Credits (8%)						$0.00	$0.00
	Total Pipeline System				$84,350		$0.00	$84,350.00
	Prorated Pipeline System Costs[2] (25%)				**$21,088**		**$0.00**	**$21,087.50**
SD304	Rancho Cordova untreated drainage system							
	48" Storm Drain	1,910	LF	$225	$429,750	$137.28	($262,204.80)	$167,545.20
	96" Standard Storm Drain Manhole	3	EA	$18,500	$55,500	$9,076.04	($27,228.12)	$28,271.88
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$515,250		($300,088.92)	$215,161.08
	Contingency (20%)				$103,100			$103,100.00
	Engineering/Plan Check/Inspection (15%)				$77,300			$77,300.00
	Engineering/Plan Check/Inspection Credits (8%)						($24,007.11)	($24,007.11)
	Total Pipeline System				$695,650		($324,096.03)	$371,553.97
	Prorated Pipeline System Costs[2] (25%)				**$173,913**		**($81,024.01)**	**$92,888.49**
SD305	Rancho Cordova drainage culvert[3]							
	SunCreek Box Culvert Extension	80	LF	$1,400	$112,000	$220.00	($17,600.00)	$94,400.00
	Pipeline System Subtotal (Raw Construction Cost)				$112,000		($17,600.00)	$94,400.00
	Contingency (20%)				$22,400			$22,400.00
	Engineering/Plan Check/Inspection (15%)				$16,800			$16,800.00
	2035 Transportation CIP Contingency (15%)						($2,640.00)	($2,640.00)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)						($6,160.00)	($6,160.00)
	Total Pipeline System				**$151,200**		**($26,400.00)**	**$124,800.00**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD402	Investek South drainage system							
	15" Storm Drain	1,890	LF	$105	$198,450	$41.53	($78,491.70)	$119,958.30
	18" Storm Drain	630	LF	$115	$72,450	$47.83	($30,132.90)	$42,317.10
	24" Storm Drain	1,610	LF	$145	$233,450	$59.68	($96,084.80)	$137,365.20
	30" Storm Drain	250	LF	$135	$33,750	$71.24	($17,810.00)	$15,940.00
	48" Standard Storm Drain Manhole	5	EA	$6,200	$31,000	$3,516.96	($17,584.80)	$13,415.20
	60" Standard Storm Drain Manhole	4	EA	$7,500	$30,000	$5,117.75	($20,471.00)	$9,529.00
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$629,100		($271,231.20)	$357,868.80
	Contingency (20%)				$125,800			$125,800.00
	Engineering/Plan Check/Inspection (15%)				$94,400			$94,400.00
	Engineering/Plan Check/Inspection Credits (8%)						($21,698.50)	($21,698.50)
	Total Pipeline System				$849,300		($292,929.70)	$556,370.30
	Prorated Pipeline System Costs[2] (7%)				**$59,451**		**($20,505)**	**$38,946**
SD403	Con-Span Drainage Crossing No. 3							
	SunCreek Con-Span Arch Culvert (SD403)	1	EA	$828,300	$828,300	$0.00	$0.00	$828,300.00
	Pipeline System Subtotal (Raw Construction Cost)				$828,300		$0.00	$828,300.00
	Contingency (20%)				$165,700			$165,700.00
	Engineering/Plan Check/Inspection (15%)				$124,200			$124,200.00
	Engineering/Plan Check/Inspection Credits (8%)						$0.00	$0.00
	Total Pipeline System				$1,118,200		$0.00	$1,118,200.00
	Prorated Pipeline System Costs[2] (7%)				**$78,274**		**$0**	**$78,274**
SD502	West Park Dr to DB No. 5 drainage system							
	54" Storm Drain	250	LF	$220	$55,000	$145.78	($36,445.00)	$18,555.00
	Saddle Manhole	1	EA	$6,375	$6,375	$4,538.02	($4,538.02)	$1,836.98
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$91,375		($51,639.02)	$39,735.98
	Contingency (20%)				$18,300			$18,300.00
	Engineering/Plan Check/Inspection (15%)				$13,700			$13,700.00
	Engineering/Plan Check/Inspection Credits (8%)						($4,131.12)	($4,131.12)
	Total Pipeline System				$123,375		($55,770.14)	$67,604.86
	Prorated Pipeline System Costs[2] (7%)				**$8,636**		**($3,904)**	**$4,732**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD503	Rancho Cordova Pkwy untreated drainage system							
	48" Storm Drain	1,590	LF	$225	$357,750	$137.28	($218,275.20)	$139,474.80
	96" Standard Storm Drain Manhole	2	EA	$18,500	$37,000	$9,076.04	($18,152.08)	$18,847.92
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$424,750		($247,083.28)	$177,666.72
	Contingency (20%)				$85,000			$85,000.00
	Engineering/Plan Check/Inspection (15%)				$63,700			$63,700.00
	Engineering/Plan Check/Inspection Credits (8%)						($19,766.66)	($19,766.66)
	Total Pipeline System				**$573,450**		**($266,849.94)**	**$306,600.06**
SD601	North Campus to DB No. 4 drainage system							
	12" Storm Drain	790	LF	$90	$71,100	$0.00	$0.00	$71,100.00
	15" Storm Drain	790	LF	$105	$82,950	$41.53	($32,808.70)	$50,141.30
	18" Storm Drain	470	LF	$115	$54,050	$47.83	($22,480.10)	$31,569.90
	24" Storm Drain	530	LF	$145	$76,850	$59.68	($31,630.40)	$45,219.60
	48" Standard Storm Drain Manhole	2	EA	$6,200	$12,400	$3,516.96	($7,033.92)	$5,366.08
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$0.00	$0.00	$6,200.00
	60" Standard Storm Drain Manhole	1	EA	$7,500	$7,500	$5,117.75	($5,117.75)	$2,382.25
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$341,050		($109,726.87)	$231,323.13
	Contingency (20%)				$68,200			$68,200.00
	Engineering/Plan Check/Inspection (15%)				$51,200			$51,200.00
	Engineering/Plan Check/Inspection Credits (8%)						($8,778.15)	($8,778.15)
	Total Pipeline System				$460,450		($118,505.02)	$341,944.98
	Prorated Pipeline System Costs[2] (7%)				**$32,232**		**($8,295)**	**$23,936**
SD603	School Access Road untreated drainage system							
	30" Storm Drain	1,980	LF	$135	$267,300	$71.24	($141,055.20)	$126,244.80
	60" Storm Drain	4	LF	$300	$1,200	$162.46	($649.84)	$550.16
	Outfall Structure	2	EA	$30,000	$60,000	$10,656.00	($21,312.00)	$38,688.00
	Pipeline System Subtotal (Raw Construction Cost)				$328,500		($163,017.04)	$165,482.96
	Contingency (20%)				$65,700			$65,700.00
	Engineering/Plan Check/Inspection (15%)				$49,300			$49,300.00
	Engineering/Plan Check/Inspection Credits (8%)						($13,041.36)	($13,041.36)
	Total Pipeline System				**$443,500**		**($176,058.40)**	**$267,441.60**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD604	Con-Span Drainage Crossing No. 4							
	SunCreek Con-Span Arch Culvert (SD604)	1	EA	$1,260,100	$1,260,100	$0.00	$0.00	$1,260,100.00
	Pipeline System Subtotal (Raw Construction Cost)				$1,260,100		$0.00	$1,260,100.00
	Contingency (20%)				$252,000			$252,000.00
	Engineering/Plan Check/Inspection (15%)				$189,000			$189,000.00
	Engineering/Plan Check/Inspection Credits (8%)						$0.00	$0.00
	Total Pipeline System				**$1,701,100**		**$0.00**	**$1,701,100.00**
SD605	Con-Span Drainage Crossing No. 5[1]							
	SunCreek Con-Span Arch Culvert (SD605)	1	EA	$1,787,000	$1,787,000	$767,000.00	($767,000.00)	$1,020,000.00
	Pipeline System Subtotal (Raw Construction Cost)				$1,787,000		($767,000.00)	$1,020,000.00
	Contingency (20%)				$357,400			$357,400.00
	Engineering/Plan Check/Inspection (15%)				$268,100			$268,100.00
	2035 Transportation CIP Contingency (15%)						($115,050.00)	($115,050.00)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)						($268,450.00)	($268,450.00)
	Total Pipeline System				**$2,412,500**		**($1,150,500.00)**	**$1,262,000.00**
SD701	Americanos Blvd to DB No. 3 drainage system							
	15" Storm Drain	350	LF	$105	$36,750	$41.53	($14,535.50)	$22,214.50
	48" Standard Storm Drain Manhole	2	EA	$6,200	$12,400	$3,516.96	($7,033.92)	$5,366.08
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$79,150		($32,225.42)	$46,924.58
	Contingency (20%)				$15,800			$15,800.00
	Engineering/Plan Check/Inspection (15%)				$11,900			$11,900.00
	Engineering/Plan Check/Inspection Credits (8%)						($2,578.03)	($2,578.03)
	Total Pipeline System				$106,850		($34,803.45)	$72,046.55
	Prorated Pipeline System Costs[2] (10%)				**$10,685**		**($3,480)**	**$7,205**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD802	Americanos Blvd drainage system							
	60" Storm Drain	540	LF	$300	$162,000	$162.46	($87,728.40)	$74,271.60
	84" Standard Storm Drain Manhole	2	EA	$14,300	$28,600	$7,374.29	($14,748.58)	$13,851.42
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$220,600		($113,132.98)	$107,467.02
	Contingency (20%)				$44,100			$44,100.00
	Engineering/Plan Check/Inspection (15%)				$33,100			$33,100.00
	Engineering/Plan Check/Inspection Credits (8%)						($9,050.64)	($9,050.64)
	Total Pipeline System				$297,800		($122,183.62)	$175,616.38
	Prorated Pipeline System Costs[2] (10%)				**$29,780**		**($12,218)**	**$17,562**
SD803	Americanos Blvd untreated drainage system							
	60" Storm Drain	580	LF	$300	$174,000	$162.46	($94,226.80)	$79,773.20
	96" Standard Storm Drain Manhole	1	EA	$18,500	$18,500	$9,076.04	($9,076.04)	$9,423.96
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$222,500		($113,958.84)	$108,541.16
	Contingency (20%)				$44,500			$44,500.00
	Engineering/Plan Check/Inspection (15%)				$33,400			$33,400.00
	Engineering/Plan Check/Inspection Credits (8%)						($9,116.71)	($9,116.71)
	Total Pipeline System				**$300,400**		**($123,075.55)**	**$177,324.45**
SD901	Grant Line 220 untreated drainage system							
	60" Storm Drain	2,400	LF	$300	$720,000	$162.46	($389,904.00)	$330,096.00
	96" Standard Storm Drain Manhole	6	EA	$18,500	$111,000	$9,076.04	($54,456.24)	$56,543.76
	Pipeline System Subtotal (Raw Construction Cost)				$831,000		($444,360.24)	$386,639.76
	Contingency (20%)				$166,200			$166,200.00
	Engineering/Plan Check/Inspection (15%)				$124,700			$124,700.00
	Engineering/Plan Check/Inspection Credits (8%)						($35,548.82)	($35,548.82)
	Total Pipeline System				**$1,121,900**		**($479,909.06)**	**$641,990.94**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD902	Grant Line 220 drainage system							
	15" Storm Drain	350	LF	$105	$36,750	$41.53	($14,535.50)	$22,214.50
	18" Storm Drain	630	LF	$115	$72,450	$47.83	($30,132.90)	$42,317.10
	42" Storm Drain	640	LF	$185	$118,400	$119.26	($76,326.40)	$42,073.60
	60" Storm Drain	380	LF	$300	$114,000	$162.46	($61,734.80)	$52,265.20
	48" Standard Storm Drain Manhole	3	EA	$6,200	$18,600	$3,516.96	($10,550.88)	$8,049.12
	84" Standard Storm Drain Manhole	2	EA	$14,300	$28,600	$7,374.29	($14,748.58)	$13,851.42
	96" Standard Storm Drain Manhole	1	EA	$18,500	$18,500	$9,076.04	($9,076.04)	$9,423.96
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$437,300		($227,761.10)	$209,538.90
	Contingency (20%)				$87,500			$87,500.00
	Engineering/Plan Check/Inspection (15%)				$65,600			$65,600.00
	Engineering/Plan Check/Inspection Credits (8%)						($18,220.89)	($18,220.89)
	Total Pipeline System				$590,400		($245,981.99)	$344,418.01
	Prorated Pipeline System Costs[2] (10%)				**$59,040**		**($24,598)**	**$34,442**
SD903	Grant Line 220 drainage system							
	12" Storm Drain	170	LF	$90	$15,300	$0.00	$0.00	$15,300.00
	18" Storm Drain	980	LF	$115	$112,700	$47.83	($46,873.40)	$65,826.60
	24" Storm Drain	520	LF	$145	$75,400	$59.68	($31,033.60)	$44,366.40
	30" Storm Drain	70	LF	$135	$9,450	$71.24	($4,986.80)	$4,463.20
	48" Standard Storm Drain Manhole	3	EA	$6,200	$18,600	$3,516.96	($10,550.88)	$8,049.12
	60" Standard Storm Drain Manhole	2	EA	$7,500	$15,000	$5,117.75	($10,235.50)	$4,764.50
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$276,450		($114,336.18)	$162,113.82
	Contingency (20%)				$55,300			$55,300.00
	Engineering/Plan Check/Inspection (15%)				$41,500			$41,500.00
	Engineering/Plan Check/Inspection Credits (8%)						($9,146.89)	($9,146.89)
	Total Pipeline System				$373,250		($123,483.07)	$249,766.93
	Prorated Pipeline System Costs[2] (6%)				**$22,395**		**($7,409)**	**$14,986**
	Total Pipeline System Improvements				**$9,119,269**		**($3,277,560)**	**$5,841,709**
	Use				**$9,119,300**		**($3,277,600)**	**$5,841,700**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
2. Detention, Water Quality and Hydro-Modification Basins								
SD102	SunCreek Basin No. 9	1	LS	$694,430	$694,430	$291,377	($291,377)	$403,053
	Prorated Basin System Costs[2] (4%)				**$27,777**		**($11,655)**	**$16,122**
SD202	SunCreek Basin No. 8	1	LS	$757,880	$757,880	$291,625	($291,625)	$466,255
	Prorated Basin System Costs[2] (5%)				**$37,894**		**($14,581)**	**$23,313**
SD303	SunCreek Basin No. 6	1	LS	$777,080	$777,080	$262,742	($262,742)	$514,338
	Prorated Basin System Costs[2] (25%)				**$194,270**		**($65,686)**	**$128,584**
SD401	SunCreek Basin No. 7	1	LS	$613,530	$613,530	$280,417	($280,417)	$333,113
	Prorated Basin System Costs[2] (7%)				**$42,947**		**($19,629)**	**$23,318**
SD501	SunCreek Basin No. 5	1	LS	$857,280	$857,280	$335,334	($335,334)	$521,946
	Prorated Basin System Costs[2] (7%)				**$60,010**		**($23,473)**	**$36,536**
SD602	SunCreek Basin No. 4	1	LS	$778,380	$778,380	$250,888	($250,888)	$527,492
	Prorated Basin System Costs[2] (7%)				**$54,487**		**($17,562)**	**$36,924**
SD702	SunCreek Basin No. 3	1	LS	$868,680	$868,680	$371,272	($371,272)	$497,408
	Prorated Basin System Costs (10%)				**$86,868**		**($37,127)**	**$49,741**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD801	SunCreek Basin No. 2	1	LS	$846,780	$846,780	$395,892	($395,892)	$450,888
	Prorated Basin System Costs[2] (10%)				**$84,678**		**($39,589)**	**$45,089**
SD904	SunCreek Basin No. 1	1	LS	$783,630	$783,630	$364,285	($364,285)	$419,345
	Prorated Basin System Costs[2] (6%)				**$47,018**		**($21,857)**	**$25,161**
	Detention / WQ and Hydro-Mod Basins (Raw Construction Cost)				$635,948		($251,160)	$384,788
	Contingency (20%)				$127,200			$127,200
	Engineering/Plan Check/Inspection (15%)				$95,400			$95,400
	Engineering/Plan Check/Inspection Credits (8%)						($20,093)	($20,093)
	Total Detention, Water Quality and Hydro-Modifications Basins				**$858,548**		**($271,253)**	**$587,295**
	Use				**$858,500**		**($271,300)**	**$587,300**

STORM DRAINAGE SYSTEM COST ESTIMATE SUMMARY

1. Pipeline System	**$9,119,300**	**($3,277,600)**	**$5,841,700**
2. Detention, Water Quality and Hydro-Modification Basins	**$858,500**	**($271,300)**	**$587,300**
GRAND TOTAL STORM DRAINAGE SYSTEM COST	**$9,977,800**	**($3,548,900)**	**$6,429,000**

Note:
1. Con-Span structure is reimbursed through the 2035 City of Rancho Cordova Transportation CIP. Credit includes 15% contingency and 35% Engineering/Plan check/Inspection.

2. Storm Drainage system has been sized to serve both backbone roadway drainage and onsite drainage. In order to capture only the drainage system cost incurred by backbone roadway improvements, the cost of the drainage system has been prorated by a ratio of the total backbone road area relative to the total shed area served by the system. The remaining cost will be treated as an intract cost paid for by the developer.
3. Box culvert extension is reimbursed through the City of Ranch Cordova 2035 CIP credit includes 15% Contingency and 35% Engineering/Plan Check/ Inspection

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CONSTRUCTION COST DETENTION/WATER QUALITY/HYDRO-MODIFICATION BASINS

BASIN No.	Basin Excavation					Basin Land		Outfall Structure				Maintenance	HydroSeed Improvements		Landscape Improvements		TOTAL BASIN COST
	UNIT	UNIT PRICE	DETENTION AC. FT.	WATER QUALITY AC. FT.	TOTAL BASIN SIZE AC. FT.	ACRE	COST/AC	OUTFALL STRUCT	OUTFALL CULVERT DIAMETER	OUTFALL CULVERT LENGTH (LF)	CULVERT COST PER (LF)	Road 12-Ft Wide 2" AC/6"AB Cost	Area (SF)	Cost/SF	Area (SF)	Cost/SF	
SunCreek 1	ac ft	$6,500	32.7	6.3	39.0			$36,300	48" Storm Drain	150	$225	$111,080	78,500	$2	24,000	$8	**$783,630**
SunCreek 2	ac ft	$6,500	36.0	4.6	40.6			$36,300	48" Storm Drain	300	$225	$111,080	82,000	$2	25,500	$8	**$846,780**
SunCreek 3	ac ft	$6,500	31.0	4.8	35.8			$36,300	54" Storm Drain	330	$220	$111,080	94,000	$2	28,500	$8	**$868,680**
SunCreek 4	ac ft	$6,500	13.9	3.3	17.2			$36,300	54" Storm Drain	360	$220	$111,080	100,000	$2	30,000	$8	**$778,380**
SunCreek 5	ac ft	$6,500	19.7	4.9	24.6			$36,300	54" Storm Drain	600	$220	$111,080	95,000	$2	28,500	$8	**$857,280**
SunCreek 6	ac ft	$6,500	11.0	2.8	13.8			$36,300	48" Storm Drain	640	$225	$111,080	90,000	$2	27,000	$8	**$777,080**
SunCreek 7	ac ft	$6,500	23.7	4.7	28.4			$36,300	30" Storm Drain	130	$135	$111,080	60,000	$2	18,000	$8	**$613,530**
SunCreek 8	ac ft	$6,500	23.5	5.0	28.5			$36,300	48" Storm Drain	130	$225	$111,080	90,000	$2	27,000	$8	**$757,880**
SunCreek 9	ac ft	$6,500	23.6	4.6	28.2			$36,300	48" Storm Drain	150	$225	$111,080	75,000	$2	22,500	$8	**$694,430**

CREDIT - REIMBURSEMENT DETENTION/WATER QUALITY/HYDRO-MODIFICATION BASINS

BASIN No.	Basin Excavation					Basin Land		Outfall Structure				Maintenance	HydroSeed Improvements		Landscape Improvements		TOTAL BASIN COST
	UNIT	UNIT PRICE	DETENTION AC. FT.	WATER QUALITY AC. FT.	TOTAL BASIN SIZE AC. FT.	ACRE	COST/AC	OUTFALL STRUCT	OUTFALL CULVERT DIAMETER	OUTFALL CULVERT LENGTH (LF)	CULVERT COST PER (LF)	Road 12-Ft Wide 2" AC/6"AB Cost	Area (AC)	Cost/SF	Area (AC)	Cost/SF	
SunCreek 1	ac ft	$6,728	32.7	6.3	39.0			$13,030	48" Storm Drain	150	$137	$63,162	78,500	$0.05	24,000	$0.05	**$364,285**
SunCreek 2	ac ft	$6,728	36.0	4.6	40.6			$13,030	48" Storm Drain	300	$137	$63,162	82,000	$0.05	25,500	$0.05	**$395,892**
SunCreek 3	ac ft	$6,728	31.0	4.8	35.8			$13,030	54" Storm Drain	330	$146	$63,162	94,000	$0.05	28,500	$0.05	**$371,272**
SunCreek 4	ac ft	$6,728	13.9	3.3	17.2			$13,030	54" Storm Drain	360	$146	$63,162	100,000	$0.05	30,000	$0.05	**$250,888**
SunCreek 5	ac ft	$6,728	19.7	4.9	24.6			$13,030	54" Storm Drain	600	$146	$63,162	95,000	$0.05	28,500	$0.05	**$335,334**
SunCreek 6	ac ft	$6,728	11.0	2.8	13.8			$13,030	48" Storm Drain	640	$137	$63,162	90,000	$0.05	27,000	$0.05	**$262,742**
SunCreek 7	ac ft	$6,728	23.7	4.7	28.4			$13,030	30" Storm Drain	130	$71	$63,162	60,000	$0.05	18,000	$0.05	**$280,417**
SunCreek 8	ac ft	$6,728	23.5	5.0	28.5			$13,030	48" Storm Drain	130	$137	$63,162	90,000	$0.05	27,000	$0.05	**$291,625**
SunCreek 9	ac ft	$6,728	23.6	4.6	28.2			$13,030	48" Storm Drain	150	$137	$63,162	75,000	$0.05	22,500	$0.05	**$291,377**

Notes:

1) Outfall Structure is assumed to be a 10' long by 5' wide by 10 high concrete box with 10" thick walls. Total concrete volume is approx. 11 cys
2) Detention Basin Credit - Reimbursement is calculated by subtracting the total basin improvement credit from the total basin land credit.
3) Credit/Reimbursements amounts were estimated using the above methodology due to absence of detailed design information that would allow a more traditional line by line comparison of estimated costs against the Zone 11A published reimbursement schedule. Such a comparison will be included in future updates of the financing plan as design specific information becomes available.
4) Zone 11A does not reimburse for basin land, landscaping, access roads and paving that is not needed for the mission of its maintenance crews, or costs in excess of the Agency's published unit price reimbursement schedule.
5) Land costs and reimbursements for detention basins are included in the land equalization program.
6) Hydroseed area assumed to be 50' x Length of basin perimeter
7) Landscape area assumed to be 15' x Length of basin perimeter

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D. SANITARY SEWER SYSTEM IMPROVEMENTS - Exhibit E

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Gravity Sanitary Sewer System								
SS101	21" Sanitary Sewer System							
	21" Sanitary Trunk Sewer (22-ft. depth)	160	LF	$270	$43,200	$270.00	($43,200)	$0
	21" Sanitary Trunk Sewer (24-ft.depth)	660	LF	$280	$184,800	$280.00	($184,800)	$0
	21" Sanitary Trunk Sewer (26-ft.depth)	400	LF	$290	$116,000	$290.00	($116,000)	$0
	21" Sanitary Trunk Sewer (28-ft.depth)	400	LF	$300	$120,000	$300.00	($120,000)	$0
	21" Sanitary Trunk Sewer (32-ft.depth)	200	LF	$310	$62,000	$310.00	($62,000)	$0
	48" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$12,400	$12,400	$12,400.00	($12,400)	$0
	48" Sanitary Trunk Sewer Manhole (26-ft. depth)	1	EA	$13,000	$13,000	$13,000.00	($13,000)	$0
	48" Sanitary Trunk Sewer Manhole (28-ft. depth)	1	EA	$13,600	$13,600	$13,600.00	($13,600)	$0
	48" Sanitary Trunk Sewer Manhole (30-ft. depth)	1	EA	$14,200	$14,200	$14,200.00	($14,200)	$0
	60" Sanitary Trunk Sewer Manhole (22-ft. depth)	1	EA	$16,000	$16,000	$16,000.00	($16,000)	$0
	60" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$17,000	$17,000	$17,000.00	($17,000)	$0
	Subtotal Raw Construction Cost				$612,200		($612,200)	$0
	Contingency (20%)				$122,400			$122,400
	Contingency Credits (20%)						($122,400)	($122,400)
	Engineering/Plan Check/Inspection (15%)				$91,800			$91,800
	Engineering/Plan Check/Inspection Credits (15%)						($91,800)	($91,800)
	Total Cost				**$826,400**		**($826,400)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS102	15" Sanitary Sewer System							
	15" Sanitary Trunk Sewer (12-ft. depth)	480	LF	$200	$96,000	$200.00	($96,000)	$0
	15" Sanitary Trunk Sewer (16-ft. depth)	240	LF	$220	$52,800	$220.00	($52,800)	$0
	48" Sanitary Trunk Sewer Manhole (8-ft. depth)	3	EA	$7,000	$21,000	$7,000.00	($21,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	3	EA	$7,700	$23,100	$7,700.00	($23,100)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300.00	($8,300)	$0
	48" Sanitary Trunk Sewer Manhole (16-ft. depth)	1	EA	$10,600	$10,600	$10,600.00	($10,600)	$0
	Subtotal Raw Construction Cost				$211,800		($211,800)	$0
	Contingency (20%)				$42,400			$42,400
	Contingency Credits (20%)						($42,400)	($42,400)
	Engineering/Plan Check/Inspection (15%)				$31,800			$31,800
	Engineering/Plan Check/Inspection Credits (15%)						($31,800)	($31,800)
	Total Cost				**$286,000**		**($286,000)**	**$0**
SS103	12" Sanitary Sewer System							
	12" Sanitary Trunk Sewer (12-ft. depth)	1,110	LF	$110	$122,100	$110.00	($122,100)	$0
	12" Sanitary Trunk Sewer (14-ft. depth)	1,070	LF	$120	$128,400	$120.00	($128,400)	$0
	12" Sanitary Trunk Sewer (16-ft. depth)	700	LF	$130	$91,000	$130.00	($91,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300.00	($8,300)	$0
	48" Sanitary Trunk Sewer Manhole (14-ft. depth)	3	EA	$9,100	$27,300	$9,100.00	($27,300)	$0
	60" Sanitary Trunk Sewer Manhole (22-ft. depth)	4	EA	$16,000	$64,000	$16,000.00	($64,000)	$0
	60" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$17,000	$17,000	$17,000.00	($17,000)	$0
	Subtotal Raw Construction Cost				$465,800		($465,800)	$0
	Contingency (20%)				$93,200			$93,200
	Contingency Credits (20%)						($93,200)	($93,200)
	Engineering/Plan Check/Inspection (15%)				$69,900			$69,900
	Engineering/Plan Check/Inspection Credits (15%)						($69,900)	($69,900)
	Total Cost				**$628,900**		**($628,900)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS201	15" Sanitary Sewer System: Kiefer Blvd							
	15" Sanitary Trunk Sewer (10-ft. depth)	1,000	LF	$190	$190,000	$190.00	($190,000)	$0
	15" Sanitary Trunk Sewer (12-ft. depth)	225	LF	$200	$45,000	$200.00	($45,000)	$0
	15" Sanitary Trunk Sewer (18-ft. depth)	805	LF	$230	$185,150	$230.00	($185,150)	$0
	15" Sanitary Trunk Sewer (20-ft. depth)	3,070	LF	$240	$736,800	$240.00	($736,800)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	2	EA	$7,700	$15,400	$7,700.00	($15,400)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300.00	($8,300)	$0
	48" Sanitary Trunk Sewer Manhole (18-ft. depth)	3	EA	$10,900	$32,700	$10,900.00	($32,700)	$0
	48" Sanitary Trunk Sewer Manhole (20-ft. depth)	4	EA	$11,200	$44,800	$11,200.00	($44,800)	$0
	Subtotal Raw Construction Cost				$1,258,150		($1,258,150)	$0
	Contingency (20%)				$251,600			$251,600
	Contingency Credits (20%)						($251,600)	($251,600)
	Engineering/Plan Check/Inspection (15%)				$188,700			$188,700
	Engineering/Plan Check/Inspection Credits (15%)						($188,700)	($188,700)
	Total Cost				**$1,698,450**		**($1,698,450)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS301	15" Sanitary Sewer System							
	15" Sanitary Trunk Sewer (10-ft. depth)	920	LF	$190	$174,800	$190.00	($174,800)	$0
	15" Sanitary Trunk Sewer (12-ft. depth)	900	LF	$200	$180,000	$200.00	($180,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	3	EA	$7,700	$23,100	$7,700.00	($23,100)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300.00	($8,300)	$0
	48" Sanitary Trunk Sewer Manhole (14-ft. depth)	1	EA	$9,100	$9,100	$9,100.00	($9,100)	$0
	Subtotal Raw Construction Cost				$395,300		($395,300)	$0
	Contingency (20%)				$79,100			$79,100
	Contingency Credits (20%)						($79,100)	($79,100)
	Engineering/Plan Check/Inspection (15%)				$59,300			$59,300
	Engineering/Plan Check/Inspection Credits (15%)						($59,300)	($59,300)
	Total Cost				**$533,700**		**($533,700)**	**$0**
SS501	10" Sanitary Sewer System: Park							
	10" Sanitary Sewer (14-ft. depth)	760	LF	$130	$98,800	$130.00	($98,800)	$0
	48" Sanitary Trunk Sewer Manhole (14-ft. depth)	2	EA	$9,100	$18,200	$9,100.00	($18,200)	$0
	Subtotal Raw Construction Cost				$117,000		($117,000)	$0
	Contingency (20%)				$23,400			$23,400
	Contingency Credits (20%)						($23,400)	($23,400)
	Engineering/Plan Check/Inspection (15%)				$17,600			$17,600
	Engineering/Plan Check/Inspection Credits (15%)						($17,600)	($17,600)
	Total Cost				**$158,000**		**($158,000)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS502	10" Sanitary Sewer System: West Park Dr							
	10" Sanitary Sewer (12-ft. depth)	320	LF	$105	$33,600	$105.00	($33,600)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300.00	($8,300)	$0
	Subtotal Raw Construction Cost				$49,600		($49,600)	$0
	Contingency (20%)				$9,900			$9,900
	Contingency Credits (20%)						($9,900)	($9,900)
	Engineering/Plan Check/Inspection (15%)				$7,400			$7,400
	Engineering/Plan Check/Inspection Credits (15%)						($7,400)	($7,400)
	Total Cost				**$66,900**		**($66,900)**	**$0**
SS601	15" & 18" Sanitary Sewer System: School							
	15" Sanitary Trunk Sewer (20-ft. depth)	810	LF	$240	$194,400	$240.00	($194,400)	$0
	18" Sanitary Trunk Sewer (22-ft. depth)	1,140	LF	$325	$370,500	$325.00	($370,500)	$0
	60" Sanitary Trunk Sewer Manhole (18-ft. depth)	2	EA	$15,000	$30,000	$15,000.00	($30,000)	$0
	60" Sanitary Trunk Sewer Manhole (22-ft. depth)	2	EA	$16,000	$32,000	$16,000.00	($32,000)	$0
	60" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$17,000	$17,000	$17,000.00	($17,000)	$0
	Subtotal Raw Construction Cost				$643,900		($643,900)	$0
	Contingency (20%)				$128,800			$128,800
	Contingency Credits (20%)						($128,800)	($128,800)
	Engineering/Plan Check/Inspection (15%)				$96,600			$96,600
	Engineering/Plan Check/Inspection Credits (15%)						($96,600)	($96,600)
	Total Cost				**$869,300**		**($869,300)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS602	15" Sanitary Sewer System: Americanos Blvd							
	15" Sanitary Trunk Sewer (20-ft. depth)	280	LF	$240	$67,200	$240.00	($67,200)	$0
	48" Sanitary Trunk Sewer Manhole (16-ft. depth)	1	EA	$10,600	$10,600	$10,600.00	($10,600)	$0
	Subtotal Raw Construction Cost				$77,800		($77,800)	$0
	Contingency (20%)				$15,600			$15,600
	Contingency Credits (20%)						($15,600)	($15,600)
	Engineering/Plan Check/Inspection (15%)				$11,700			$11,700
	Engineering/Plan Check/Inspection Credits (15%)						($11,700)	($11,700)
	Total Cost				**$105,100**		**($105,100)**	**$0**
SS603	15" Sanitary Sewer System: Americanos Blvd							
	15" Sanitary Trunk Sewer (20-ft. depth)	1,350	LF	$240	$324,000	$240.00	($324,000)	$0
	48" Sanitary Trunk Sewer Manhole (16-ft. depth)	2	EA	$10,600	$21,200	$10,600.00	($21,200)	$0
	60" Sanitary Trunk Sewer Manhole (18-ft. depth)	1	EA	$15,000	$15,000	$15,000.00	($15,000)	$0
	Subtotal Raw Construction Cost				$360,200		($360,200)	$0
	Contingency (20%)				$72,000			$72,000
	Contingency Credits (20%)						($72,000)	($72,000)
	Engineering/Plan Check/Inspection (15%)				$54,000			$54,000
	Engineering/Plan Check/Inspection Credits (15%)						($54,000)	($54,000)
	Total Cost				**$486,200**		**($486,200)**	**$0**
SS701	12" Sanitary Sewer System							
	12" Sanitary Trunk Sewer (12-ft. depth)	365	LF	$110	$40,150	$110.00	($40,150)	$0
	12" Sanitary Trunk Sewer (14-ft. depth)	400	LF	$120	$48,000	$120.00	($48,000)	$0
	12" Sanitary Trunk Sewer (16-ft. depth)	800	LF	$130	$104,000	$130.00	($104,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	48" Sanitary Trunk Sewer Manhole (14-ft. depth)	2	EA	$9,100	$18,200	$9,100.00	($18,200)	$0
	48" Sanitary Trunk Sewer Manhole (16-ft. depth)	1	EA	$10,600	$10,600	$10,600.00	($10,600)	$0
	Subtotal Raw Construction Cost				$228,650		($228,650)	$0
	Contingency (20%)				$45,700			$45,700
	Contingency Credits (20%)						($45,700)	($45,700)
	Engineering/Plan Check/Inspection (15%)				$34,300			$34,300

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
	Engineering/Plan Check/Inspection Credits (15%)						($34,300)	($34,300)
	Total Cost				**$308,650**		**($308,650)**	**$0**
	Total Gravity Sanitary Sewer System				**$5,967,600**		**-$5,967,600**	**$0**
	Use				**$5,967,600**		**($5,967,600)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
2. Pump Station and Force Mains								
SS104	8" Force Main: Sunrise Blvd to Kiefer Blvd							
	8" Force Main (Shed B - Anatolia III Lift Station Connection)	4,810	LF	$200	$962,000	$200.00	($962,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	Subtotal Raw Construction Cost				$969,700		($969,700)	$0
	Contingency (20%)				$193,900			$193,900
	Contingency Credits (20%)						($193,900)	($193,900)
	Engineering/Plan Check/Inspection (15%)				$145,500			$145,500
	Engineering/Plan Check/Inspection Credits (15%)						($145,500)	($145,500)
	Total Cost				**$1,309,100**		**($1,309,100)**	**$0**
SS105	12" Force Main: Sunrise Blvd to Chrysanthy Pump Station							
	12" Force Main (Shed B - Sunrise Connection)	12,045	LF	$240	$2,890,800	$240.00	($2,890,800)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	2	EA	$7,700	$15,400	$7,700.00	($15,400)	$0
	Subtotal Raw Construction Cost				$2,906,200		($2,906,200)	$0
	Contingency (20%)				$581,200			$581,200
	Contingency Credits (20%)						($581,200)	($581,200)
	Engineering/Plan Check/Inspection (15%)				$435,900			$435,900
	Engineering/Plan Check/Inspection Credits (15%)						($435,900)	($435,900)
	Total Cost				**$3,923,300**		**($3,923,300)**	**$0**
SS106	Pump Station B: Sunrise Blvd							
	SunCreek Sewer Pump Station B	3.13	MGD	$1,000,000	$3,130,000	$1,000,000	($3,130,000)	$0
	21" Sanitary Trunk Sewer (32-ft.depth)	100	LF	$310	$31,000	$310.00	($31,000)	$0
	Subtotal Raw Construction Cost				$3,161,000		($3,161,000)	$0
	Contingency (20%)				$632,200			$632,200
	Contingency Credits (20%)						($632,200)	($632,200)
	Engineering/Plan Check/Inspection (15%)				$474,200			$474,200
	Engineering/Plan Check/Inspection Credits (15%)						($474,200)	($474,200)
	Total Cost				**$4,267,400**		**($4,267,400)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS107	Chrysanthy Pump Station Upgrades							
	Chrysanthy Pump Station Upgrades	1	LS	$200,000	$200,000	$200,000.00	($200,000)	$0
	Subtotal Raw Construction Cost				$200,000		($200,000)	$0
	Contingency (20%)				$40,000			$40,000
	Contingency Credits (20%)						($40,000)	($40,000)
	Engineering/Plan Check/Inspection (15%)				$30,000			$30,000
	Engineering/Plan Check/Inspection Credits (15%)						($30,000)	($30,000)
	Total Cost				**$270,000**		**($270,000)**	**$0**
SS503	12" Force Main: Central Park Dr							
	12" Force Main (Shed A - Chrysanthy Connection)	2,410	LF	$240	$578,400	$240.00	($578,400)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	2	EA	$7,700	$15,400	$7,700.00	($15,400)	$0
	Subtotal Raw Construction Cost				$593,800		($593,800)	$0
	Contingency (20%)				$118,800			$118,800
	Contingency Credits (20%)						($118,800)	($118,800)
	Engineering/Plan Check/Inspection (15%)				$89,100			$89,100
	Engineering/Plan Check/Inspection Credits (15%)						($89,100)	($89,100)
	Total Cost				**$801,700**		**($801,700)**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS505	12" Force Main: Rancho Cordova Pkwy							
	12" Force Main (Shed A - Chrysanthy Connection)	6,490	LF	$240	$1,557,600	$240.00	($1,557,600)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	Subtotal Raw Construction Cost				$1,557,600		($1,557,600)	$0
	Contingency (20%)				$311,500			$311,500
	Contingency Credits (20%)						($311,500)	($311,500)
	Engineering/Plan Check/Inspection (15%)				$233,600			$233,600
	Engineering/Plan Check/Inspection Credits (15%)						($233,600)	($233,600)
	Total Cost				**$2,102,700**		**($2,102,700)**	**$0**
SS604	Pump Station A: Public/Quasi Public							
	SunCreek Sewer Pump Station A	2.80	MGD	$1,000,000	$2,800,000	$1,000,000	($2,800,000)	$0
	Subtotal Raw Construction Cost				$2,800,000		($2,800,000)	$0
	Contingency (20%)				$560,000			$560,000
	Contingency Credits (20%)						($560,000)	($560,000)
	Engineering/Plan Check/Inspection (15%)				$420,000			$420,000
	Engineering/Plan Check/Inspection Credits (15%)						($420,000)	($420,000)
	Total Cost				**$3,780,000**		**($3,780,000)**	**$0**
	Total Pump Station and Force Mains				**$16,454,200**		**($16,454,200)**	**$0**
	Use				**$16,454,200**		**($16,454,200)**	**$0**

SANITARY SEWER COST ESTIMATE SUMMARY

1. Gravity Sanitary Sewer System	**$5,967,600**	**($5,967,600)**	**$0**
2. Pump Station and Force Mains	**$16,454,200**	**($16,454,200)**	**$0**
GRAND TOTAL SANITARY SEWER SYSTEM COST	**$22,421,800**	**($22,421,800)**	**$0**

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E. POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS - Exhibit F

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Local Potable Water System Improvements								
a. Low Pressure Potable Water								
WM101	16" Water System: Sunrise Blvd							
	16" Water Transmission Main	2,670	LF	$175	$467,250	$149.10	($398,097)	$69,153
	16" Butterfly Valve Assembly	3	EA	$7,100	$21,300	$6,370.00	($19,110)	$2,190
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$495,050		($425,957)	$69,093
	Contingency (20%)				$99,000			$99,000
	Engineering/Plan Check/Inspection (15%)				$74,300			$74,300
	Engineering/Plan Check/Inspection Credits (8%)						($34,100)	($34,100)
	Total Cost				**$668,350**		**($460,057)**	**$208,293**
WM201	24" Water System: Rancho Cordova Pkwy							
	24" Water Transmission Main	2,640	LF	$305	$805,200	$225.50	($595,320)	$209,880
	24" Butterfly Valve Assembly	3	EA	$16,000	$48,000	$12,103.00	($36,309)	$11,691
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$859,700		($640,379)	$219,321
	Contingency (20%)				$171,900			$171,900
	Engineering/Plan Check/Inspection (15%)				$129,000			$129,000
	Engineering/Plan Check/Inspection Credits (8%)						($51,200)	($51,200)
	Total Cost				**$1,160,600**		**($691,579)**	**$469,021**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM401	16" Water System: Kiefer Blvd							
	16" Water Transmission Main	4,010	LF	$175	$701,750	$149.10	($597,891)	$103,859
	16" Butterfly Valve Assembly	5	EA	$7,100	$35,500	$6,370.00	($31,850)	$3,650
	Subtotal Raw Construction Cost				$737,250		($629,741)	$107,509
	Contingency (20%)				$147,500			$147,500
	Engineering/Plan Check/Inspection (15%)				$110,600			$110,600
	Engineering/Plan Check/Inspection Credits (8%)						($50,400)	($50,400)
	Total Cost				**$995,350**		**($680,141)**	**$315,209**
WM402	24" Water System: Central Park Dr							
	24" Water Transmission Main	1,380	LF	$305	$420,900	$225.50	($311,190)	$109,710
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$12,103.00	$0	$32,000
	Subtotal Raw Construction Cost				$452,900		($311,190)	$141,710
	Contingency (20%)				$90,600			$90,600
	Engineering/Plan Check/Inspection (15%)				$67,900			$67,900
	Engineering/Plan Check/Inspection Credits (8%)						($24,900)	($24,900)
	Total Cost				**$611,400**		**($336,090)**	**$275,310**
WM403	24" Water System: Central Park Dr							
	24" Water Transmission Main	750	LF	$305	$228,750	$225.50	($169,125)	$59,625
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	$0	$16,000
	Subtotal Raw Construction Cost				$244,750		($169,125)	$75,625
	Contingency (20%)				$49,000			$49,000
	Engineering/Plan Check/Inspection (15%)				$36,700			$36,700
	Engineering/Plan Check/Inspection Credits (8%)						($13,500)	($13,500)
	Total Cost				**$330,450**		**($182,625)**	**$147,825**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM501	24" Water System: Central Park Dr							
	24" Water Transmission Main	2,000	LF	$305	$610,000	$225.50	($451,000)	$159,000
	24" Butterfly Valve Assembly	3	EA	$16,000	$48,000	$12,103.00	$0	$48,000
	Subtotal Raw Construction Cost				$658,000		($451,000)	$207,000
	Contingency (20%)				$131,600			$131,600
	Engineering/Plan Check/Inspection (15%)				$98,700			$98,700
	Engineering/Plan Check/Inspection Credits (8%)						($36,100)	($36,100)
	Total Cost				**$888,300**		**($487,100)**	**$401,200**
WM502	12" & 24" Water System: West Park Dr							
	12" Water Transmission Main	1,610	LF	$75	$120,750	$0.00	$0	$120,750
	24" Water Transmission Main	510	LF	$305	$155,550	$225.50	($115,005)	$40,545
	12" Butterfly Valve Assembly	3	EA	$3,200	$9,600	$4,077.00	$0	$9,600
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	$0	$16,000
	Subtotal Raw Construction Cost				$301,900		($115,005)	$186,895
	Contingency (20%)				$60,400			$60,400
	Engineering/Plan Check/Inspection (15%)				$45,300			$45,300
	Engineering/Plan Check/Inspection Credits (8%)						($9,200)	($9,200)
	Total Cost				**$407,600**		**($124,205)**	**$283,395**
WM503	18" Water System: North Campus Rd							
	18" Water Transmission Main	1,320	LF	$205	$270,600	$170.80	($225,456)	$45,144
	18" Butterfly Valve Assembly	2	EA	$8,130	$16,260	$7,788.00	($15,576)	$684
	Subtotal Raw Construction Cost				$286,860		($241,032)	$45,828
	Contingency (20%)				$57,400			$57,400
	Engineering/Plan Check/Inspection (15%)				$43,000			$43,000
	Engineering/Plan Check/Inspection Credits (8%)						($19,300)	($19,300)
	Total Cost				**$387,260**		**($260,332)**	**$126,928**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM504	18" Water System: North Campus Rd							
	18" Water Transmission Main	1,700	LF	$205	$348,500	$170.80	($290,360)	$58,140
	18" Butterfly Valve Assembly	2	EA	$8,130	$16,260	$7,788.00	($15,576)	$684
	Subtotal Raw Construction Cost				$364,760		($305,936)	$58,824
	Contingency (20%)				$73,000			$73,000
	Engineering/Plan Check/Inspection (15%)				$54,700			$54,700
	Engineering/Plan Check/Inspection Credits (8%)						($24,500)	($24,500)
	Total Cost				**$492,460**		**($330,436)**	**$162,024**
WM505	24" Water System: Park							
	24" Water Transmission Main	620	LF	$305	$189,100	$225.50	($139,810)	$49,290
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$12,103.00	($24,206)	$7,794
	Subtotal Raw Construction Cost				$221,100		($164,016)	$57,084
	Contingency (20%)				$44,200			$44,200
	Engineering/Plan Check/Inspection (15%)				$33,200			$33,200
	Engineering/Plan Check/Inspection Credits (8%)						($13,100)	($13,100)
	Total Cost				**$298,500**		**($177,116)**	**$121,384**
WM601	18" Water System: North Campus Rd							
	18" Water Transmission Main	1,424	LF	$205	$291,920	$170.80	($243,219)	$48,701
	18" Butterfly Valve Assembly	1	EA	$8,130	$8,130	$7,788.00	($7,788)	$342
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	($12,103)	$3,897
	Subtotal Raw Construction Cost				$300,050		($251,007)	$49,043
	Contingency (20%)				$60,000			$60,000
	Engineering/Plan Check/Inspection (15%)				$45,000			$45,000
	Engineering/Plan Check/Inspection Credits (8%)						($20,100)	($20,100)
	Total Cost				**$405,050**		**($271,107)**	**$133,943**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM701	24" Water System: Kiefer Blvd							
	24" Water Transmission Main	1,030	LF	$305	$314,150	$225.50	($232,265)	$81,885
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	($12,103)	$3,897
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$336,650		($253,118)	$83,532
	Contingency (20%)				$67,300			$67,300
	Engineering/Plan Check/Inspection (15%)				$50,500			$50,500
	Engineering/Plan Check/Inspection Credits (8%)						($20,200)	($20,200)
	Total Cost				**$454,450**		**($273,318)**	**$181,132**
WM702	24" Water System: Americanos Blvd							
	24" Water Transmission Main	2270	LF	$305	$692,350	$225.50	($511,885)	$180,465
	24" Butterfly Valve Assembly	3	EA	$16,000	$48,000	$12,103.00	($36,309)	$11,691
	Subtotal Raw Construction Cost				$740,350		($548,194)	$192,156
	Contingency (20%)				$148,100			$148,100
	Engineering/Plan Check/Inspection (15%)				$111,100			$111,100
	Engineering/Plan Check/Inspection Credits (8%)						($43,900)	($43,900)
	Total Cost				**$999,550**		**($592,094)**	**$407,456**
WM703	24" Water System: Americanos Blvd							
	24" Water Transmission Main	380	LF	$305	$115,900	$225.50	($85,690)	$30,210
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	($12,103)	$3,897
	Subtotal Raw Construction Cost				$131,900		($97,793)	$34,107
	Contingency (20%)				$26,400			$26,400
	Engineering/Plan Check/Inspection (15%)				$19,800			$19,800
	Engineering/Plan Check/Inspection Credits (8%)						($7,800)	($7,800)
	Total Cost				**$178,100**		**($105,593)**	**$72,507**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM704	24" Water System: Americanos Blvd							
	24" Water Transmission Main	740	LF	$305	$225,700	$225.50	($166,870)	$58,830
	Subtotal Raw Construction Cost				$225,700		($166,870)	$58,830
	Contingency (20%)				$45,100			$45,100
	Engineering/Plan Check/Inspection (15%)				$33,900			$33,900
	Engineering/Plan Check/Inspection Credits (8%)						($13,300)	($13,300)
	Total Cost				**$304,700**		**($180,170)**	**$124,530**
WM801	24" Water System: Americanos Blvd							
	24" Water Transmission Main	1,414	LF	$305	$431,270	$ 225.50	($318,857)	$112,413
	24" Butterfly Valve Assembly	3	EA	$16,000	$48,000	$ 12,103.00	($36,309)	$11,691
	Subtotal Raw Construction Cost				$479,270		($355,166)	$124,104
	Contingency (20%)				$95,900			$95,900
	Engineering/Plan Check/Inspection (15%)				$71,900			$71,900
	Engineering/Plan Check/Inspection Credits (8%)						($28,400)	($28,400)
	Total Cost				**$647,070**		**($383,566)**	**$263,504**
WM802	24" Water System: Americanos Blvd							
	24" Water Transmission Main	1,370	LF	$305	$417,850	$ 225.50	($308,935)	$108,915
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$ 12,103.00	($12,103)	$3,897
	Subtotal Raw Construction Cost				$433,850		($321,038)	$112,812
	Contingency (20%)				$86,800			$86,800
	Engineering/Plan Check/Inspection (15%)				$65,100			$65,100
	Engineering/Plan Check/Inspection Credits (8%)						($25,700)	($25,700)
	Total Cost				**$585,750**		**($346,738)**	**$239,012**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM803	18" Water System: North Campus Rd							
	18" Water Transmission Main	1,434	LF	$205	$293,970	$ 170.80	($244,927)	$49,043
	18" Butterfly Valve Assembly	2	EA	$8,130	$16,260	$ 7,788.00	($15,576)	$684
	Subtotal Raw Construction Cost				$310,230		($260,503)	$49,727
	Contingency (20%)				$62,000			$62,000
	Engineering/Plan Check/Inspection (15%)				$46,500			$46,500
	Engineering/Plan Check/Inspection Credits (8%)						($20,800)	($20,800)
	Total Cost				**$418,730**		**($281,303)**	**$137,427**
WM901	24" Water System: Chrysanthy Blvd							
	24" Water Transmission Main	1,340	LF	$305	$408,700	$225.50	($302,170)	$106,530
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$12,103.00	($24,206)	$7,794
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$447,200		($335,126)	$112,074
	Contingency (20%)				$89,400			$89,400
	Engineering/Plan Check/Inspection (15%)				$67,100			$67,100
	Engineering/Plan Check/Inspection Credits (8%)						($26,800)	($26,800)
	Total Cost				**$603,700**		**($361,926)**	**$241,774**
WM902	24" Water System: Chrysanthy Blvd							
	24" Water Transmission Main	130	LF	$305	$39,650	$ 225.50	($29,315)	$10,335
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$ 12,103.00	($24,206)	$7,794
	Subtotal Raw Construction Cost				$71,650		($53,521)	$18,129
	Contingency (20%)				$14,300			$14,300
	Engineering/Plan Check/Inspection (15%)				$10,700			$10,700
	Engineering/Plan Check/Inspection Credits (8%)						($4,300)	($4,300)
	Total Cost				**$96,650**		**($57,821)**	**$38,829**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM906	24" Water System: Americanos Blvd							
	24" Water Transmission Main	50	LF	$305	$15,250	$225.50	($11,275)	$3,975
	24" Butterfly Valve Assembly	1	EA	$16,000	$16,000	$12,103.00	($12,103)	$3,897
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$37,750		($32,128)	$5,622
	Contingency (20%)				$7,600			$7,600
	Engineering/Plan Check/Inspection (15%)				$5,700			$5,700
	Engineering/Plan Check/Inspection Credits (8%)						($2,600)	($2,600)
	Total Cost				**$51,050**		**($34,728)**	**$16,322**
WM907	24" Water System: Americanos Blvd							
	24" Water Transmission Main	1,960	LF	$305	$597,800	$ 225.50	($441,980)	$155,820
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$ 12,103.00	($24,206)	$7,794
	Subtotal Raw Construction Cost				$629,800		($466,186)	$163,614
	Contingency (20%)				$126,000			$126,000
	Engineering/Plan Check/Inspection (15%)				$94,500			$94,500
	Engineering/Plan Check/Inspection Credits (8%)						($37,300)	($37,300)
	Total Cost				**$850,300**		**($503,486)**	**$346,814**
	Total Low Pressure Potable Water				**$11,835,370**		**($7,121,531)**	**$4,713,839**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
b. High Pressure Potable Water								
WM904	16" Water System: Chrysanthy Blvd							
	16" Water Transmission Main	3,810	LF	$175	$666,750	$ 149.10	($568,071)	$98,679
	16" Butterfly Valve Assembly	4	EA	$7,100	$28,400	$ 6,370.00	($25,480)	$2,920
	Subtotal Raw Construction Cost				$695,150		($593,551)	$101,599
	Contingency (20%)				$139,000			$139,000
	Engineering/Plan Check/Inspection (15%)				$104,300			$104,300
	Engineering/Plan Check/Inspection Credits (8%)						($47,500)	($47,500)
	Total Cost				**$938,450**		**($641,051)**	**$297,399**
	Total High Pressure Potable Water				**$938,450**		**($641,051)**	**$297,399**
	Total Local Potable Water System Improvements				**$12,773,820**		**($7,762,582)**	**$5,011,238**
	Use				**$12,773,800**		**($7,762,600)**	**$5,011,200**
2. Regional Potable Water System Improvements								
WM506	Sunrise Douglas 2: Booster Pump Station							
	Sunrise Douglas 2: Booster Pump Station	1	EA	$0	$0	$0.00	$0	$0
	(Future Facility to be constructed by Zone 40)							
	Subtotal Raw Construction Cost				$0		$0	$0
	Contingency (20%)				$0			$0
	Engineering/Plan Check/Inspection (15%)				$0			$0
	Engineering/Plan Check/Inspection Credits (8%)						$0	$0
	Total Cost				**$0**		**$0**	**$0**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
WM903	20" Water System: Chrysanthy Blvd							
	20" Water Transmission Main	4,040	LF	$0	$0	$0.00	$0	$0
	(Future Facility to be constructed by Zone 40)							
	20" Butterfly Valve Assembly	4	EA	$0	$0	$0.00	$0	$0
	4" Blow-Off Valve & Box	1	EA	$0	$0	$0.00	$0	$0
	Pressure Reducing Station High to Low Pressure	1	EA	$0	$0	$0.00	$0	$0
	(Future Facility to be constructed by Zone 40)							
	Subtotal Raw Construction Cost				$0		$0	$0
	Contingency (20%)				$0		$0	$0
	Engineering/Plan Check/Inspection (15%)				$0			$0
	Engineering/Plan Check/Inspection Credits (8%)						$0	$0
	Total Cost				**$0**		**$0**	**$0**
WM905	24" Water System: Grant Line Rd							
	24" Water Transmission Main	1,850	LF	$305	$564,250	$225.50	($417,175)	$147,075
	24" Butterfly Valve Assembly	2	EA	$16,000	$32,000	$12,103.00	($24,206)	$7,794
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$602,750		($450,131)	$152,619
	Contingency (20%)				$120,600			$120,600
	Engineering/Plan Check/Inspection (15%)				$90,400			$90,400
	Engineering/Plan Check/Inspection Credits (8%)						($36,000)	($36,000)
	Total Cost				**$813,750**		**($486,131)**	**$327,619**
	Total Regional Potable Water System Improvements				**$813,750**		**($486,131)**	**$327,619**
	Use				**$813,800**		**($486,100)**	**$327,600**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
POTABLE WATER TRANSMISSION MAIN COST ESTIMATE SUMMARY								
1.	**Local Potable Water System Improvements**				**$12,773,800**		**($7,762,600)**	**$5,011,200**
2.	**Regional Potable Water System Improvements**				**$813,800**		**($486,100)**	**$327,600**
	GRAND TOTAL POTABLE WATER TRANSMISSION MAIN COST				**$13,587,600**		**($8,248,700)**	**$5,338,800**

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F. PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS - Exhibit G

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Park Corridors and Trails System								
TR101	10' Secondary Trail: Kiefer Boulevard 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	2,600	LF	$48	$124,800	$0	$0	$124,800
	Subtotal Raw Construction Cost				$124,800		$0	$124,800
	Contingency (20%)				$25,000		$0	$25,000
	Engineering/Plan Check/Inspection (15%)				$18,700		$0	$18,700
	Total Cost				**$168,500**		**$0**	**$168,500**
TR102	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	6,170	LF	$48	$296,160	$0	$0	$296,160
	Subtotal Raw Construction Cost				$296,160		$0	$296,160
	Contingency (20%)				$59,200		$0	$59,200
	Engineering/Plan Check/Inspection (15%)				$44,400		$0	$44,400
	Total Cost				**$399,760**		**$0**	**$399,760**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR103	Pedestrian/Bike At-Grade Crossing #1							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #1	1	EA	$0	$0	$0	$0	$0
	Subtotal Raw Construction Cost				$0		$0	$0
	Contingency (20%)				$0		$0	$0
	Engineering/Plan Check/Inspection (15%)				$0		$0	$0
	Total Cost [1,6]				**$0**		**$0**	**$0**
TR201	12' Primary & 10' Secondary Trail: Kiefer Boulevard							
	16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	4,260	LF	$55	$234,300	$0	$0	$234,300
	14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,040	LF	$48	$49,920	$0	$0	$49,920
	Subtotal Raw Construction Cost				$284,220		$0	$284,220
	Contingency (20%)				$56,800		$0	$56,800
	Engineering/Plan Check/Inspection (15%)				$42,600		$0	$42,600
	Total Cost				**$383,620**		**$0**	**$383,620**
TR202	12' Primary Trail							
	16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	2,790	LF	$55	$153,450	$0	$0	$153,450
	Subtotal Raw Construction Cost				$153,450		$0	$153,450
	Contingency (20%)				$30,700		$0	$30,700
	Engineering/Plan Check/Inspection (15%)				$23,000		$0	$23,000
	Total Cost				**$207,150**		**$0**	**$207,150**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR203	Pedestrian/Bike Grade Separated Crossing #2							
	Pedestrian/Bike Grade Separated Crossing #2A	1	EA	$3,036,100	$3,036,100	$3,036,100	($3,036,100)	$0
	Subtotal Raw Construction Cost				$3,036,100		($3,036,100)	$0
	Contingency (20%)				$607,200		($607,200)	$0
	Engineering/Plan Check/Inspection (15%)				$455,400		($455,400)	$0
	Total Cost [2,6]				**$4,098,700**		**($4,098,700)**	**$0**
TR204	Pedestrian/Bike Grade Separated Crossing #2							
	Pedestrian/Bike Grade Separated Crossing #2B	1	EA	$3,036,100	$3,036,100	$3,036,100	($3,036,100)	$0
	Subtotal Raw Construction Cost				$3,036,100		($3,036,100)	$0
	Contingency (20%)				$607,200		($607,200)	$0
	Engineering/Plan Check/Inspection (15%)				$455,400		($455,400)	$0
	Total Cost [2,6]				**$4,098,700**		**($4,098,700)**	**$0**
TR205	10' Secondary Trail							
	14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,220	LF	$48	$58,560	$0	$0	$58,560
	Subtotal Raw Construction Cost				$58,560		$0	$58,560
	Contingency (20%)				$11,700		$0	$11,700
	Engineering/Plan Check/Inspection (15%)				$8,800		$0	$8,800
	Total Cost[3]				**$79,060**		**$0**	**$79,060**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR301	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,590	LF	$48	$76,320	$0	$0	$76,320
	Subtotal Raw Construction Cost				$76,320		$0	$76,320
	Contingency (20%)				$15,300		$0	$15,300
	Engineering/Plan Check/Inspection (15%)				$11,400		$0	$11,400
	Total Cost				**$103,020**		**$0**	**$103,020**
TR401	12' Primary Trail 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	4,110	LF	$55	$226,050	$0	$0	$226,050
	Subtotal Raw Construction Cost				$226,050		$0	$226,050
	Contingency (20%)				$45,200		$0	$45,200
	Engineering/Plan Check/Inspection (15%)				$33,900		$0	$33,900
	Total Cost[4]				**$305,150**		**$0**	**$305,150**
TR402	Pedestrian/Bike At-Grade Crossing #3							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #3	1	EA	$43,000	$43,000	$0	$0	$43,000
	Subtotal Raw Construction Cost				$43,000		$0	$43,000
	Contingency (20%)				$8,600		$0	$8,600
	Engineering/Plan Check/Inspection (15%)				$6,500		$0	$6,500
	Total Cost[6]				**$58,100**		**$0**	**$58,100**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR501	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	2,580	LF	$48	$123,840	$0	$0	$123,840
	Subtotal Raw Construction Cost				$123,840		$0	$123,840
	Contingency (20%)				$24,800		$0	$24,800
	Engineering/Plan Check/Inspection (15%)				$18,600		$0	$18,600
	Total Cost				**$167,240**		**$0**	**$167,240**
TR502	10' Secondary Trail: West Park Drive 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,940	LF	$48	$93,120	$0	$0	$93,120
	Subtotal Raw Construction Cost				$93,120		$0	$93,120
	Contingency (20%)				$18,600		$0	$18,600
	Engineering/Plan Check/Inspection (15%)				$14,000		$0	$14,000
	Total Cost				**$125,720**		**$0**	**$125,720**
TR503	10' Secondary Trail: Central Park Drive 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	680	LF	$48	$32,640	$0	$0	$32,640
	Subtotal Raw Construction Cost				$32,640		$0	$32,640
	Contingency (20%)				$6,500		$0	$6,500
	Engineering/Plan Check/Inspection (15%)				$4,900		$0	$4,900
	Total Cost				**$44,040**		**$0**	**$44,040**

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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR504	Pedestrian/Bike At-Grade Crossing #4							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #4	1	EA	$43,000	$43,000	$0	$0	$43,000
	Subtotal Raw Construction Cost				$43,000		$0	$43,000
	Contingency (20%)				$8,600		$0	$8,600
	Engineering/Plan Check/Inspection (15%)				$6,500		$0	$6,500
	Total Cost[6]				**$58,100**		**$0**	**$58,100**
TR601	10' Secondary Trail: Central Park Drive 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	630	LF	$48	$30,240	$0	$0	$30,240
	Subtotal Raw Construction Cost				$30,240		$0	$30,240
	Contingency (20%)				$6,000		$0	$6,000
	Engineering/Plan Check/Inspection (15%)				$4,500		$0	$4,500
	Total Cost				**$40,740**		**$0**	**$40,740**
TR602	12' Primary Trail: Central Park to Americanos 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,100	LF	$55	$60,500	$0	$0	$60,500
	Subtotal Raw Construction Cost				$60,500		$0	$60,500
	Contingency (20%)				$12,100		$0	$12,100
	Engineering/Plan Check/Inspection (15%)				$9,100		$0	$9,100
	Total Cost				**$81,700**		**$0**	**$81,700**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR603	12' Primary Trail: Americanos Blvd. 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	810	LF	$55	$44,550	$0	$0	$44,550
	Subtotal Raw Construction Cost				$44,550		$0	$44,550
	Contingency (20%)				$8,900		$0	$8,900
	Engineering/Plan Check/Inspection (15%)				$6,700		$0	$6,700
	Total Cost				**$60,150**		**$0**	**$60,150**
TR604	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	480	LF	$48	$23,040	$0	$0	$23,040
	Subtotal Raw Construction Cost				$23,040		$0	$23,040
	Contingency (20%)				$4,600		$0	$4,600
	Engineering/Plan Check/Inspection (15%)				$3,500		$0	$3,500
	Total Cost				**$31,140**		**$0**	**$31,140**
TR605	Pedestrian/Bike At-Grade Crossing #5							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #5	1	EA	$43,000	$43,000	$0	$0	$43,000
	Subtotal Raw Construction Cost				$43,000		$0	$43,000
	Contingency (20%)				$8,600		$0	$8,600
	Engineering/Plan Check/Inspection (15%)				$6,500			$6,500
	Total Cost[6]				**$58,100**		**$0**	**$58,100**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR606	Pedestrian/Bike At-Grade Crossing #6							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #6	1	EA	$0	$0	$0	$0	$0
	Subtotal Raw Construction Cost				$0		$0	$0
	Contingency (20%)				$0		$0	$0
	Engineering/Plan Check/Inspection (15%)				$0		$0	$0
	Total Cost [5,6]				**$0**		**$0**	**$0**
TR701	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	7,340	LF	$48	$352,320	$0	$0	$352,320
	Subtotal Raw Construction Cost				$352,320		$0	$352,320
	Contingency (20%)				$70,500		$0	$70,500
	Engineering/Plan Check/Inspection (15%)				$52,800		$0	$52,800
	Total Cost				**$475,620**		**$0**	**$475,620**
TR801	12' Primary Trail: Americanos Blvd. 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	2,210	LF	$55	$121,550	$0	$0	$121,550
	Subtotal Raw Construction Cost				$121,550		$0	$121,550
	Contingency (20%)				$24,300		$0	$24,300
	Engineering/Plan Check/Inspection (15%)				$18,200		$0	$18,200
	Total Cost				**$164,050**		**$0**	**$164,050**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR802	12' Primary Trail 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,600	LF	$55	$88,000	$0	$0	$88,000
	Subtotal Raw Construction Cost				$88,000		$0	$88,000
	Contingency (20%)				$17,600		$0	$17,600
	Engineering/Plan Check/Inspection (15%)				$13,200		$0	$13,200
	Total Cost				**$118,800**		**$0**	**$118,800**
TR803	12' Primary Trail: Americanos Blvd. 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	560	LF	$55	$30,800	$0	$0	$30,800
	Subtotal Raw Construction Cost				$30,800		$0	$30,800
	Contingency (20%)				$6,200		$0	$6,200
	Engineering/Plan Check/Inspection (15%)				$4,600		$0	$4,600
	Total Cost				**$41,600**		**$0**	**$41,600**
TR804	Pedestrian/Bike Grade Separated Crossing #7 Pedestrian/Bike Grade Separated Crossing #7	1	EA	$2,856,700	$2,856,700	$2,856,700	($2,856,700)	$0
	Subtotal Raw Construction Cost				$2,856,700		($2,856,700)	$0
	Contingency (20%)				$571,300		($571,300)	$0
	Engineering/Plan Check/Inspection (15%)				$428,500		($428,500)	$0
	Total Cost [2,6]				**$3,856,500**		**($3,856,500)**	**$0**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR805	Pedestrian/Bike Grade Separated Crossing #8							
	Pedestrian/Bike Grade Separated Crossing #8	1	EA	$1,649,600	$1,649,600	$1,649,600	($1,649,600)	$0
	Subtotal Raw Construction Cost				$1,649,600		($1,649,600)	$0
	Contingency (20%)				$329,900		($329,900)	$0
	Engineering/Plan Check/Inspection (15%)				$247,400		($247,400)	$0
	Total Cost [2,6]				**$2,226,900**		**($2,226,900)**	**$0**
TR901	12' Primary Trail: Americanos Blvd. 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	320	LF	$55	$17,600	$0	$0	$17,600
	Subtotal Raw Construction Cost				$17,600		$0	$17,600
	Contingency (20%)				$3,500		$0	$3,500
	Engineering/Plan Check/Inspection (15%)				$2,600		$0	$2,600
	Total Cost				**$23,700**		**$0**	**$23,700**
TR902	12' Primary Trail 16-ft Wide Trail, 12-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	1,900	LF	$55	$104,500	$0	$0	$104,500
	Subtotal Raw Construction Cost				$104,500		$0	$104,500
	Contingency (20%)				$20,900		$0	$20,900
	Engineering/Plan Check/Inspection (15%)				$15,700		$0	$15,700
	Total Cost				**$141,100**		**$0**	**$141,100**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR903	Pedestrian/Bike Grade Separated Crossing #9							
	Pedestrian/Bike Grade Separated Crossing #9	1	EA	$1,534,000	$1,534,000	$1,534,000	($1,534,000)	$0
	Subtotal Raw Construction Cost				$1,534,000		($1,534,000)	$0
	Contingency (20%)				$306,800		($306,800)	$0
	Engineering/Plan Check/Inspection (15%)				$230,100		($230,100)	$0
	Total Cost [2,6]				**$2,070,900**		**($2,070,900)**	**$0**
	Total Park Corridors and Trails System Improvements				**$19,687,860**		**($16,351,700)**	**$3,336,160**
	Use				**$19,687,900**		**($16,351,700)**	**$3,336,200**

PARK CORRIDORS AND TRAILS COST ESTIMATE SUMMARY

1. Park Corridors and Trails System					**$19,687,900**		**($16,351,700)**	**$3,336,200**
GRAND TOTAL PARK CORRIDORS AND TRAILS COST					**$19,687,900**		**($16,351,700)**	**$3,336,200**

Notes:
1. Improvement cost for pedestrian at grade crossing are captured in the Kiefer Blvd roadway improvement cost.
2. Grade separated crossing is reimbursed through the city of Rancho Cordova Transportation CIP.
3. Trail segment TR204 will serve as a sewer access road for backbone sewer across the Phase 2 preserve.
4. Trail segment TR401 will serve as a sewer access road for trunk sewer across the Phase 4 wetland buffer. The 12' wide access road for trunk sewer will be reimbursed by SASD.
5. Improvement cost for pedestrian at grade crossing are captured in the Americano's Blvd roadway improvement cost.
6. The City of Rancho Cordova is in the process of updating their trail grade seperated crossing estimates at the time of this writing. Cost estimates shall be updated to match the revised Rancho Cordova estimates once the estimates have been published. The CIP anticipates that the cost to construct the grade seperated trail crossing shall be fully creditable towards the TDIF program.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

G. WETLAND BUFFER IMPROVEMENTS - Exhibit H

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1. Wetland Buffer					
WB101	Wetland Buffer: Shalako West				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	3	AC	$10,000	$30,000
	Wetland Preserve Post & Cable Barrier	1,640	LF	$20	$32,800
	Subtotal Raw Construction Cost				$62,800
	Contingency (20%)				$12,600
	Engineering/Plan Check/Inspection (15%)				$9,400
	Total Cost				**$84,800**
WB102	Wetland Buffer: Shalako West				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	3.8	AC	$10,000	$38,000
	Wetland Preserve Post & Cable Barrier	2,990	LF	$20	$59,800
	Subtotal Raw Construction Cost				$97,800
	Contingency (20%)				$19,600
	Engineering/Plan Check/Inspection (15%)				$14,700
	Total Cost				**$132,100**
WB201	Wetland Buffer: Shalako East				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	6.0	AC	$10,000	$60,000
	Wetland Preserve Post & Cable Barrier	3,940	LF	$20	$78,800
	Subtotal Raw Construction Cost				$138,800
	Contingency (20%)				$27,800
	Engineering/Plan Check/Inspection (15%)				$20,800
	Total Cost				**$187,400**
WB301	Wetland Buffer: Investek North				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	5.4	AC	$10,000	$54,000
	Wetland Preserve Post & Cable Barrier	3,920	LF	$20	$78,400
	Subtotal Raw Construction Cost				$132,400
	Contingency (20%)				$26,500
	Engineering/Plan Check/Inspection (15%)				$19,900
	Total Cost				**$178,800**
WB401	Wetland Buffer: Investek South				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	10.3	AC	$10,000	$103,000

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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
	Wetland Preserve Post & Cable Barrier	4,890	LF	$20	$97,800
	Subtotal Raw Construction Cost				$200,800
	Contingency (20%)				$40,200
	Engineering/Plan Check/Inspection (15%)				$30,100
	Total Cost				**$271,100**
WB501	Wetland Buffer: Callahan				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	5.3	AC	$10,000	$53,000
	Wetland Preserve Post & Cable Barrier	4,150	LF	$20	$83,000
	Subtotal Raw Construction Cost				$136,000
	Contingency (20%)				$27,200
	Engineering/Plan Check/Inspection (15%)				$20,400
	Total Cost				**$183,600**
WB601	Wetland Buffer: Smith-Dunmore				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	4.9	AC	$10,000	$49,000
	Wetland Preserve Post & Cable Barrier	2,090	LF	$20	$41,800
	Subtotal Raw Construction Cost				$90,800
	Contingency (20%)				$18,200
	Engineering/Plan Check/Inspection (15%)				$13,600
	Total Cost				**$122,600**
WB701	Wetland Buffer: Sierra Sunrise South				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	3.0	AC	$10,000	$30,000
	Wetland Preserve Post & Cable Barrier	3,360	LF	$20	$67,200
	Subtotal Raw Construction Cost				$97,200
	Contingency (20%)				$19,400
	Engineering/Plan Check/Inspection (15%)				$14,600
	Total Cost				**$131,200**

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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
WB702	Wetland Buffer: Sierra Sunrise South				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	0.3	AC	$10,000	$3,000
	Wetland Preserve Post & Cable Barrier	710	LF	$20	$14,200
	Subtotal Raw Construction Cost				$17,200
	Contingency (20%)				$3,400
	Engineering/Plan Check/Inspection (15%)				$2,600
	Total Cost				**$23,200**
WB801	Wetland Buffer: Sierra Sunrise North				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	4.5	AC	$10,000	$45,000
	Wetland Preserve Post & Cable Barrier	3,300	LF	$20	$66,000
	Subtotal Raw Construction Cost				$111,000
	Contingency (20%)				$22,200
	Engineering/Plan Check/Inspection (15%)				$16,700
	Total Cost				**$149,900**
WB802	Wetland Buffer: Sierra Sunrise North				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	1.4	AC	$10,000	$14,000
	Wetland Preserve Post & Cable Barrier	2,400	LF	$20	$48,000
	Subtotal Raw Construction Cost				$62,000
	Contingency (20%)				$12,400
	Engineering/Plan Check/Inspection (15%)				$9,300
	Total Cost				**$83,700**
	Total Wetland Buffer Improvements				**$1,548,400**
	Use				**$1,548,400**

WETLAND BUFFER COST ESTIMATE SUMMARY

1. Wetland Buffer	**$1,548,400**
GRAND TOTAL WETLAND BUFFER COST	**$1,548,400**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

H. WETLAND MITIGATION IMPROVEMENTS - Exhibit I

SEGMENT NO.	DESCRIPTION		QTY	UNIT	UNIT PRICE	AMOUNT
1. Wetland Mitigation						
WM101	Wetland Mitigation for Segment 1-3					
	Wetland Mitigation - Segement 1		1	LS	$180,510	$180,510
	Wetland Mitigation - Segement 2		1	LS	$98,016	$98,016
	Wetland Mitigation - Segement 3		1	LS	$259,844	$259,844
		Total Cost				**$538,370**
WM201	Wetland Mitigation for Segment 5 & 6					
	Wetland Mitigation - Segement 5		1	LS	$526,187	$526,187
	Wetland Mitigation - Segement 6		1	LS	$49,630	$49,630
		Total Cost				**$575,817**
WM202	Wetland Mitigation for Segment 4					
	Wetland Mitigation - Segement 4		1	LS	$196,890	$196,890
		Total Cost				**$196,890**
WM301	Wetland Mitigation for Segment 20					
	Wetland Mitigation - Segement 20		1	LS	$107,137	$107,137
		Total Cost				**$107,137**
WM302	Wetland Mitigation for Segment 7A & 7B					
	Wetland Mitigation - Segement 7A		1	LS	$19,713	$19,713
	Wetland Mitigation - Segement 7B		1	LS	$174,875	$174,875
		Total Cost				**$194,588**
WM401	Wetland Mitigation for Segment 9A					
	Wetland Mitigation - Segement 9A		1	LS	$397,829	$397,829
		Total Cost				**$397,829**
WM402	Wetland Mitigation for Segment 19					
	Wetland Mitigation - Segement 19		1	LS	$440,310	$440,310
		Total Cost				**$440,310**
WM403	Wetland Mitigation for Segment 11B					
	Wetland Mitigation - Segement 11B		1	LS	$109,774	$109,774
		Total Cost				**$109,774**

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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION		QTY	UNIT	UNIT PRICE	AMOUNT
WM501	Wetland Mitigation for Segment 11A					
	Wetland Mitigation - Segement 11A		1	LS	$526,509	$526,509
		Total Cost				**$526,509**
WM502	Wetland Mitigation for Segment 8					
	Wetland Mitigation - Segement 8		1	LS	$195,504	$195,504
		Total Cost				**$195,504**
WM503	Wetland Mitigation for Segment 13					
	Wetland Mitigation - Segement 13		1	LS	$119,428	$119,428
		Total Cost				**$119,428**
WM504	Wetland Mitigation for Segment 12					
	Wetland Mitigation - Segement 12		1	LS	$410,353	$410,353
		Total Cost				**$410,353**
WM701	Wetland Mitigation for Segment 9B					
	Wetland Mitigation - Segement 9B		1	LS	$113,725	$113,725
		Total Cost				**$113,725**
WM702	Wetland Mitigation for Segment 10					
	Wetland Mitigation - Segement 10		1	LS	$446,118	$446,118
		Total Cost				**$446,118**
WM801	Wetland Mitigation for Segment 21B					
	Wetland Mitigation - Segement 21B		1	LS	$470,050	$470,050
		Total Cost				**$470,050**
WM802	Wetland Mitigation for Segment 21A					
	Wetland Mitigation - Segement 21A		1	LS	$315,833	$315,833
		Total Cost				**$315,833**
WM803	Wetland Mitigation for Segment 14					
	Wetland Mitigation - Segement 14		1	LS	$377,236	$377,236
		Total Cost				**$377,236**

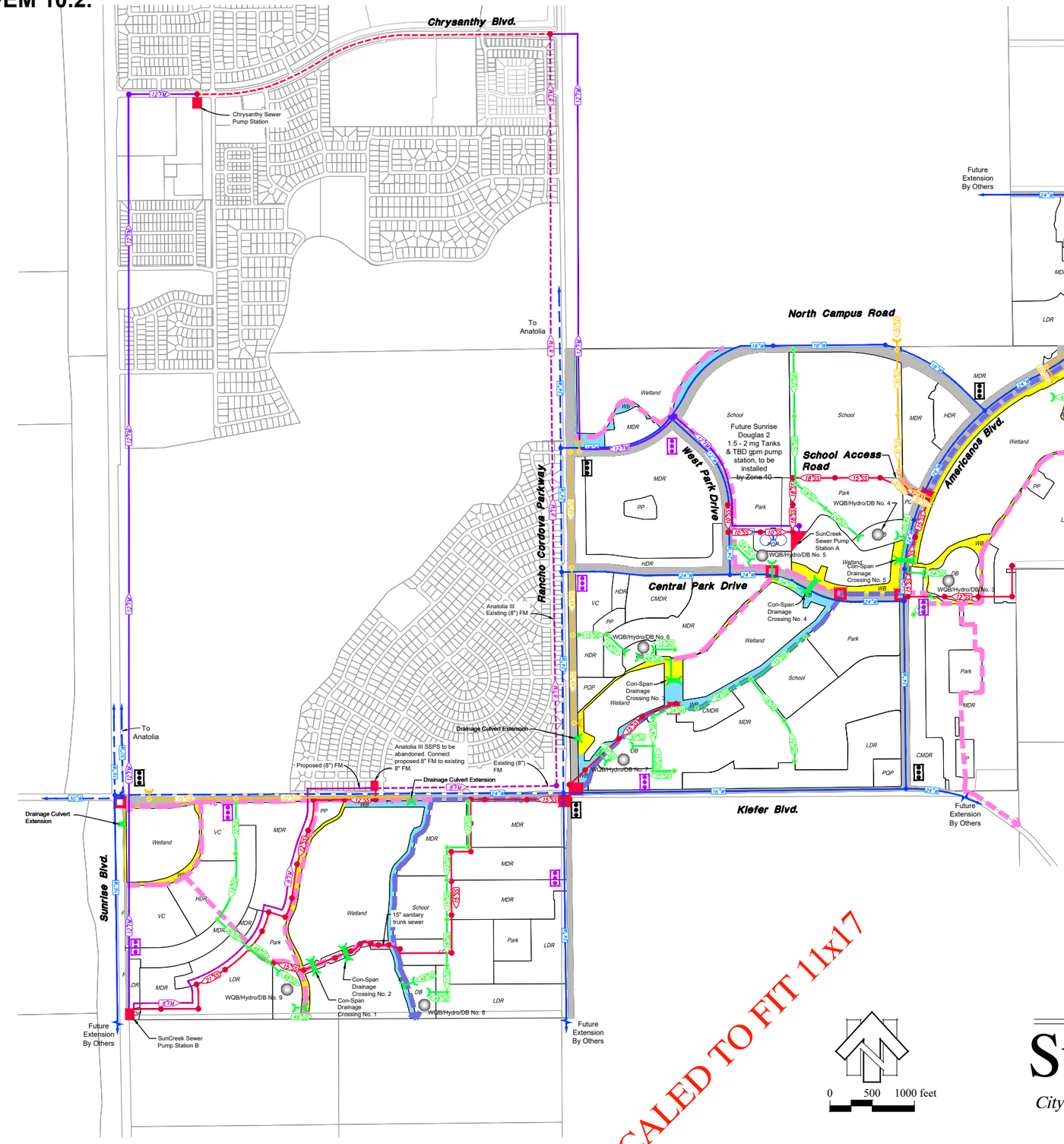
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Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION		QTY	UNIT	UNIT PRICE	AMOUNT
WM901	Wetland Mitigation for Segment 15-17					
	Wetland Mitigation - Segement 15		1	LS	$368,807	$368,807
	Wetland Mitigation - Segement 16		1	LS	$116,525	$116,525
	Wetland Mitigation - Segement 17		1	LS	$291,169	$291,169
		Total Cost				**$776,501**
WM902	Wetland Mitigation for Segment 18					
	Wetland Mitigation - Segement 18		1	LS	$85,822	$85,822
		Total Cost				**$85,822**
		Total Wetland Mitigation Improvements				**$6,397,794**
		Use				**$6,397,800**

WETLAND MITIGATION ESTIMATE SUMMARY

1. Wetland Mitigation	**$6,397,800**
GRAND TOTAL WETLAND MITIGATION COST	**$6,397,800**



SCALED TO FIT 11x17

0 500 1000 feet

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.
5. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.
6. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.
7. Offsite Roadway improvements include Rancho Cordova Parkway extension from Chrysanthy Blvd. to Douglas Blvd., Kiefer Blvd. extension to Grantline Road and intersection improvements, and Jackson Highway and Grantline Road intersection improvements. See Offsite Roadway Improvements Exhibit "C" in the Preliminary Cost Estimate.

EXHIBIT A
Backbone Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
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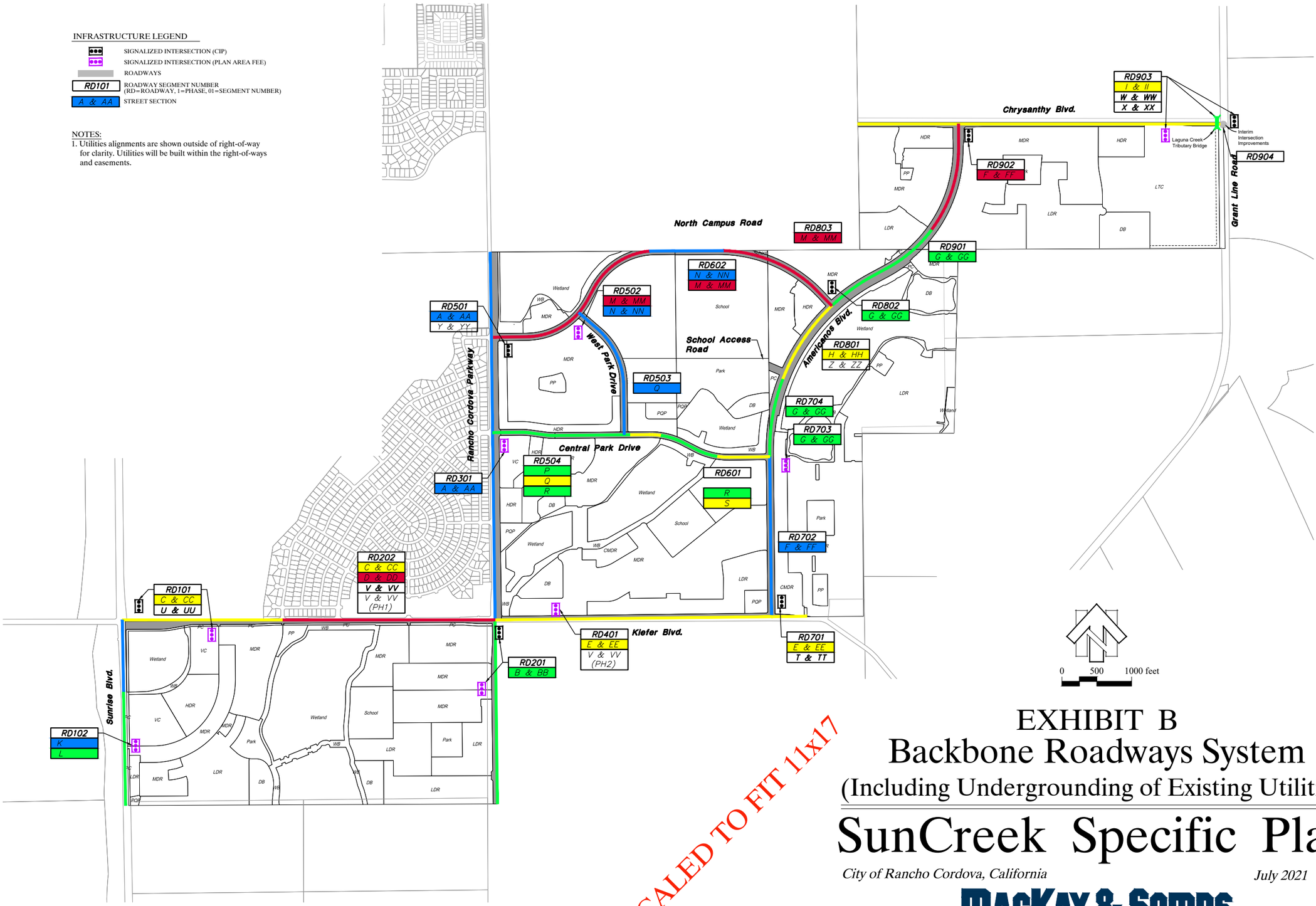
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INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- RD101 — ROADWAY SEGMENT NUMBER (RD=ROADWAY, 1=PHASE, 01=SEGMENT NUMBER)
- A & AA — STREET SECTION

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-ways and easements.



SCALED TO FIT 11x17

EXHIBIT B
Backbone Roadways System
(Including Undergrounding of Existing Utilities)

SunCreek Specific Plan

City of Rancho Cordova, California *July 2021*

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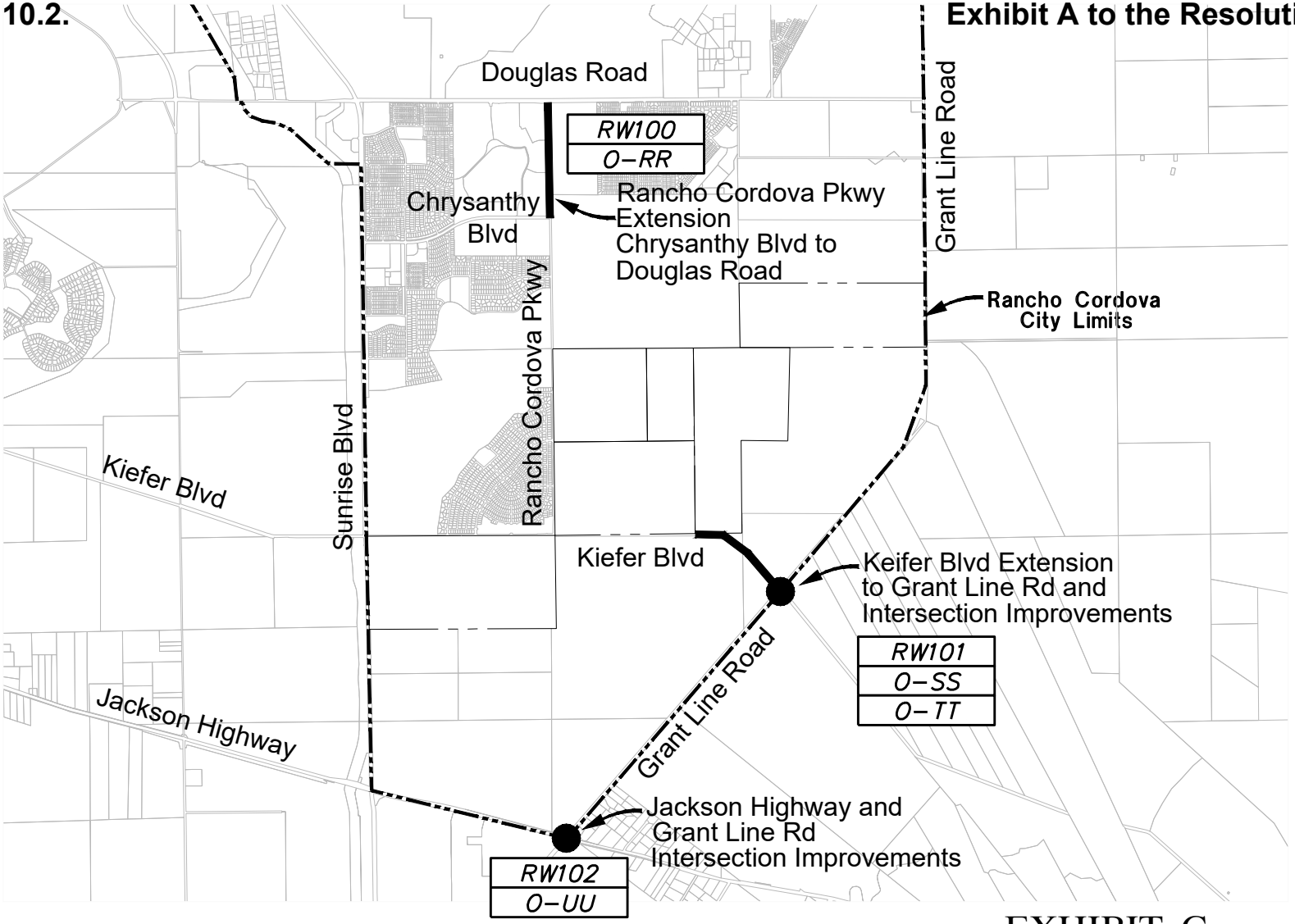


EXHIBIT C
Offsite Roadway Improvements

SunCreek Specific Plan

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NO SCALE

INFRASTRUCTURE LEGEND

RW100	ROADWAY (OFF-SITE) SEGMENT NUMBER (RW=ROADWAY (OFF-SITE), 100=SEGMENT NUMBER)
O-RR	STREET SECTION

Note
Offsite roadway improvements to Sunrise Blvd, Jackson Highway and Grantline Road may be eligble for reciprocal funding from the Sacramento County Transportation Development Fee Program

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INFRASTRUCTURE ABBREVIATIONS

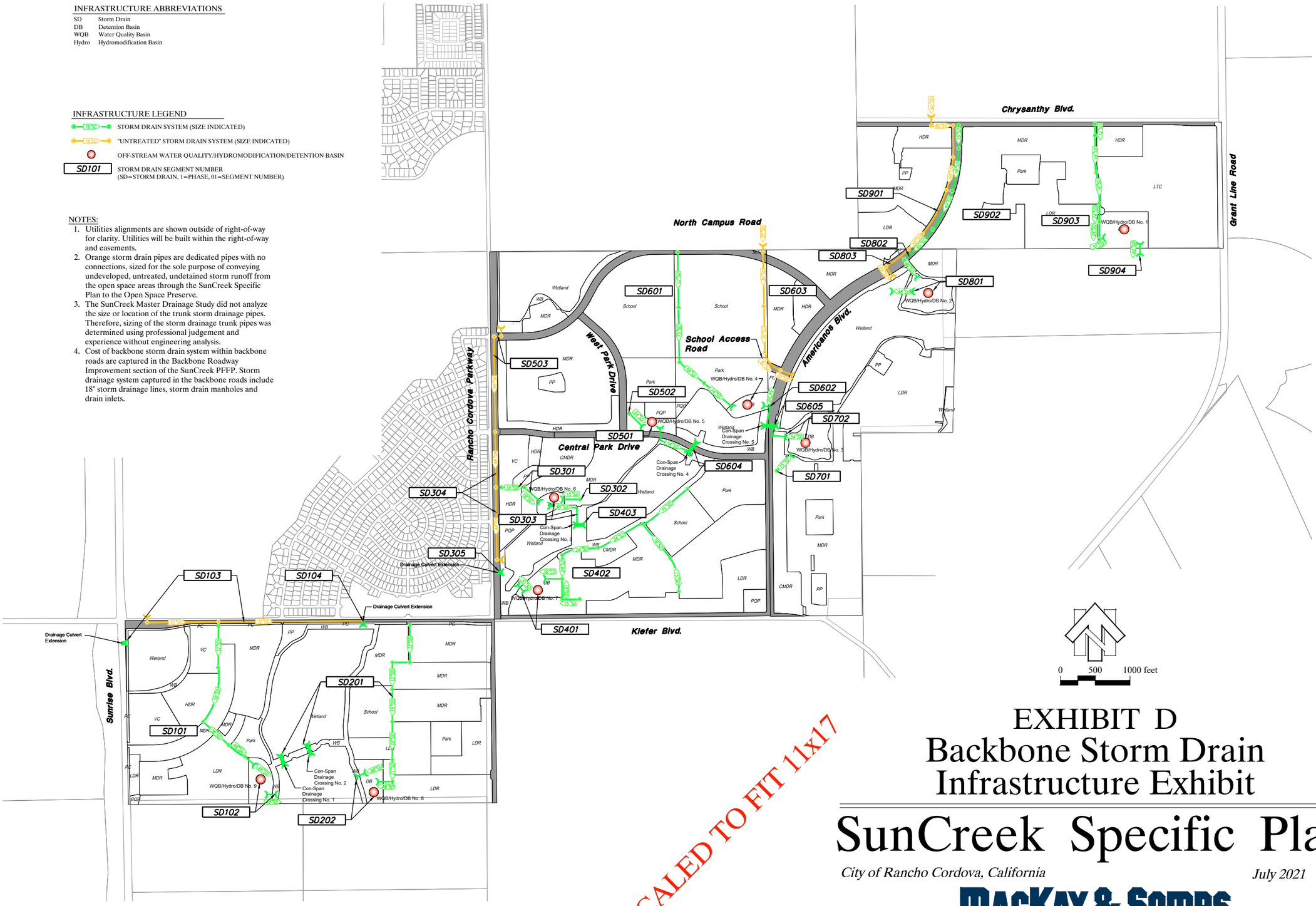
SD	Storm Drain
DB	Detention Basin
WQB	Water Quality Basin
Hydro	Hydromodification Basin

INFRASTRUCTURE LEGEND

- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- SD101 — STORM DRAIN SEGMENT NUMBER (SD=STORM DRAIN, 1=PHASE, 01=SEGMENT NUMBER)

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.



SCALED TO FIT 11x17

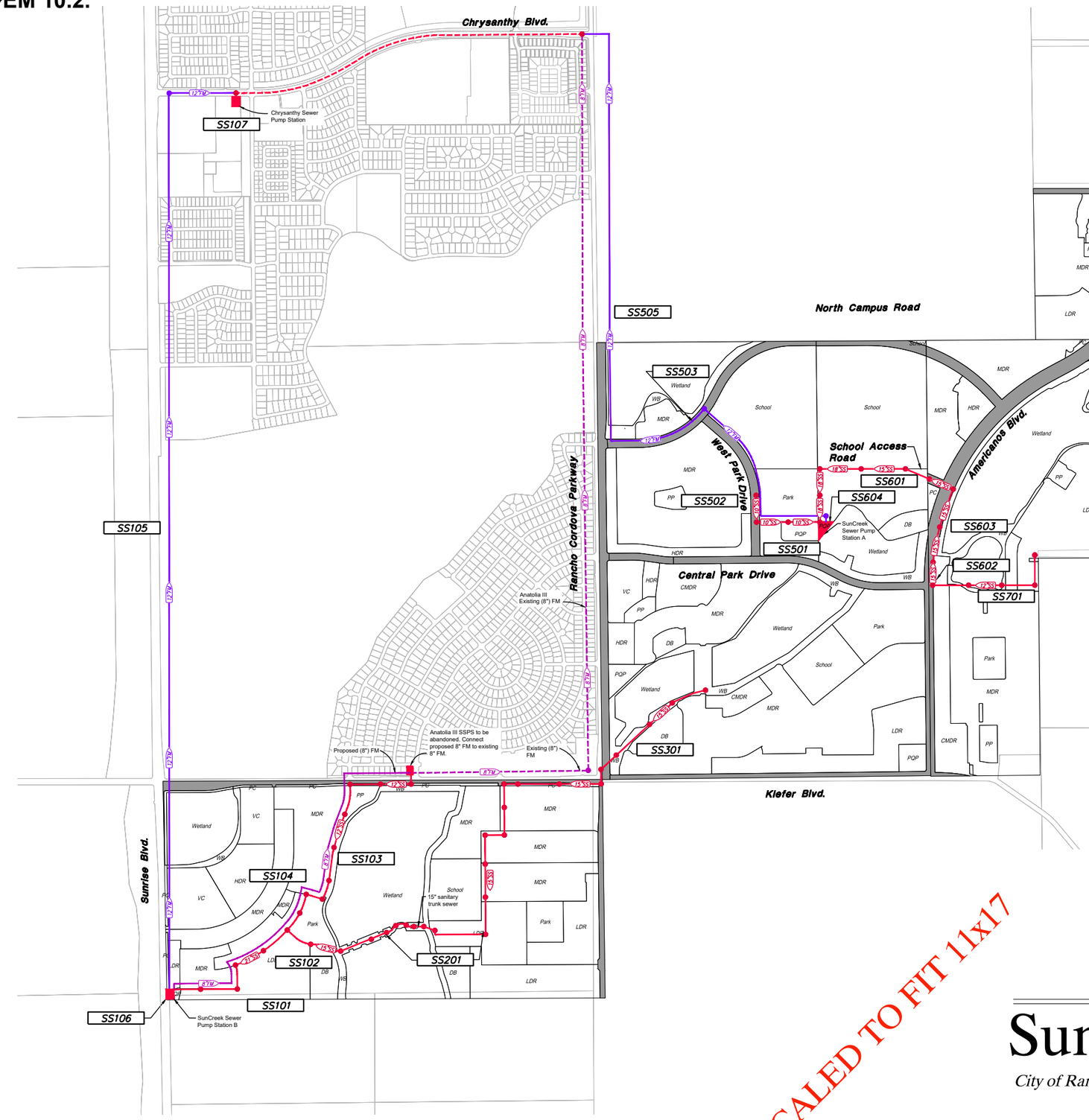
EXHIBIT D
Backbone Storm Drain Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

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INFRASTRUCTURE ABBREVIATIONS

SS	Sanitary Sewer
FM	Force Main

INFRASTRUCTURE LEGEND

- 8"SS — PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- 12"SS — EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- 12"FM — PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- 8"FM — PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- 8"FM — EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- SS101 — SANITARY SEWER SEGMENT NUMBER (SS=SANITARY SEWER, 1=PHASE, 01=SEGMENT NUMBER)

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.

0 500 1000 feet

SCALED TO FIT 11x17

EXHIBIT E
Backbone Sanitary Sewer Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

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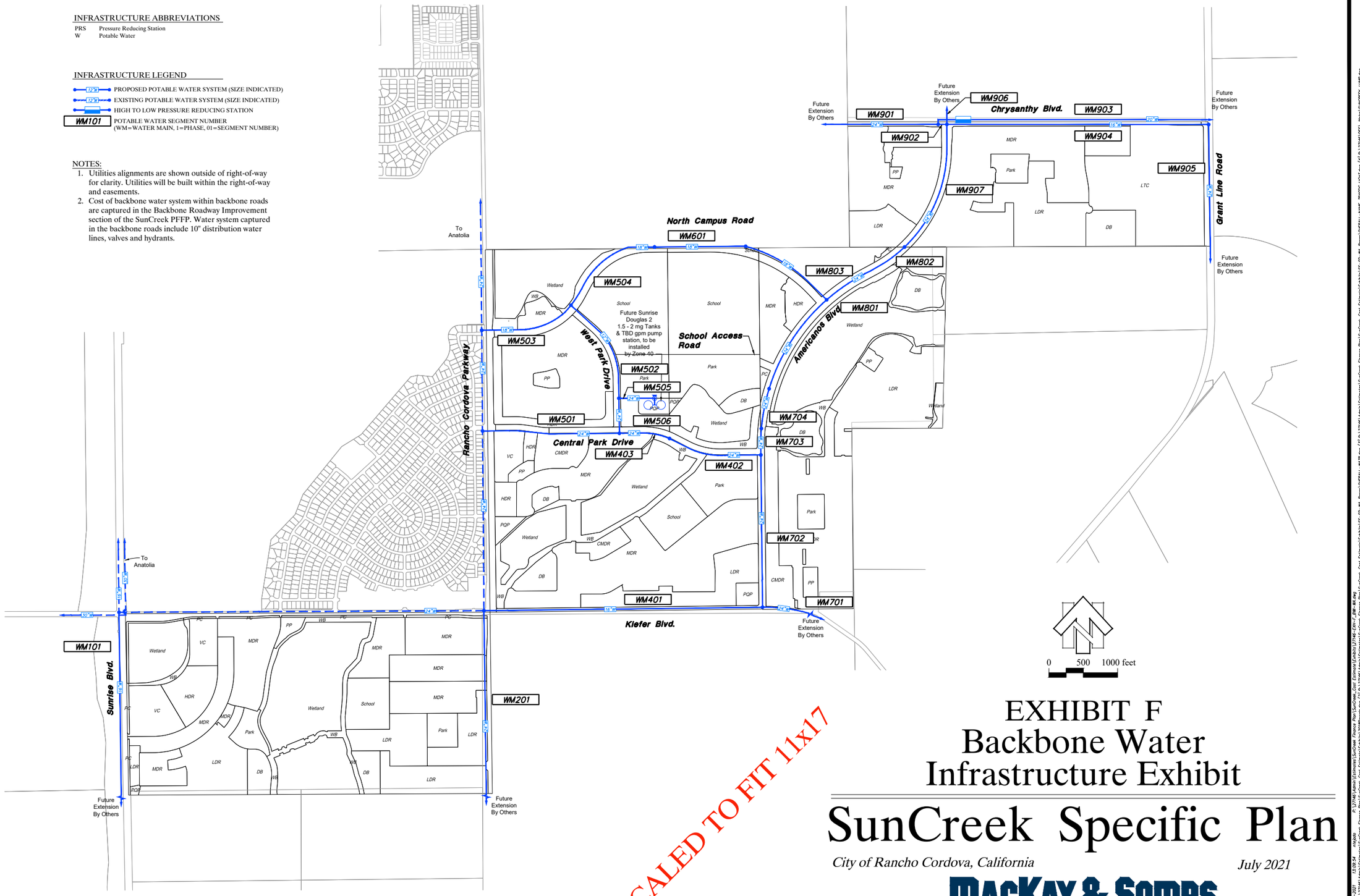
PRS	Pressure Reducing Station
W	Potable Water

INFRASTRUCTURE LEGEND

- 12"W — PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- 12"W — EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- WM101 — POTABLE WATER SEGMENT NUMBER (WM=WATER MAIN, 1=PHASE, 01=SEGMENT NUMBER)

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.



SCALED TO FIT 11x17

EXHIBIT F
Backbone Water Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

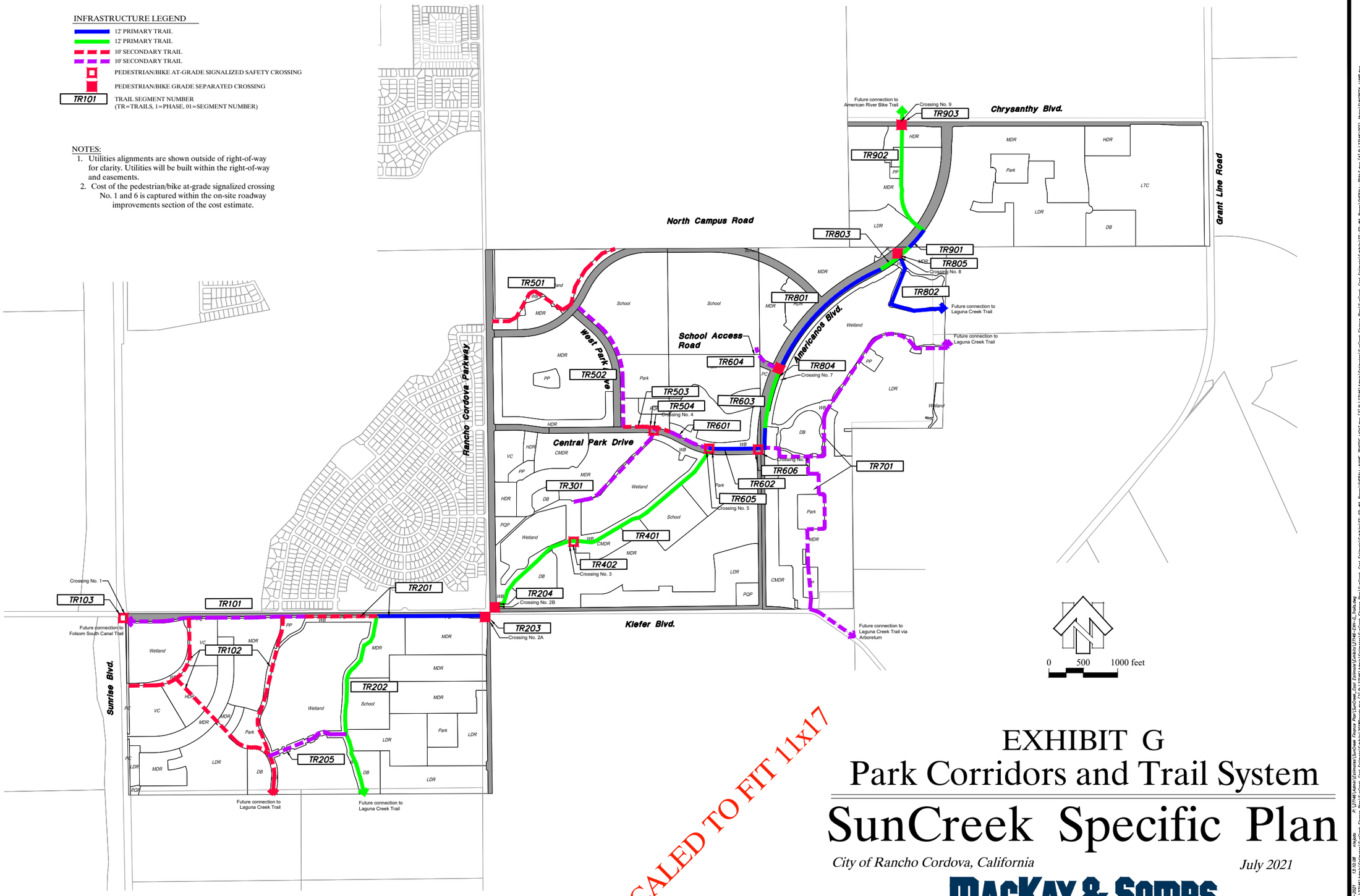
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INFRASTRUCTURE LEGEND

- 12' PRIMARY TRAIL
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- TR101 — TRAIL SEGMENT NUMBER (TR=TRAILS, 1=PHASE, 01=SEGMENT NUMBER)

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Cost of the pedestrian/bike at-grade signalized crossing No. 1 and 6 is captured within the on-site roadway improvements section of the cost estimate.



SCALED TO FIT 11x17

EXHIBIT G
Park Corridors and Trail System

SunCreek Specific Plan

City of Rancho Cordova, California

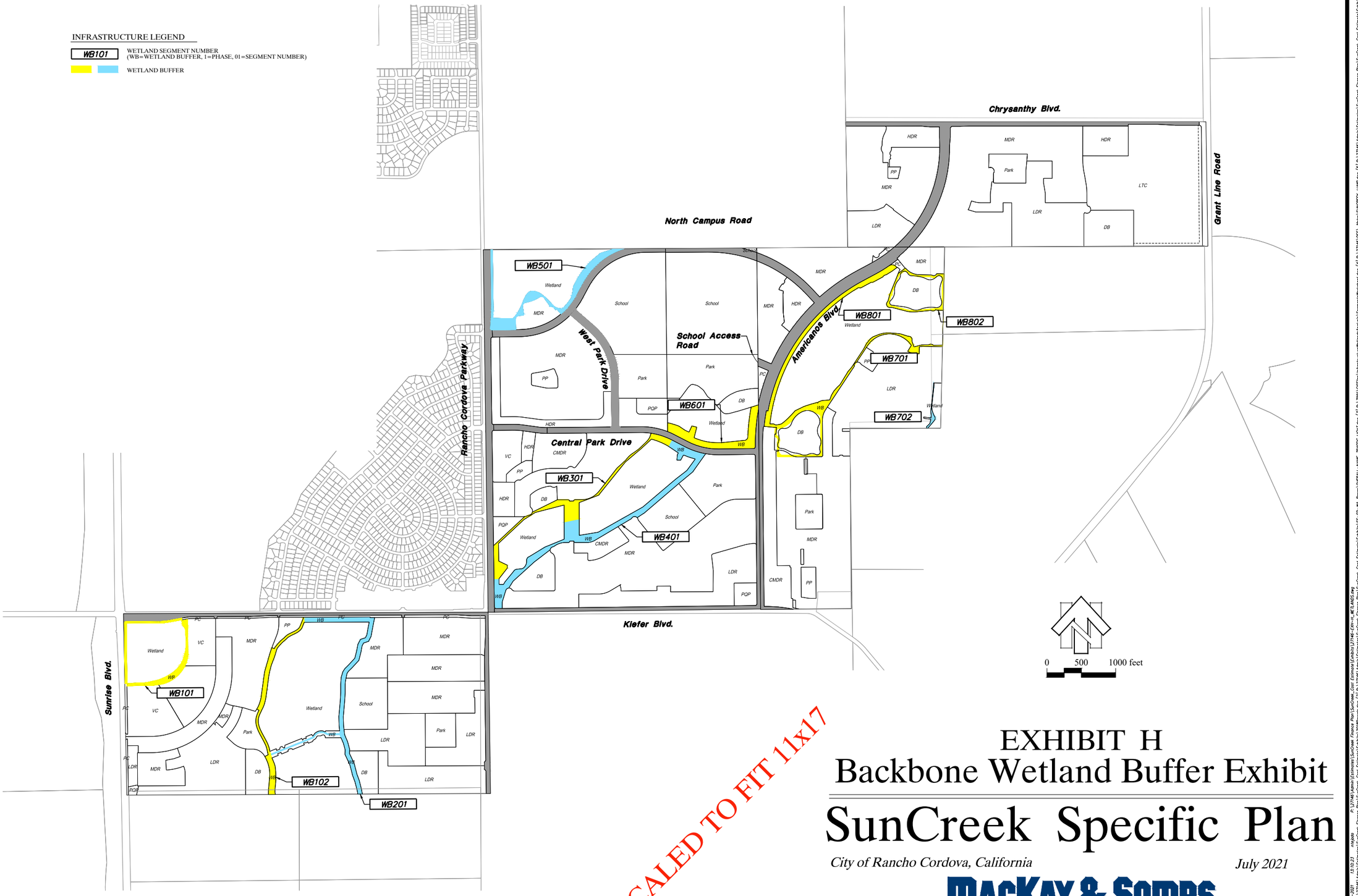
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INFRASTRUCTURE LEGEND

WB101 — WETLAND SEGMENT NUMBER (WB=WETLAND BUFFER, 1=PHASE, 01=SEGMENT NUMBER)

WETLAND BUFFER



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EXHIBIT H
Backbone Wetland Buffer Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

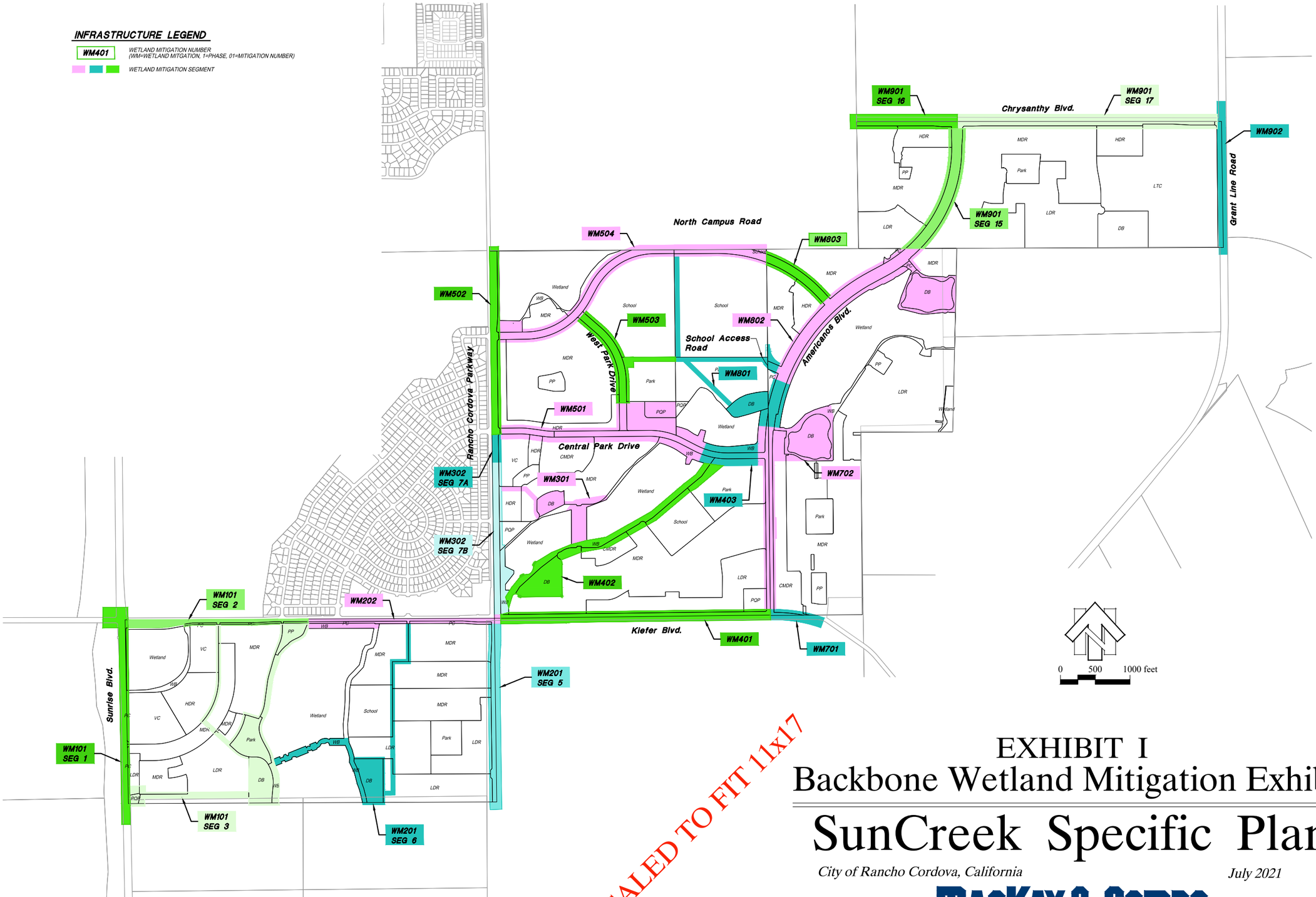
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INFRASTRUCTURE LEGEND

WM401 — WETLAND MITIGATION NUMBER (WM=WETLAND MITGATION, 1=PHASE, 01=MITIGATION NUMBER)

WETLAND MITIGATION SEGMENT



SCALED TO FIT 11x17

EXHIBIT I
Backbone Wetland Mitigation Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California *July 2021*

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Infrastructure Phasing Plan

For

SunCreek Specific Plan

City of Rancho Cordova, CA

July 19, 2021

Prepared for:
City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Project Developer:
The SunCreek Owners Group
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Roseville, CA 95678

Project Team:

Ken Giberson, PE	**Principal Engineer**
Nelson Tejada	**Project Engineer**

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1.0 Executive Summary

The SunCreek Specific Plan is a proposed 1,266+/- acre master planned community consisting of a mix of land uses within the Sunrise Douglas Community Plan. The project includes low to high-density single-family residential units, some multi-family residential units, a High/Middle School Site, elementary schools, a variety of parks and open space, commercial mixed use areas and a town center. Figure A is the proposed land use plan for the plan area and Figure B is a vicinity map for the SunCreek Specific Plan.

The purpose of the Infrastructure Phasing Plan is to set forth a conceptual phasing plan for the major backbone infrastructure needed to serve the plan area. Nine (9) discrete development phasing areas are envisioned, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction. The conceptual phasing areas are shown in Figure C.

The development of each of the phasing areas depicted in Figure C do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on the logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas as well as their number.

The final infrastructure phasing will be determined at the time of tentative subdivision map approval. This infrastructure phasing plan should be updated prior to each tentative map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans.

This Phasing Master Plan identifies potential phases and provides general guidance for future conditions of approval and the development of Tentative Map Phasing Plans during subsequent entitlement approvals. This Phasing Master Plan also identifies the backbone infrastructure generally required to develop each potential phase.

A set of Guiding Principles for Phasing are presented that reflect City policy. The Guiding Principles may identify cumulative requirements for off site infrastructure and/or certain public facilities.

Tentative Map Phasing Plans (TMPP) will be approved prior to large and/or small lot tentative map approval. The TMPP will lay out a phasing plan for the tentative map identifying in detail the infrastructure to be included with each phase. The TMPP will be guided by the Infrastructure Phasing Plan for the SunCreek Specific Plan including the Guiding Principles for Infrastructure Phasing, but may vary from them somewhat at the

discretion of the City, consistent with then current City policy and as set forth in subsequent entitlement approvals. Tentative Map Phasing Plan will be able to be amended with future entitlement approvals. It is expected that the backbone infrastructure will be substantially complete to the satisfaction of the City Engineer prior to the issuance of any building permits within the tentative map area. Modifications to the Guiding Principles for Infrastructure Phasing will be considered and approved by the City Engineer if detailed engineering and cost analysis demonstrate that a more effective method of infrastructure development can be provided.

Over time, in response to market demands, the boundaries of the phasing areas may change; however, regardless of the ultimate configuration of the phasing areas, the appropriate segments of the backbone infrastructure must be constructed concurrent with individual phasing areas.

The governing construction phasing principle is to provide the necessary backbone infrastructure to meet the service levels identified by the City of Rancho Cordova. The backbone infrastructure envisioned in this phasing plan include major roads, storm drainage improvements, sanitary sewer system, water system improvements and Zone 40 treated water supply improvements.

2.0 Backbone Infrastructure

2.1 Infrastructure Overview

Backbone infrastructure refers to the streets, bridges, water, wastewater and drainage facilities, dry utilities (electricity, gas, telephone and cable) and other public facilities that are needed to deliver public services to a community. The backbone infrastructure is sized and located to primarily service the needs of Plan Area residents.

All or portions of the backbone infrastructure may be constructed in advance of the construction of individual phasing areas. However, it is anticipated that infrastructure will be constructed in pace with development so long as the appropriate level of service is maintained.

While this phasing plan tentatively identifies which backbone infrastructure is needed to serve development of a particular phase area on a stand alone basis, exactly which backbone infrastructure will be needed to serve a particular phasing area will actually be determined at the time of tentative map approval through the adoption of the tentative map phasing plan and conditions of approval.

2.2 Description of Backbone Infrastructure

This section describes the major backbone infrastructure and utilities required to support development of the plan area. This information is presented at a conceptual level in order to provide an overview of the distribution, location, and extent of infrastructure.

The proposed infrastructure and utility improvements as shown in Exhibits F through N are considered conceptual only, as additional infrastructure may be required to fully develop the Plan Area, as well as individual properties. The exact sizing and location of proposed utilities will be determined during the Tentative Map process, but should closely follow backbone infrastructure exhibits contained herein.

A significant amount of on-site and off-site infrastructure improvements are necessary to ensure the conveyance of water, wastewater, and storm drainage for the Plan Area, as well as the necessary roads to serve the area.

The proposed backbone infrastructure improvements are described briefly described below:

2.2.1 Major Roads

The construction of twelve (12) major roadway improvements are planned within, adjacent and exterior to the plan area. While some of these arterials are located interior to the plan area, others are located along the

border of the plan area (partially within and partially outside of the plan area). Three of these roadway improvements are off site.

Generally, the construction of these arterials will be phased as follows:

1. Interior Arterials. Initially, only the outside lanes and frontage improvements of the interior segments of arterials will be constructed with an extra wide median and 5' inside shoulders taking the place of the interior lanes, When traffic warrants, the inside lanes and median curbs will be constructed.
2. Border Arterials
    a. Existing Half Section. The median and the other half of the roadway improvements will be constructed, including frontage improvements.
    b. New Half Section. The two through lanes and frontage improvements on the plan area side of the street shall be constructed. The median will be omitted in favor of the construction of a 5' wide shoulder and roadside ditch on the non-plan area side of the roadway.

2.2.2 Storm Drainage Improvements

The construction of nine (9) detention/water quality/hydromodification basins, and five (5) drainage crossings.

2.2.3 Sanitary Sewer System Improvements

The construction of two (2) independent sewer systems with a total of two sewer pump station and three force mains.

2.2.4 Water System Improvements

The construction of high pressure zone water transmission pipelines, low pressure zone water transmission pipelines, two (2) water tanks, pump station, pressure reducing station and a small number of connecting water pipelines to facilitate the independent development of each discrete phasing areas. These system improvements neither include the future transmission pipelines that will be constructed by SCWA at a later date.

2.2.5 Zone 40 Treated Water Supply Improvements

All future Zone 40 treated water transmission pipelines planned for the project area that will be constructed by SCWA in the future. Likewise, all future off-site treated water pipelines, the future treated water storage tanks, and the future booster pump station will be constructed by SCWA in the future.

2.2.6 Undergrounding of Existing Overhead Utilities

The undergrounding of existing overhead utilities (i.e., electricity and/or telephone) along the northerly side of Kiefer Boulevard east of Rancho Cordova Parkway.

2.2.7 Pedestrian and Bike Trails

The construction of the backbone trail system for bicyclist and pedestrians generally follows the same alignment as the major backbone roads or the wetland buffers. The trail system construction will coincide with the construction of each development phasing.

2.2.8 Wetland Buffers

The dedication and construction of backbone facilities within the wetland buffers will coincide with the construction of each development phasing.

The particular details of the backbone infrastructure (such as road lengths, pipe sizes alignments, basin sizes, and appurtenances) are contained in the individual infrastructure master plans for the SunCreek Specific Plan. The backbone infrastructure is described in detail in Exhibit A of the cost estimate.

3.0 Conceptual Phasing Plan

3.1 Phasing Areas

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction. The nine (9) conceptual phasing areas shown in Exhibit C are described in further detail below.

The phasing areas depicted in Exhibit C do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual phasing areas based on the logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas as well as their number.

The nine (9) conceptual phasing or development areas are briefly described as follows:

3.1.1 Phase 1 (Shalako West)

Phase 1 is bounded by Sunrsie Blvd. on the west, Kiefer Blvd. on the north, the Kite Creek nature preserve on the east, and the southern boundary of the plan area on the south.

3.1.2 Phase 2 (Shalako East)

Phase 2 is bounded by the Kite Creek nature preserve on the west, Kiefer Blvd. on the north, the future Rancho Cordova Parkway on the east, and the southern boundary of the plan area on the south.

3.1.3 Phase 3 (Investek North)

Phase 3 is bounded on the west by Rancho Cordova Parkway, on the north by future Central Park Drive, and on the southeast by the Kite Creek nature preserve.

3.1.4 Phase 4 (Investek South)

Phase 4 is bounded on the west by the Kite Creek nature preserve, on the north by future Central Park Drive, on the east by future Americanos Boulevard, and on the south by Kiefer Boulevard.

3.1.5 Phase 5 (Callahan)

Phase 5 bounded by the northern plan area boundary, on the east by Phase 6, on the south by future Central Park Drive, and on the west by Rancho Cordova Parkway.

3.1.6 Phase 6 (Smith-Dunmore)

Phase 6 is bounded by the northern plan area boundary, on the east by Phase 8, on the south by future Central Park Drive, and on the west by Phase 5.

3.1.7 Phase 7 (Sierra Sunrise South)

Phase 7 is bounded on the north by the Kite Creek nature preserve, on the east by the eastern plan area boundary, on the south by Kiefer Boulevard and on the west by future Americano Boulevard.

3.1.8 Phase 8 (Sierra Sunrise North)

Phase 8 is bounded on the north by the northern plan area boundary and Phase 9, on the east by the eastern plan area boundary, on the south by Kite Creek nature preserve and on the west by Phase 6.

3.1.9 Phase 9 (Grant Line 220)

Phase 9 is bounded by the northern plan area boundary, on the east by Grant Line Road, on the south by the southern plan area boundary and Phase 8, and on the west by the western plan area boundary.

3.2 Phasing Concepts

As previously discussed, the conceptual phasing areas do not necessarily represent phasing; they do represent discrete phasing areas that can be developed in any order. The final development and infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans.

While it may be desirable to construct major elements of the backbone infrastructure at one time to serve all of the plan area properties, it is more likely that backbone infrastructure will be constructed in two or more phases to more properly align infrastructure financing with a particular development (phase) area.

Accordingly, placement of backbone infrastructure may or may not develop as depicted herein. Additionally, alternative backbone infrastructure arrangements may be proposed over time as each of the individual phasing areas are actually developed.

Over time, in response to market demands, the boundaries of the phasing areas may change; however, regardless of the ultimate configuration of the phasing areas, the appropriate segments of the backbone infrastructure must be constructed concurrent with individual phasing areas. The governing construction phasing principle is to provide the necessary backbone infrastructure to meet the service levels identified by the City of Rancho Cordova.

3.3 Infrastructure Phasing

While somewhat conceptual in nature, Exhibit E lists the specific improvements that may be needed to serve the development of each of the phasing areas identified above. Exhibits F through N show the backbone infrastructure needed to serve each of the phasing areas.

This phasing plan tentatively identifies which backbone infrastructure is needed to serve development of a particular phase area on a stand alone basis. However, exactly which backbone infrastructure will be needed to serve a particular phasing area will actually be determined at the time of tentative map approval through the adoption of the tentative map phasing plan and conditions of approval.

3.4 Guiding Principles

These Guiding Principles define the “rules” regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following policies:

3.4.1 Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer’s fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

3.4.2 Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

3.4.3 General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City's and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

3.4.4 Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative map approval, unless otherwise modified by subsequent entitlement approvals.

3.4.5 Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

3.4.6 Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the City. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

3.4.7 Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

3.4.8 Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

3.4.9 Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

3.4.10 Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

3.4.11 Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

3.4.12 Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

3.4.13 Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

3.4.14 Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

3.4.15 Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to arterial roadways, to the satisfaction of the City Engineer.

3.4.16 Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

3.4.17 Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

3.4.18 Ultimate Utility Installation

Underground sewer, water and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

3.4.19 Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost effectiveness of phasing infrastructure improvements. This agreement will occur prior to approval of tentative subdivision maps.

3.4.20 Operations and Maintenance Financing

All properties shall be included in one or more financing districts (or will establish an alternative financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, street lights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

3.4.21 Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

3.4.22 Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

4.0 Conclusion

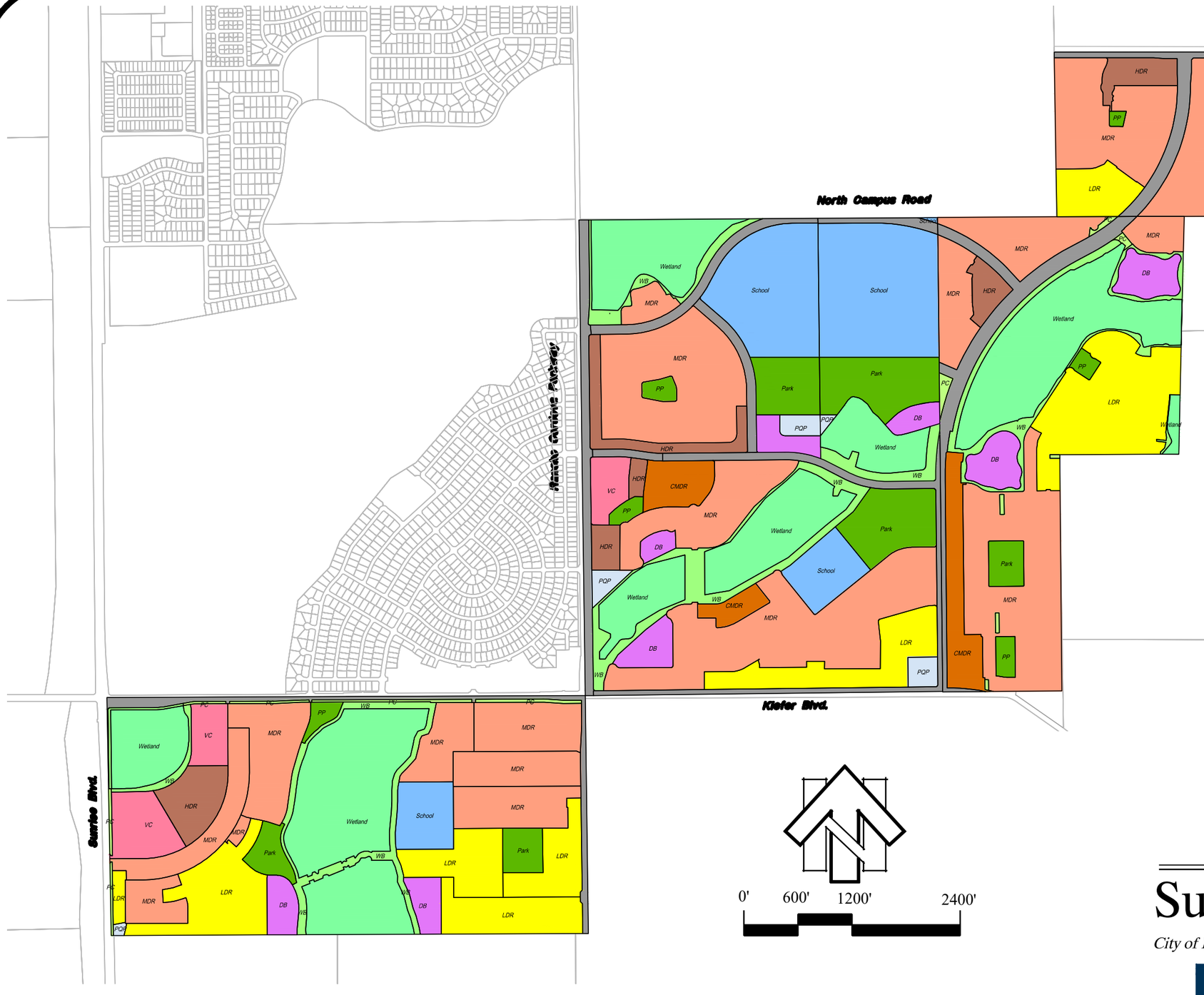
This Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the plan area. Nine (9) discrete phasing areas are envisioned, each of which can be developed independently of each other.

The final development and infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans.

Over time, in response to market demands, the boundaries of the phasing areas may change; however, regardless of the ultimate configuration of the phasing areas, the appropriate segments of the backbone infrastructure must be constructed concurrent with individual phasing areas.

5.0 Exhibits

Exhibit A



Legend

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- COMPACT DENSITY RESIDENTIAL
- VILLAGE CENTER
- STORMWATER CANAL
- DETENTION BASIN
- PUBLIC/QUASI PUBLIC
- PARK, NEIGHBORHOOD GREEN
- SCHOOL
- REGIONAL TOWN CENTER
- WETLAND
- WETLAND BUFFER/BIKE PATH CORRIDOR

0' 600' 1200' 2400'

EXHIBIT A
Landuse Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California *March 2021*

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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Exhibit B

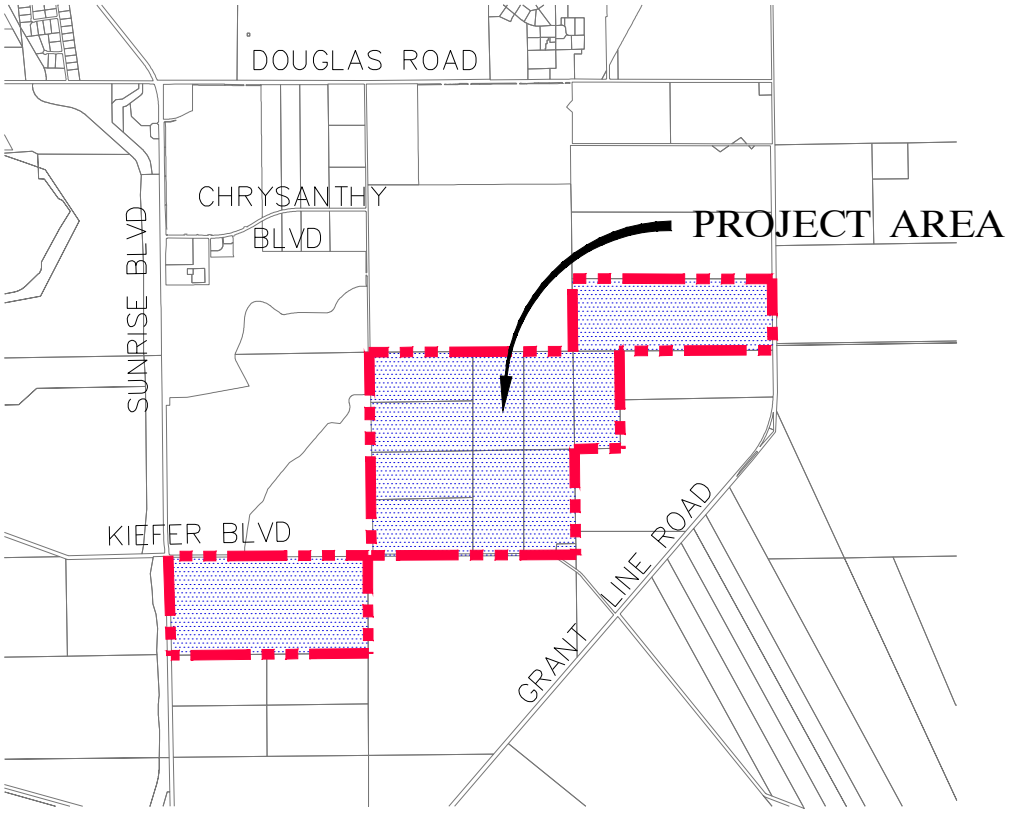


EXHIBIT B
Vicinity Map

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

NO SCALE

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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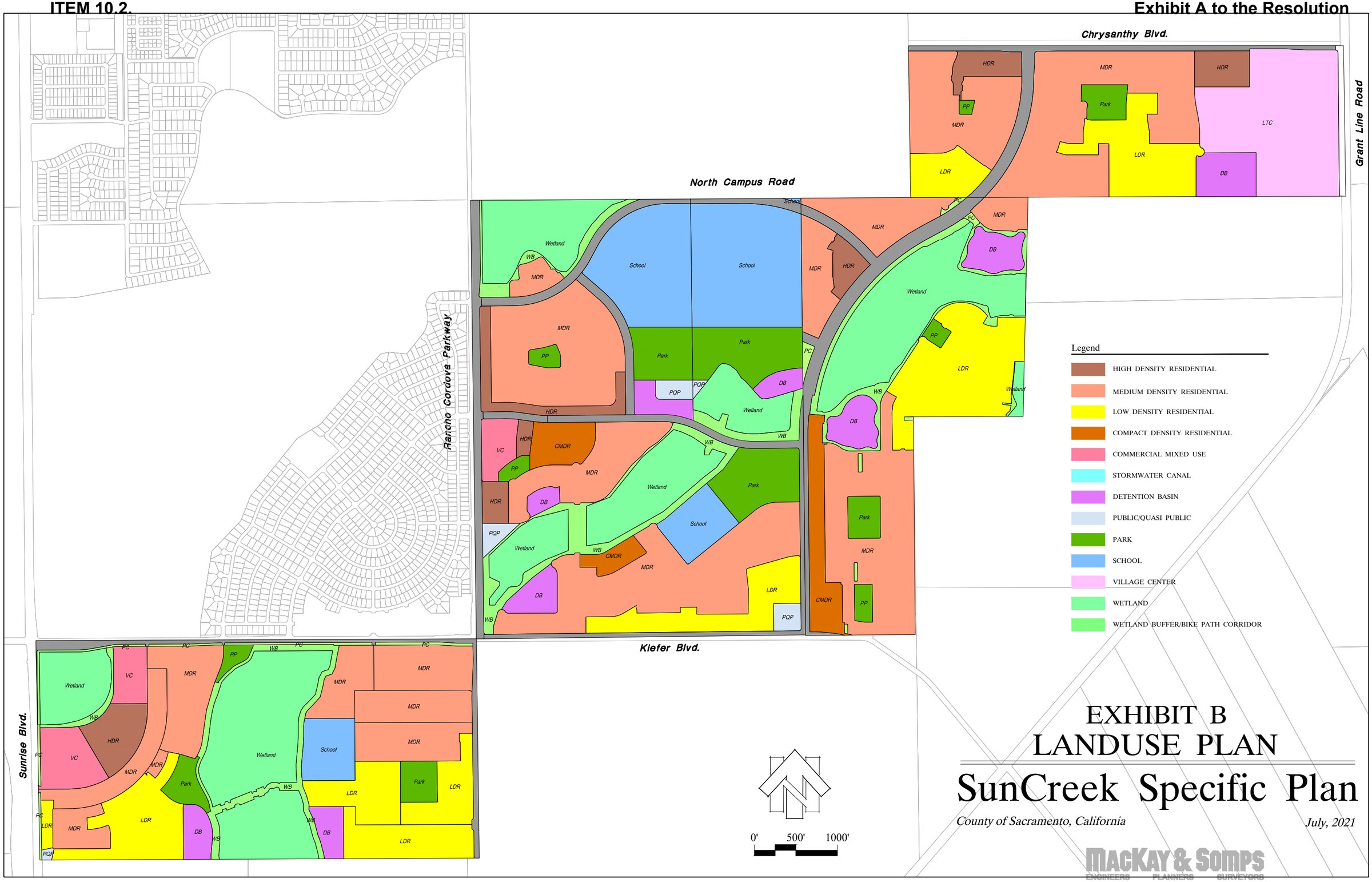


EXHIBIT B
LANDUSE PLAN

SunCreek Specific Plan

County of Sacramento, California

July, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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Exhibit C

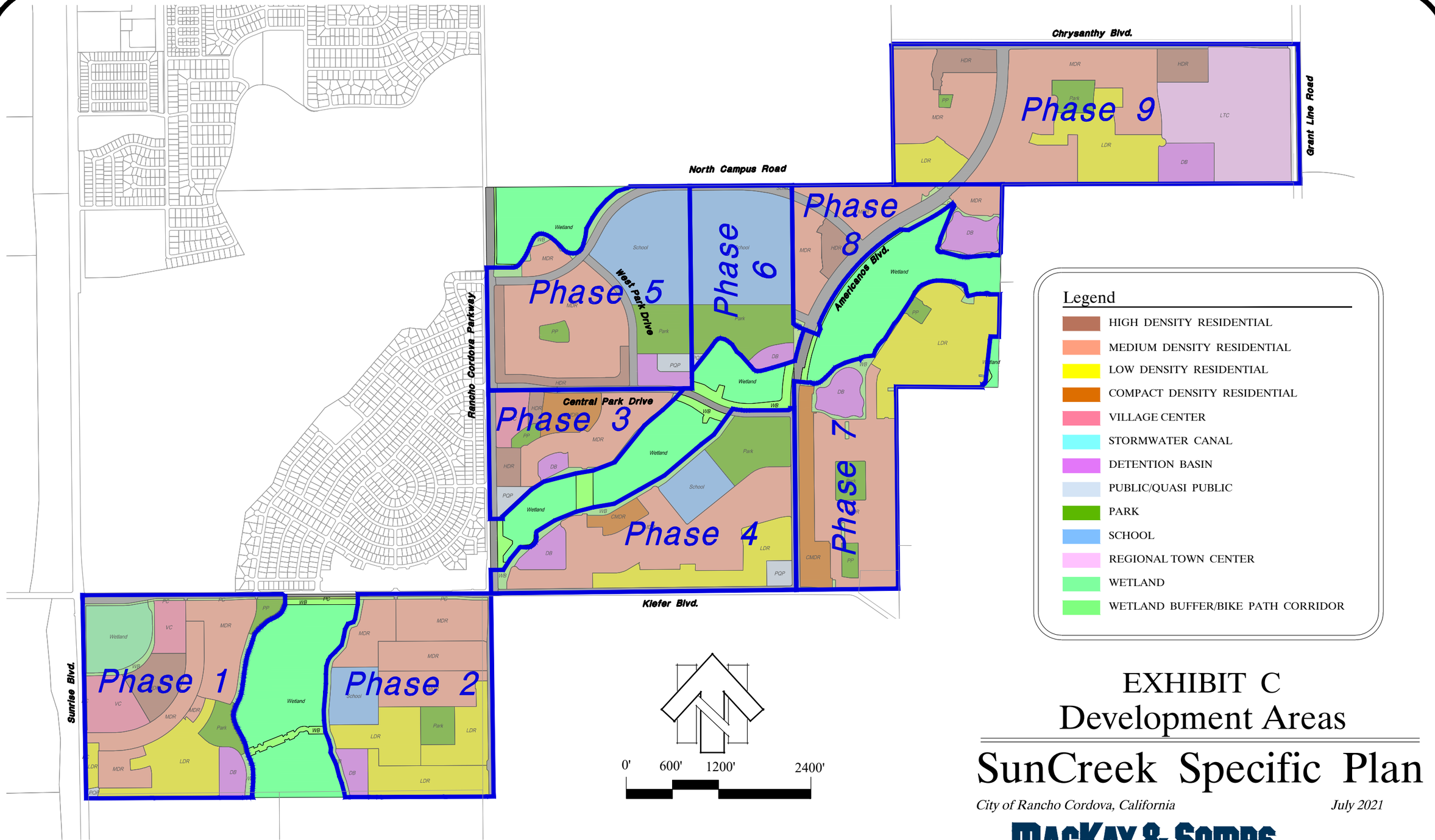


EXHIBIT C
Development Areas

SunCreek Specific Plan

City of Rancho Cordova, California *July 2021*

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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Exhibit D

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
A				PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE)	
	1			**Rancho Cordova Parkway**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD201	Rancho Cordova Parkway: Kiefer Boulevard to Southern Project Limit	Western half street improvements only
			RD301	Rancho Cordova Parkway: Central Park Drive to Kiefer Boulevard	Eastern half street improvements only
			RD501	Rancho Cordova Parkway: Northern Project Limit to Central Park Drive	Eastern half street improvements only
	2			**Kiefer Boulevard**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy	Southern half street improvements only
			RD202	Kiefer Boulevard: west of Rancho Cordova to Rancho Cordova	Southern half street improvements only
			RD401	Kiefer Boulevard: Rancho Cordova Parkway to Americanos Boulevard	Northern half street improvements only
			RD701	Kiefer Boulevard: Americanos Boulevard to Eastern Project Limit	Northern half street improvements only
	3			**Americanos Boulevard**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD702	Americanos Boulevard: Kiefer Boulevard to Central Park Drive	Full street improvements
			RD703	Americanos Boulevard: Central Park Drive to north of Central Park Drive	Full street improvements
			RD704	Americanos Boulevard: Central Park Drive to High School Access Road	Full street improvements
			RD801	Americanos Boulevard: High School Access Rd to North Campus Rd	Full street improvements
			RD802	Americanos Boulevard: North Campus Rd to north of North Campus Rd	Full street improvements
			RD901	Americanos Boulevard: North of North Campus Road	Full street improvements
			RD902	Americanos Boulevard: north of North Campus Rd to Chrysanthy Blvd	Full street improvements
	4			**Chrysanthy Boulevard**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD903	Chrysanthy Boulevard: Western Project Limit to Grant Line Road	Southern half street improvements only

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
	5			**Sunrise Boulevard**	A 6-lane divided thoroughfare roadway including curb and gutter on the east side, a landscaped median, separated sidewalk and landscaping on the east side of the road and associated underground utilities (water, sewer, drainage and dry utilities).
			RD102	Sunrise Boulevard: Kiefer Boulevard to Southern Project Limit	Eastern half street improvements only
	6			**North Campus Road**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD502	North Campus Road: Rancho Cordova Pkwy to east of West Park Drive	Full street improvements
			RD602	North Campus Road: east of West Park to west of Americanos	South half street improvements
			RD803	North Campus Road: west of Americanos Drive to Americanos Drive	Full street improvements
	7			**West Park Drive**	A 4-lane divided thoroughfare roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both sides of the road, and associated underground utilities (water, sewer, drainage and dry utilities).
			RD503	West Park Drive: North Campus Road to Central Park Drive	Full street improvements
	8			**Central Park Drive**	A 2-lane divided collector roadway including curb and gutter on both sides, a landscaped median, separated sidewalk and landscaping along both side of the road and associated underground utilities (water, sewer, drainage and dry utilities).
			RD504	Central Park Drive: Rancho Cordova Pkwy to east of West Park Drive	Full street improvements
			RD601	Central Park Drive: east of West Park Drive to Americanos Drive	Full street improvements
B				**PLAN AREA ROADWAY IMPROVEMENTS (OFF-SITE)**	
	1			**Rancho Cordova Parkway**	
			RW100	Rancho Cordova Parkway: Chrysanthy Blvd to Douglas Blvd	Construct Rancho Cordova Pkwy as a 2-lane roadway connection that can be expanded to meet the City's 6-lane divided arterial design standard. Intersection improvements may be phased as approved by the City Engineer. The Chrysanthy Blvd intersection will be constructed so that is expandable to the City's standard 4x6 arterial intersection.
	2			**Kiefer Boulevard**	
			RW101	Kiefer Boulevard: Eastern Project Limit to Grant Line Rd	Extend Kiefer Blvd from eastern boundary of project area to Grant Line Rd (including intersection improvements at the Grant Line Road) with 2-lanes and median based on the City's standard 4-lane arterial design standard. This extension will include a full width standard 4-lane arterial bridge over the Blodgett Reservoir tributary. The intersection improvement at the Grant Line Road/Kiefer Blvd intersection shall include a signal and may be phased based on the City's 4x4 arterial intersection standard at the approval of the City Engineer.
	3			**Jackson Road/Grant Line Road Intersection**	
			RW102	Jackson Road/Grant Line Road Intersection	Construct northbound and southbound left turn pockets, a southbound right turn pocket and an eastbound through/right lane with a receiving lane on the east leg of the intersection, including modification of the exiting signal to serve the new configuration.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
C				**STORM DRAINAGE SYSTEM IMPROVEMENTS**	
	1			**Pipeline Systems**	
			SD101	Kiefer to DB No. 9 drainage	A 12", 18", 36" and 48" diameter pipeline and appurtenances draining the runoff from the western portion of Shalako development area into Detention Basin No. 9.
			SD103	Sunrise & Kiefer untreated drainage system & culverts	A 72" diameter pipeline and appurtenances along Kiefer Blvd conveying untreated storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve. Also includes a drainage culvert extension along Sunrise Blvd.
			SD104	Kiefer Box Culvert Extension[3]	Drainage culvert extension across Kiefer Blvd.
			SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans	A 12", 15", 18", 24" and 48" diameter pipeline and appurtenances draining the runoff from the eastern portion of Shalako development area into Detention Basin No. 8. Also includes Con-Span Crossings No. 1 & 2 over the southern portion of Kite Creek.
			SD301	Rancho Cordova Pkwy to DB No. 6 drainage system	A 15" and 18" diameter pipeline and appurtenances draining runoff from the northern portion of Investek development area into Detention Basin No. 6.
			SD302	Investek North drainage system	A 15" diameter pipeline and appurtenances draining runoff from the northern portion of Investek development area into Detention Basin No. 6.
			SD304	Rancho Cordova untreated drainage system	A 48" diameter pipeline and appurtenances along Kiefer Blvd conveying untreated storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
			SD305	Rancho Cordova drainage culvert[3]	A drainage culvert extension along Rancho Cordova Parkway.
			SD402	Investek South drainage system	A 15", 18", 24" and 30" diameter pipeline and appurtenances draining the runoff from the southern portion of Investek development area into Detention Basin No. 7.
			SD403	Con-Span Drainage Crossing No. 3	A Con-Span Drainage Crossing No. 3 in Investek development area.
			SD502	West Park Dr to DB No. 5 drainage system	A 54" diameter pipeline and appurtenances draining runoff from West Park Dr to Detention Basin No. 5 in the Callahan development area.
			SD503	Rancho Cordova Pkwy untreated drainage system	A 48" diameter pipeline and appurtenances along Kiefer Blvd conveying untreated storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
			SD601	North Campus to DB No. 4 drainage system	A 12", 15", 18" and 24" diameter pipeline and appurtenances draining the runoff from North Campus Rd into Detention Basin No. 5.
			SD603	School Access Road untreated drainage system	A 30" diameter pipeline and appurtenances conveying untreated storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
			SD604	Con-Span Drainage Crossing No. 4	A Con-Span Drainage Crossing No. 4 along Central Park Dr.
			SD605	Con-Span Drainage Crossing No. 51	A Con-Span Drainage Crossing No. 5 along Americanos Dr.
			SD701	Americanos Blvd to DB No. 3 drainage system	A 15" diameter pipeline and appurtenances draining runoff from the southern portion of Sierra Sunrise development area along Americanos Dr.
			SD802	Americanos Blvd drainage system	A 60" diameter pipeline and appurtenances conveying storm Grantline 220.
			SD803	Americanos Blvd untreated drainage system	A 60" diameter pipeline and appurtenances draining the runoff from the western portion of Grant Line 220 development area into Detention Basin No. 2.
			SD901	Grant Line 220 untreated drainage system	A 60" diameter pipeline and appurtenances draining the runoff from the western portion of Grant Line 220 development area into Detention Basin No. 2.
			SD902	Grant Line 220 drainage system	A 15", 18", 42" and 60" diameter pipeline and appurtenances draining the runoff from the western portion of Grant Line 220 development area into Detention Basin No. 2.
			SD903	Grant Line 220 drainage system	A 12", 18", 24" and 30" diameter pipeline and appurtenances draining the runoff from the eastern portion of Grant Line 220 development area into Detention Basin No. 1.
	2			**Detention, Water Quality and Hydro-Modification Basins**	
			SD102	SunCreek Basin No. 9	A 23.6 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD202	SunCreek Basin No. 8	A 23.5 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
			SD303	SunCreek Basin No. 6	A 11 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD401	SunCreek Basin No. 7	A 23.7 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD501	SunCreek Basin No. 5	A 19.7 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD602	SunCreek Basin No. 4	A 13.9 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD702	SunCreek Basin No. 3	A 31 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD801	SunCreek Basin No. 2	A 36 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
			SD904	SunCreek Basin No. 1	A 36 acre-foot detention basin that serves the adjacent major roadways and surrounding development areas.
D				SANITARY SEWER SYSTEM IMPROVEMENTS	
	1			**Gravity Sanitary Sewer System**	
			SS101	21" Sanitary Sewer System	A 21" diameter trunk sewer line and appurtenances to serve the Shalako development areas and to serve the remainder of the plan area northerly and easterly of the intersection of Kiefer Boulevard and Rancho Cordova Parkway.
			SS102	15" Sanitary Sewer System	A 15" diameter trunk sewer line and appurtenances to serve the eastern portion of the Shalako development area.
			SS103	12" Sanitary Sewer System	A 12" diameter trunk sewer line and appurtenances to serve the Shalako development areas as well as Investek development area and to serve the remainder of the plan area northerly and easterly of the intersection of Kiefer Boulevard and Rancho Cordova Parkway.
			SS201	15" Sanitary Sewer System: Kiefer Blvd	A 15" diameter trunk sewer line and appurtenances along Kiefer Boulevard to serve the eastern portion of Shalako and Investek development areas.
			SS301	15" Sanitary Sewer System	A 15" diameter trunk sewer line and appurtenances to serve the Investek development area.
			SS501	10" Sanitary Sewer System: Park	A 10" diameter trunk sewer line and appurtenances between the Park and PQP land uses to serve Callahan development areas.
			SS502	10" Sanitary Sewer System: West Park Dr	A 10" diameter trunk sewer line and appurtenances on West Park Drive to serve the Callahan development area.
			SS601	15" & 18" Sanitary Sewer System: School	A 15" & 18" diameter trunk sewer line and appurtenances between the Park and School to serve Smith-Dunmore, Sierra Sunrise and south portion of Investek development areas.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
			SS602	15" Sanitary Sewer System: Americanos Blvd	A 15" diameter trunk sewer line and appurtenances along Americanos Boulevard to serve the southern portion of Sierra Sunrise development areas.
			SS603	15" Sanitary Sewer System: Americanos Blvd	A 15" diameter trunk sewer line and appurtenances along Americanos Boulevard to serve the southern portion of Sierra Sunrise development areas.
			SS701	12" Sanitary Sewer System	A 12" diameter trunk sewer line and appurtenances to serve the southern portion of Sierra Sunrise development area.
	2			**Pump Station and Force Mains**	
			SS104	8" Force Main: Sunrise Blvd to Kiefer Blvd	A 8" diameter force main and appurtenances from sewer pump station B along Sunrise Boulevard to Kiefer Boulevard to serve the Shalako development areas as well as Investek development areas.
			SS105	12" Force Main: Sunrise Blvd to Chrysanthy Pump Station	A 12" diameter force main and appurtenances from sewer pump station A along Sunrise Boulevard to Chrysanthy Pump Station to serve the Shalako development areas as well as Investek development areas.
			SS106	Pump Station B: Sunrise Blvd	A 3.1 MGD pump station to serve all development areas within Shed B of the SunCreek Specific Plan. Refer to Exhibit D of the Level 2 Sanitary Sewer Study for shed boundaries.
			SS107	Chrysanthy Pump Station Upgrades	Upgrades of the existing Chrysanthy Pump Station to provide additional pumping capacity as may be required to serve the Specific Plan area.
			SS503	12" Force Main: Central Park Dr	A 12" diameter force main and appurtenances along Central Park Drive to serve the Investek development areas as well as Callahan, Smith-Dunmore, Sierra Sunrise and Grant Line 220 development areas.
			SS505	12" Force Main: Rancho Cordova Pkwy	A 12" diameter force main and appurtenances along Rancho Cordova Parkway to serve the Investek development areas as well as Callahan, Smith-Dunmore, Sierra Sunrise and Grant Line 220 development areas.
			SS604	Pump Station A: Public/Quasi Public	A 2.8 MGD pump station to serve all development areas within Shed A of the SunCreek Specific Plan. Refer to Exhibit D of the Level 2 Sanitary Sewer Study for shed boundaries.
E				**POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS**	
	1			**Local Potable Water System Improvements**	
		a		**Low Pressure Potable Water**	
			WM101	16" Water System: Sunrise Blvd	A 16" transmission pipeline and appurtenances.
			WM201	24" Water System: Rancho Cordova Pkwy	A 24" transmission pipeline and appurtenances.
			WM401	16" Water System: Kiefer Blvd	A 16" transmission pipeline and appurtenances.
			WM402	24" Water System: Central Park Dr	A 24" transmission pipeline and appurtenances.
			WM403	24" Water System: Central Park Dr	A 24" transmission pipeline and appurtenances.
			WM501	24" Water System: Central Park Dr	A 24" transmission pipeline and appurtenances.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
			WM502	12" & 24" Water System: West Park Dr	A 12" transmission pipeline and appurtenances.
			WM503	18" Water System: North Campus Rd	A 18" transmission pipeline and appurtenances.
			WM504	18" Water System: North Campus Rd	A 18" transmission pipeline and appurtenances.
			WM505	24" Water System: Park	A 24" transmission pipeline and appurtenances.
			WM601	18" Water System: North Campus Rd	A 18" transmission pipeline and appurtenances.
			WM701	24" Water System: Kiefer Blvd	A 24" transmission pipeline and appurtenances.
			WM702	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM703	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM704	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM801	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM802	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM803	18" Water System: North Campus Rd	A 18" transmission pipeline and appurtenances.
			WM901	24" Water System: Chrysanthy Blvd	A 24" transmission pipeline and appurtenances.
			WM902	24" Water System: Chrysanthy Blvd	A 24" transmission pipeline and appurtenances.
			WM906	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
			WM907	24" Water System: Americanos Blvd	A 24" transmission pipeline and appurtenances.
		b		**High Pressure Potable Water**	
			WM904	16" Water System: Chrysanthy Blvd	A 16" transmission pipeline and appurtenances.
	2			**Regional Potable Water System Improvements**	
			WM506	Sunrise Douglas 2: Booster Pump Station	Booster Pump Station & (2) 1.5-2.0 MG tanks.
			WM903	20" Water System: Chrysanthy Blvd	A 20" transmission pipeline and appurtenances.
			WM905	24" Water System: Grant Line Rd	A 24" transmission pipeline and appurtenances.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
F				PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS	
	1			**Park Corridors and Trails System Improvements**	
			TR101	10' Secondary Trail: Kiefer Boulevard	A 10' secondary trail along Kiefer Blvd to serve the western portion of the Shalako development area.
			TR102	10' Secondary Trail	A 10' secondary trail to serve the western portion of the Shalako development area.
			TR103	Pedestrian/Bike At-Grade Crossing #1	A pedestrian/bike at-grade signalized safety crossing at Kiefer Blvd and Sunrise Blvd.
			TR201	12' Primary & 10' Secondary Trail: Kiefer Boulevard	A 12' primary and 10' secondary trail along Kiefer Blvd to serve the eastern portion of the Shalako development area.
			TR202	12' Primary Trail	A 12' primary trail to serve the eastern portion of the Shalako development area.
			TR203	Pedestrian/Bike Grade Separated Crossing #2	A pedestrian/bike grade separated crossing at Kiefer Blvd
			TR204	Pedestrian/Bike Grade Separated Crossing #2	A pedestrian/bike grade separated crossing at Rancho Cordova Pkwy.
			TR205	10' Secondary Trail	A 10' secondary trail/Sewer Access Road to serve the eastern portion of the Shalako development area.
			TR301	10' Secondary Trail	A 10' secondary trail to serve the northern portion of the Investek development area.
			TR401	12' Primary Trail	A 12' primary trail/Sewer Access Road to serve the southern portion of the Investek development area.
			TR402	Pedestrian/Bike At-Grade Crossing #3	A pedestrian/bike at-grade signalized safety crossing in the Investek development area.
			TR501	10' Secondary Trail	A 10' secondary trail to serve the Callahan development area.
			TR502	10' Secondary Trail: West Park Drive	A 10' secondary trail along West Park Dr to serve the Callahan development area.
			TR503	10' Secondary Trail: Central Park Drive	A 10' secondary trail to serve the Callahan development area.
			TR504	Pedestrian/Bike At-Grade Crossing #4	A pedestrian/bike at-grade signalized safety crossing along Central Park Dr.
			TR601	10' Secondary Trail: Central Park Drive	A 10' secondary trail along Central Park Dr to serve Smith-Dunmore development area.
			TR602	12' Primary Trail: Central Park to Americanos	A 12' primary trail along Central Park Dr to Americanos Blvd to serve Smith-Dunmore development area.
			TR603	12' Primary Trail: Americanos Blvd.	A 12' primary trail along Americanos Blvd to serve Smith-Dunmore development area.
			TR604	10' Secondary Trail	A 10' secondary trail to serve the northern portion of Sierra Sunrise development area.
			TR605	Pedestrian/Bike At-Grade Crossing #5	A pedestrian/bike at-grade signalized safety crossing along Central Park Dr.
			TR606	Pedestrian/Bike At-Grade Crossing #6	A pedestrian/bike at-grade signalized safety crossing at Central Park Dr and Americanos Blvd.
			TR701	10' Secondary Trail	A 10' secondary trail to serve the southern portion of Sierra Sunrise development area.
			TR801	12' Primary Trail: Americanos Blvd.	A 12' primary trail along Americanos Blvd to serve the northern portion of Sierra Sunrise development area.
			TR802	12' Primary Trail	A 12' primary trail to serve the northern portion of Sierra Sunrise development area.
			TR803	12' Primary Trail: Americanos Blvd.	A 12' primary trail to serve the northern portion of Sierra Sunrise development area.

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.				Facility	General Description of Facility
			TR804	Pedestrian/Bike Grade Separated Crossing #7	A pedestrian/bike grade separated crossing at Americanos Blvd and the School Access Rd.
			TR805	Pedestrian/Bike Grade Separated Crossing #8	A pedestrian/bike grade separated crossing along Americanos Blvd.
			TR901	12' Primary Trail: Americanos Blvd.	A 12' primary trail along Americanos Blvd to serve the Grant Line 220 development area.
			TR902	12' Primary Trail	A 12' primary trail to serve the Grant Line 220 development area.
			TR903	Pedestrian/Bike Grade Separated Crossing #9	A pedestrian/bike grade separated crossing along Chrysanthy Blvd.
G				**WETLAND PRESERVE IMPROVEMENTS**	
	1			**Wetland Preserve**	
			WB101	Wetland Buffer: Shalako West	A 3-acre wetland buffer in the northwest corner of the western portion of Shalako development area to serve Phase 1.
			WB102	Wetland Buffer: Shalako West	A 3.8-acre wetland buffer west of Kite Creek in the western portion of Shalako development area to serve Phase 1.
			WB201	Wetland Buffer: Shalako East	A 6-acre wetland buffer east of Kite Creek in the eastern portion of Shalako development area to serve Phase 2.
			WB301	Wetland Buffer: Investek North	A 5.4-acre wetland buffer along Kite Creek in the northern portion of Investek development area to serve Phase 3.
			WB401	Wetland Buffer: Investek South	A 10.3-acre wetland buffer along Kite Creek in the southern portion of Investek development area to serve Phase 4.
			WB501	Wetland Buffer: Callahan	A 5.3-acre wetland buffer in the northwest corner of the Callahan development area to serve Phase 5.
			WB601	Wetland Buffer: Smith-Dunmore	A 4.9-acre wetland buffer south of Kite Creek in the southeast corner of the Smith-Dunmore development area to serve Phase 6.
			WB701	Wetland Buffer: Sierra Sunrise South	A 3-acre wetland buffer southeast of Kite Creek in the southern portion of Sierra Sunrise development area to serve Phase 7.
			WB702	Wetland Buffer: Sierra Sunrise South	A 0.3-acre wetland buffer in the northeast corner of the southern portion of Sierra Sunrise development area to serve Phase 7.
			WB801	Wetland Buffer: Sierra Sunrise North	A 6-acre wetland buffer northeast of Kite Creek in the northern portion of Sierra Sunrise development area to serve Phase 8.
			WB802	Wetland Buffer: Sierra Sunrise North	A 1.4-acre wetland buffer northeast of Kite Creek in the northern portion of Sierra Sunrise development area to serve Phase 8.
H				**WETLAND MITIGATION**	
	1			**Wetland Mitigation**	
			WM101	Wetland Mitigation for Segment 1-3	Segements 1-3 wetland impact areas
			WM201	Wetland Mitigation for Segment 5 & 6	Segements 5 & 6 wetland impact areas
			WM202	Wetland Mitigation for Segment 4	Segement 4 wetland impact area
			WM301	Wetland Mitigation for Segment 20	Segement 20 wetland impact area
			WM302	Wetland Mitigation for Segment 7A & 7B	Segement 7A & 7B wetland impact area
			WM401	Wetland Mitigation for Segment 9A	Segement 9A wetland impact area
			WM402	Wetland Mitigation for Segment 19	Segement 19 wetland impact area
			WM403	Wetland Mitigation for Segment 11B	Segement 11B wetland impact area

Exhibit D
Description of Backbone Infrastructure Facilities
SunCreek Specific Plan

ITEM NO.	Facility	General Description of Facility
WM501	Wetland Mitigation for Segment 11A	Segement 11A wetland impact area
WM502	Wetland Mitigation for Segment 8	Segement 8 wetland impact area
WM503	Wetland Mitigation for Segment 13	Segement 13 wetland impact area
WM504	Wetland Mitigation for Segment 12	Segement 12 wetland impact area
WM701	Wetland Mitigation for Segment 9B	Segement 9B wetland impact area
WM702	Wetland Mitigation for Segment 10	Segement 10 wetland impact area
WM801	Wetland Mitigation for Segment 21B	Segement 21B wetland impact area
WM802	Wetland Mitigation for Segment 21A	Segement 21A wetland impact area
WM803	Wetland Mitigation for Segment 14	Segement 14 wetland impact area
WM901	Wetland Mitigation for Segment 15-17	Segements 15-17 wetland impact areas
WM902	Wetland Mitigation for Segment 18	Segement 18 wetland impact area

Exhibit E

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

7/23/2021

No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
A				**PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE)**									
	1			**Rancho Cordova Parkway**									
			RD201	Rancho Cordova Parkway: Kiefer Boulevard to Southern Project Limit		X							
			RD301	Rancho Cordova Parkway: Central Park Drive to Kiefer Boulevard			X						
			RD501	Rancho Cordova Parkway: Northern Project Limit to Central Park Drive					X				
	2			**Kiefer Boulevard**									
			RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy	X								
			RD202	Kiefer Boulevard: west of Rancho Cordova to Rancho Cordova		X							
			RD401	Kiefer Boulevard: Rancho Cordova Parkway to Americanos Boulevard				X			X		
			RD701	Kiefer Boulevard: Americanos Boulevard to Eastern Project Limit							X		
	3			**Americanos Boulevard**									
			RD702	Americanos Boulevard: Kiefer Boulevard to Central Park Drive				X			X		
			RD703	Americanos Boulevard: Central Park Drive to north of Central Park Drive				X		X		X	
			RD704	Americanos Boulevard: Central Park Drive to High School Access Road						X		X	
			RD801	Americanos Boulevard: High School Access Rd to North Campus Rd								X	
			RD802	Americanos Boulevard: North Campus Rd to north of North Campus Rd								X	X
			RD901	Americanos Boulevard: North of North Campus Road									X
			RD902	Americanos Boulevard: north of North Campus Rd to Chrysanthy Blvd									X
	4			**Chrysanthy Boulevard**									
			RD903	Chrysanthy Boulevard: Western Project Limit to Grant Line Road									X

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

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No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
	5			**Sunrise Boulevard**									
			RD102	Sunrise Boulevard: Kiefer Boulevard to Southern Project Limit	X								
	6			**North Campus Road**									
			RD502	North Campus Road: Rancho Cordova Pkwy to east of West Park Drive					X	X		X	X
			RD602	North Campus Road: east of West Park to west of Americanos						X		X	X
			RD803	North Campus Road: west of Americanos Drive to Americanos Drive								X	X
	7			**West Park Drive**									
			RD503	West Park Drive: North Campus Road to Central Park Drive					X	X			
	8			**Central Park Drive**									
			RD504	Central Park Drive: Rancho Cordova Pkwy to east of West Park Drive			X	X	X	X	X	X	
			RD601	Central Park Drive: east of West Park Drive to Americanos Drive				X		X	X	X	
B				**ROADWAY IMPROVEMENTS (OFF-SITE)**									
	1			**Rancho Cordova Parkway**									
			RW100	Rancho Cordova Parkway: Chrysanthy Blvd to Douglas Blvd			X	X	X	X	X	X	X
	2			**Kiefer Boulevard**									
			RW101	Kiefer Boulevard: Eastern Project Limit to Grant Line Rd				X			X		

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

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No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
	3			**Jackson Road/Grant Line Road Intersection**									
			RW102	Jackson Road/Grant Line Road Intersection							X		X
C				**STORM DRAINAGE SYSTEM IMPROVEMENTS**									
	1			**Pipeline Systems**									
			SD101	Kiefer to DB No. 9 drainage	X								
			SD103	Sunrise & Kiefer untreated drainage system & culverts	X								
			SD104	Kiefer Box Culvert Extension[3]	X								
			SD201	Kiefer Blvd to DB No. 8 drainage system & Con-Spans		X							
			SD301	Rancho Cordova Pkwy to DB No. 6 drainage system			X	X	X	X	X	X	
			SD302	Investek North drainage system			X						
			SD304	Rancho Cordova untreated drainage system			X	X	X	X	X	X	
			SD305	Rancho Cordova drainage culvert[3]			X						
			SD402	Investek South drainage system				X					
			SD403	Con-Span Drainage Crossing No. 3			X	X	X	X	X	X	
			SD502	West Park Dr to DB No. 5 drainage system					X	X	X	X	X
			SD503	Rancho Cordova Pkwy untreated drainage system			X	X	X	X	X	X	
			SD601	North Campus to DB No. 4 drainage system						X		X	X
			SD603	School Access Road untreated drainage system						X		X	X
			SD604	Con-Span Drainage Crossing No. 4				X	X	X	X	X	X
			SD605	Con-Span Drainage Crossing No. 51						X	X	X	X
			SD701	Americanos Blvd to DB No. 3 drainage system							X	X	

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

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No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
			SD802	Americanos Blvd drainage system								X	X
			SD803	Americanos Blvd untreated drainage system								X	X
			SD901	Grant Line 220 untreated drainage system									X
			SD902	Grant Line 220 drainage system									X
			SD903	Grant Line 220 drainage system									X
	2			**Detention, Water Quality and Hydro-Modification Basins**									
			SD102	SunCreek Basin No. 9	X								
			SD202	SunCreek Basin No. 8		X							
			SD303	SunCreek Basin No. 6			X	X	X	X	X	X	
			SD401	SunCreek Basin No. 7				X					
			SD501	SunCreek Basin No. 5					X	X	X	X	X
			SD602	SunCreek Basin No. 4						X		X	X
			SD702	SunCreek Basin No. 3							X	X	
			SD801	SunCreek Basin No. 2								X	X
			SD904	SunCreek Basin No. 1									X

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

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No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
D				SANITARY SEWER SYSTEM IMPROVEMENTS									
	1			**Gravity Sanitary Sewer System**									
			SS101	21" Sanitary Sewer System	X	X	X	X					
			SS102	15" Sanitary Sewer System	X	X	X	X					
			SS103	12" Sanitary Sewer System	X	X	X	X					
			SS201	15" Sanitary Sewer System: Kiefer Blvd		X	X	X					
			SS301	15" Sanitary Sewer System			X	X					
			SS501	10" Sanitary Sewer System: Park					X				
			SS502	10" Sanitary Sewer System: West Park Dr					X				
			SS601	15" & 18" Sanitary Sewer System: School						X	X	X	
			SS602	15" Sanitary Sewer System: Americanos Blvd							X		
			SS603	15" Sanitary Sewer System: Americanos Blvd						X	X	X	
			SS604	Pump Station A: Public/Quasi Public					X	X	X	X	
			SS701	12" Sanitary Sewer System							X		

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

7/23/2021

No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
	2			**Pump Station and Force Mains**									
			SS104	8" Force Main: Sunrise Blvd to Kiefer Blvd	X	X	X	X					
			SS105	12" Force Main: Sunrise Blvd to Chrysanthy Pump Station		X	X	X					
			SS106	Pump Station B: Sunrise Blvd	X	X	X	X					
			SS107	Chrysanthy Pump Station Upgrades	X	X	X	X	X	X	X	X	
			SS503	12" Force Main: Central Park Dr					X	X	X	X	
			SS505	12" Force Main: Rancho Cordova Pkwy					X	X	X	X	
E				**POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS**									
	1			**Local Potable Water System Improvements**									
		a		**Low Pressure Potable Water**									
			WM101	16" Water System: Sunrise Blvd	X								
			WM201	24" Water System: Rancho Cordova Pkwy		X							
			WM401	16" Water System: Kiefer Blvd				X			X		
			WM402	24" Water System: Central Park Dr				X		X	X	X	
			WM403	24" Water System: Central Park Dr			X	X	X	X	X	X	
			WM501	24" Water System: Central Park Dr			X	X	X	X	X	X	
			WM502	12" & 24" Water System: West Park Dr					X	X			
			WM503	18" Water System: North Campus Rd					X	X		X	X
			WM504	18" Water System: North Campus Rd					X	X		X	X
			WM505	24" Water System: Park					X				

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

7/23/2021

No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
			WM601	18" Water System: North Campus Rd						X		X	X
			WM701	24" Water System: Kiefer Blvd				X			X		
			WM702	24" Water System: Americanos Blvd				X			X		
			WM703	24" Water System: Americanos Blvd				X		X		X	
			WM704	24" Water System: Americanos Blvd						X		X	
			WM801	24" Water System: Americanos Blvd								X	
			WM802	24" Water System: Americanos Blvd								X	X
			WM803	18" Water System: North Campus Rd								X	X
			WM901	24" Water System: Chrysanthy Blvd									X
			WM902	24" Water System: Chrysanthy Blvd									X
			WM906	24" Water System: Americanos Blvd									X
			WM907	24" Water System: Americanos Blvd									X
		b		**High Pressure Potable Water**									
			WM904	16" Water System: Chrysanthy Blvd									X
	2			**Regional Potable Water System Improvements**									
			WM506	Sunrise Douglas 2: Booster Pump Station					X				
			WM903	20" Water System: Chrysanthy Blvd									X
			WM905	24" Water System: Grant Line Rd									X

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

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No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
F				PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS									
	1			**Park Corridors and Trails System Improvements**									
			TR101	10' Secondary Trail: Kiefer Boulevard	X								
			TR102	10' Secondary Trail	X								
			TR103	Pedestrian/Bike At-Grade Crossing #1	X								
			TR201	12' Primary & 10' Secondary Trail: Kiefer Boulevard		X							
			TR202	12' Primary Trail		X							
			TR203	Pedestrian/Bike Grade Separated Crossing #2		X	X	X			X		
			TR204	Pedestrian/Bike Grade Separated Crossing #2		X	X	X			X		
			TR205	10' Secondary Trail		X							
			TR301	10' Secondary Trail			X						
			TR401	12' Primary Trail				X					
			TR402	Pedestrian/Bike At-Grade Crossing #3				X					
			TR501	10' Secondary Trail					X				
			TR502	10' Secondary Trail: West Park Drive					X				
			TR503	10' Secondary Trail: Central Park Drive					X				
			TR504	Pedestrian/Bike At-Grade Crossing #4			X	X	X	X	X	X	
			TR601	10' Secondary Trail: Central Park Drive						X			
			TR602	12' Primary Trail: Central Park to Americanos						X			
			TR603	12' Primary Trail: Americanos Blvd.						X			
			TR604	10' Secondary Trail						X			

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

7/23/2021

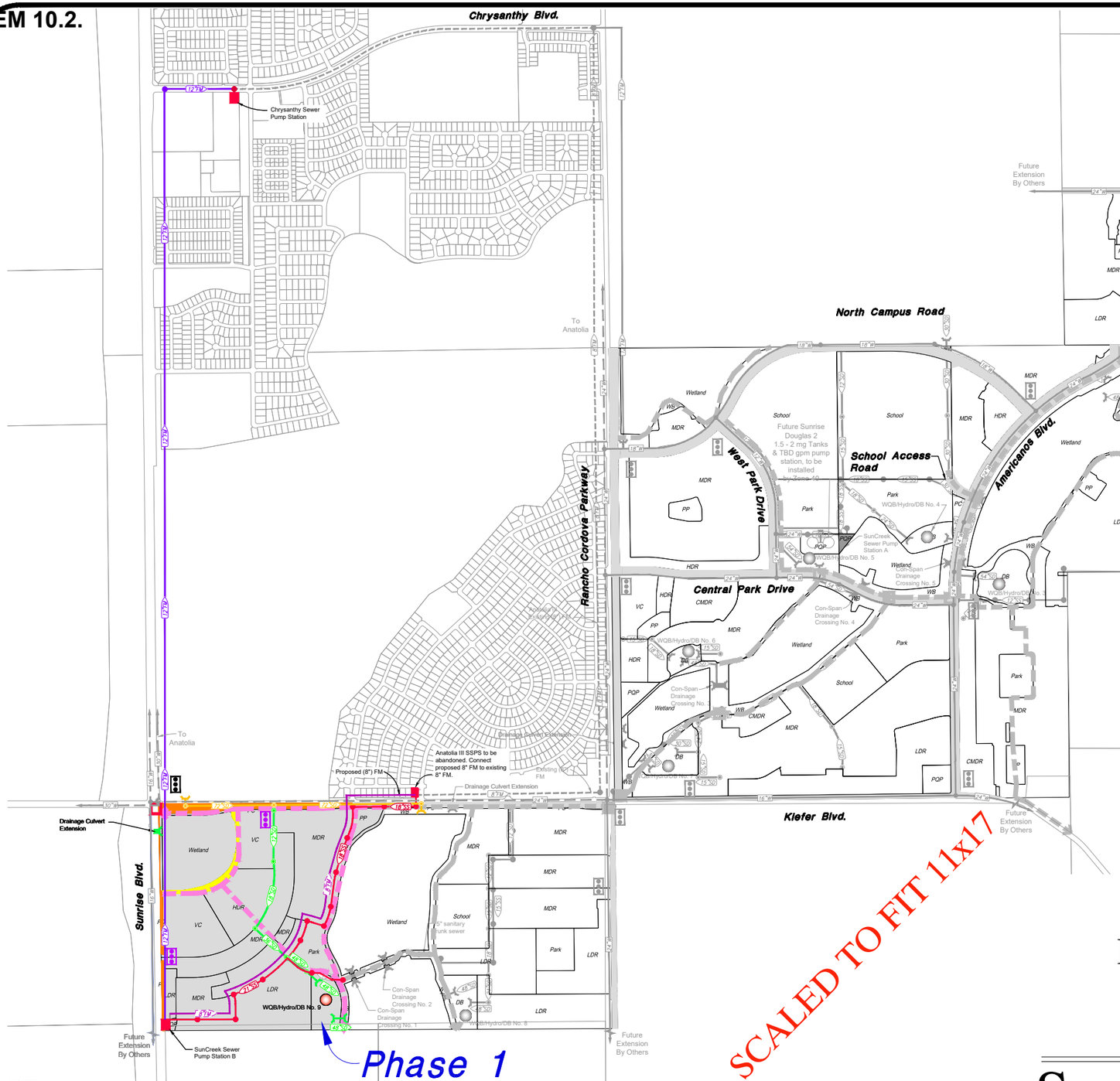
No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
			TR605	Pedestrian/Bike At-Grade Crossing #5				X		X	X	X	
			TR606	Pedestrian/Bike At-Grade Crossing #6				X		X	X	X	
			TR701	10' Secondary Trail							X		
			TR801	12' Primary Trail: Americanos Blvd.								X	
			TR802	12' Primary Trail								X	
			TR803	12' Primary Trail: Americanos Blvd.								X	
			TR804	Pedestrian/Bike Grade Separated Crossing #7						X		X	
			TR805	Pedestrian/Bike Grade Separated Crossing #8								X	X
			TR901	12' Primary Trail: Americanos Blvd.									X
			TR902	12' Primary Trail									X
			TR903	Pedestrian/Bike Grade Separated Crossing #9									X
G				**WETLAND PRESERVE IMPROVEMENTS**									
	1			**Wetland Preserve**									
			WB101	Wetland Buffer: Shalako West	X								
			WB102	Wetland Buffer: Shalako West	X								
			WB201	Wetland Buffer: Shalako East		X							
			WB301	Wetland Buffer: Investek North			X						
			WB401	Wetland Buffer: Investek South				X					
			WB501	Wetland Buffer: Callahan					X				
			WB601	Wetland Buffer: Smith-Dunmore						X			
			WB701	Wetland Buffer: Sierra Sunrise South							X		

Exhibit E
Backbone Infrastructure Phasing Matrix
SunCreek Specific Plan

7/23/2021

No.				Facility	Development Area (Initial Phase of Development)								
					1	2	3	4	5	6	7	8	9
					Shalako West	Shalako East	Investek North	Investek South	Callahan	Smith-Dunmore	Sierra Sunrise South	Sierra Sunrise North	Grant Line 220
			WB702	Wetland Buffer: Sierra Sunrise South							X		
			WB801	Wetland Buffer: Sierra Sunrise North								X	
			WB802	Wetland Buffer: Sierra Sunrise North						X		X	X
H				**WETLAND MITIGATION**									
	1			**Wetland Mitigation**									
			WM101	Wetland Mitigation for Segment 1-3	X	X	X	X					
			WM201	Wetland Mitigation for Segment 5 & 6		X							
			WM202	Wetland Mitigation for Segment 4		X	X	X					
			WM301	Wetland Mitigation for Segment 20			X	X	X	X	X	X	
			WM302	Wetland Mitigation for Segment 7A & 7B			X	X	X	X	X	X	
			WM401	Wetland Mitigation for Segment 9A				X					
			WM402	Wetland Mitigation for Segment 19				X					
			WM403	Wetland Mitigation for Segment 11B				X		X	X	X	
			WM501	Wetland Mitigation for Segment 11A			X	X	X	X	X	X	X
			WM502	Wetland Mitigation for Segment 8			X	X	X	X	X	X	X
			WM503	Wetland Mitigation for Segment 13					X	X		X	X
			WM504	Wetland Mitigation for Segment 12					X	X		X	X
			WM701	Wetland Mitigation for Segment 9B							X		
			WM702	Wetland Mitigation for Segment 10				X		X	X	X	
			WM801	Wetland Mitigation for Segment 21B						X		X	X
			WM802	Wetland Mitigation for Segment 21A								X	X
			WM803	Wetland Mitigation for Segment 14								X	X
			WM901	Wetland Mitigation for Segment 15-17									X
			WM902	Wetland Mitigation for Segment 18									X

Exhibit F



INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

	SIGNALIZED INTERSECTION (CIP)
	SIGNALIZED INTERSECTION (PLAN AREA FEE)
	ROADWAYS
8"SS	PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
12"SS	EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
12"FM	PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
8"FM	PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
8"FM	EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
12"W	PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
12"W	EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
	HIGH TO LOW PRESSURE REDUCING STATION
18"SD	STORM DRAIN SYSTEM (SIZE INDICATED)
18"SD	"UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
	OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
	12' PRIMARY TRAIL
	10' SECONDARY TRAIL
	PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
	PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
	WETLAND BUFFER

0 500 1000 feet

SCALED TO FIT 11x17

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.
5. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.
6. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.
7. Offsite Roadway improvements include Rancho Cordova Parkway extension from Chrysanthy Blvd. to Douglas Blvd., Kiefer Blvd. extension to Grantline Road and intersection improvements, and Jackson Highway and Grantline Road intersection improvements. See Offsite Roadway Improvements Exhibit "C" in the Preliminary Cost Estimate.
8. Construction of the 12" FM will only be required once the 8" FM has reached capacity.

EXHIBIT F
PHASE 1 (SHALAKO WEST) Backbone Infrastructure Exhibit

SunCreek Specific Plan

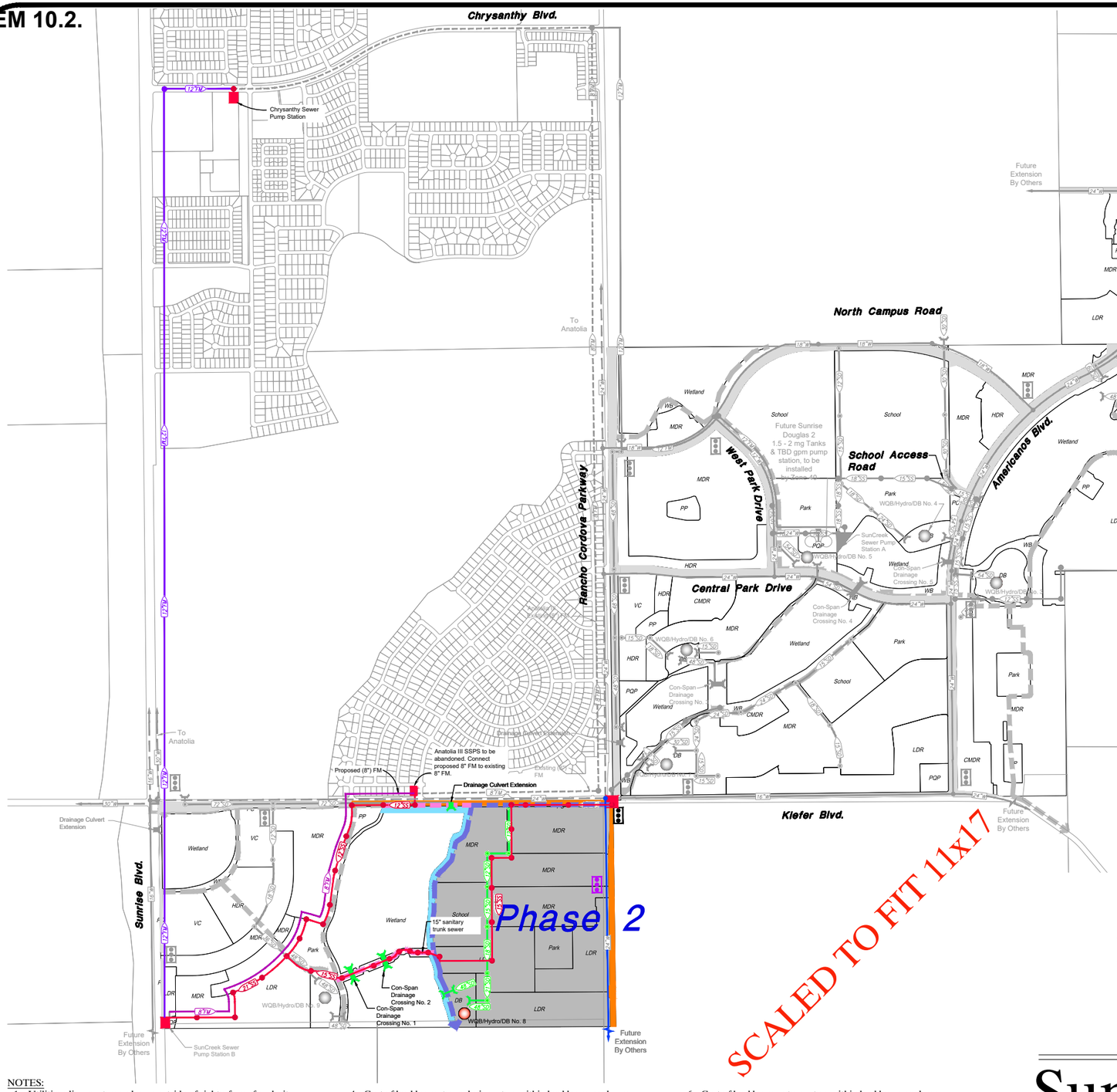
City of Rancho Cordova, California

July 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
27146.000

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Exhibit G



SCALED TO FIT 11x17

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.
5. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.
6. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.
7. Offsite Roadway improvements include Rancho Cordova Parkway extension from Chrysanthy Blvd. to Douglas Blvd., Kiefer Blvd. extension to Grantline Road and intersection improvements, and Jackson Highway and Grantline Road intersection improvements. See Offsite Roadway Improvements Exhibit "C" in the Preliminary Cost Estimate.
8. Construction of the 12" FM will only be required once the 8" FM has reached capacity.

EXHIBIT G
PHASE 2 (SHALAKO EAST) Backbone Infrastructure Exhibit

SunCreek Specific Plan

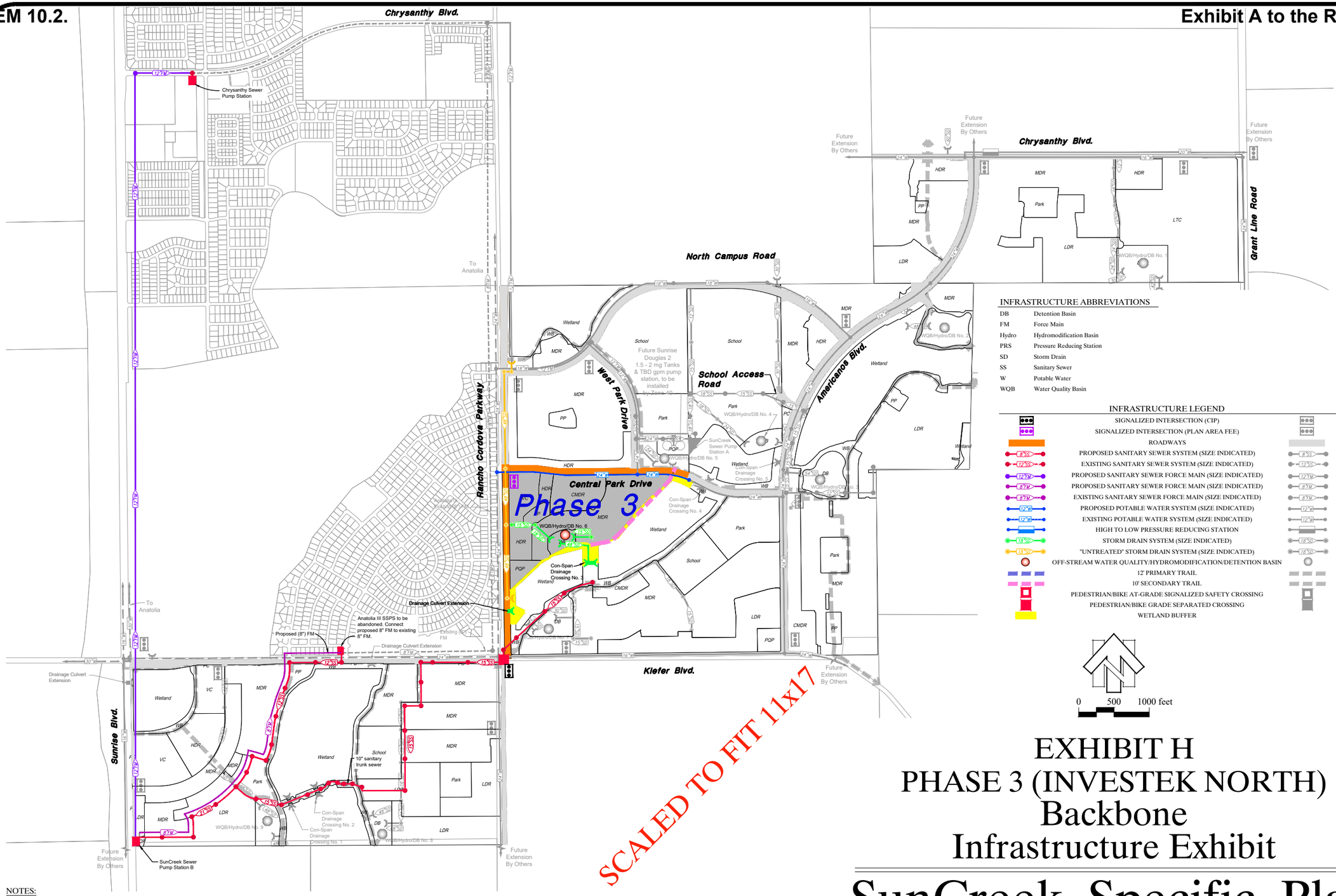
City of Rancho Cordova, California

July 2021

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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

27146.000

Exhibit H



INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

SCALED TO FIT 11x17

NOTES:

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8. Construction of the 12" FM will only be required once the 8" FM has reached capacity.

EXHIBIT H
PHASE 3 (INVESTEK NORTH)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

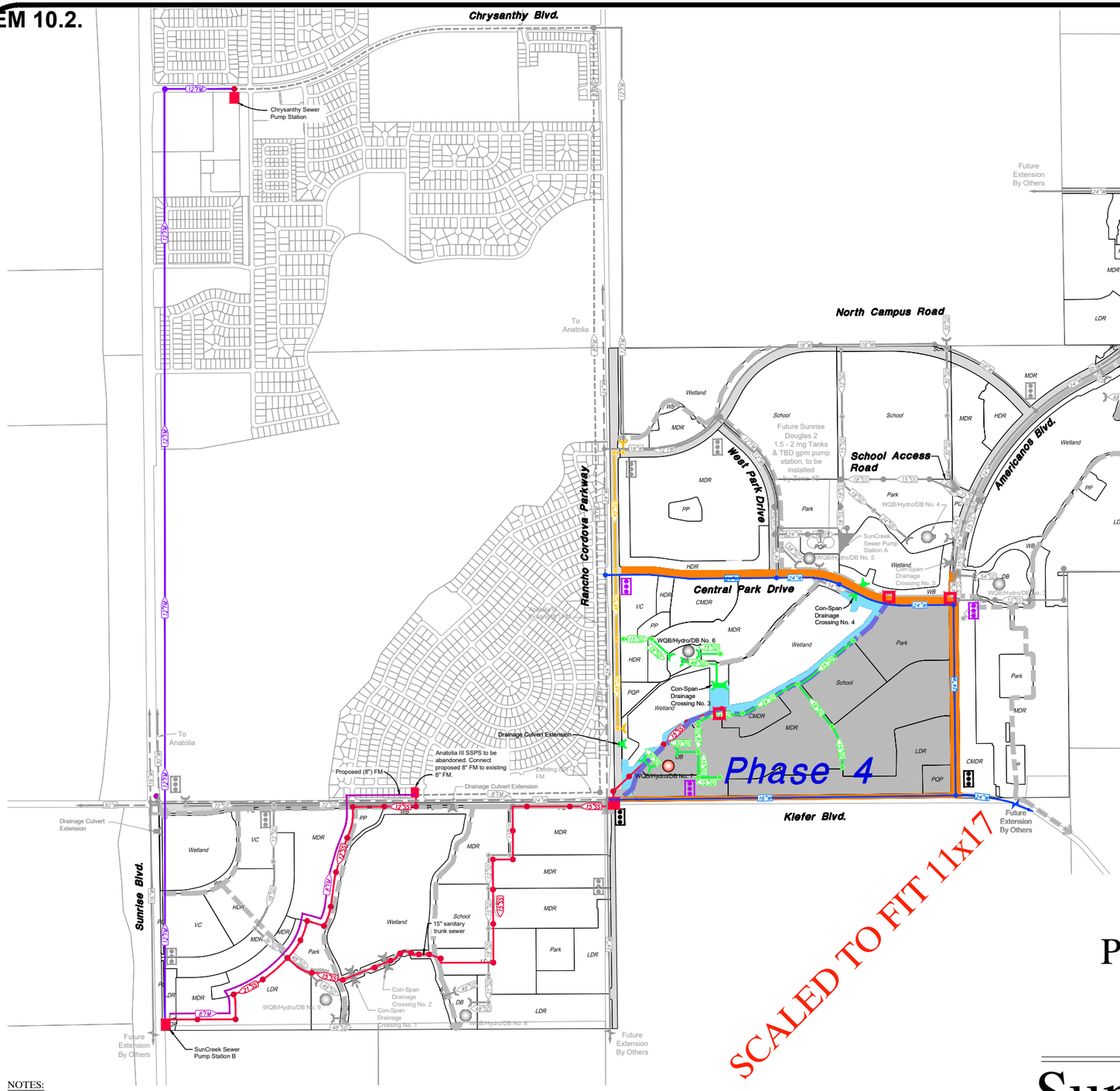
City of Rancho Cordova, California

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Exhibit I



SCALED TO FIT 11x17

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

NOTES:

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8. Construction of the 12" FM will only be required once the 8" FM has reached capacity.

EXHIBIT I
PHASE 4 (INVESTEK SOUTH)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

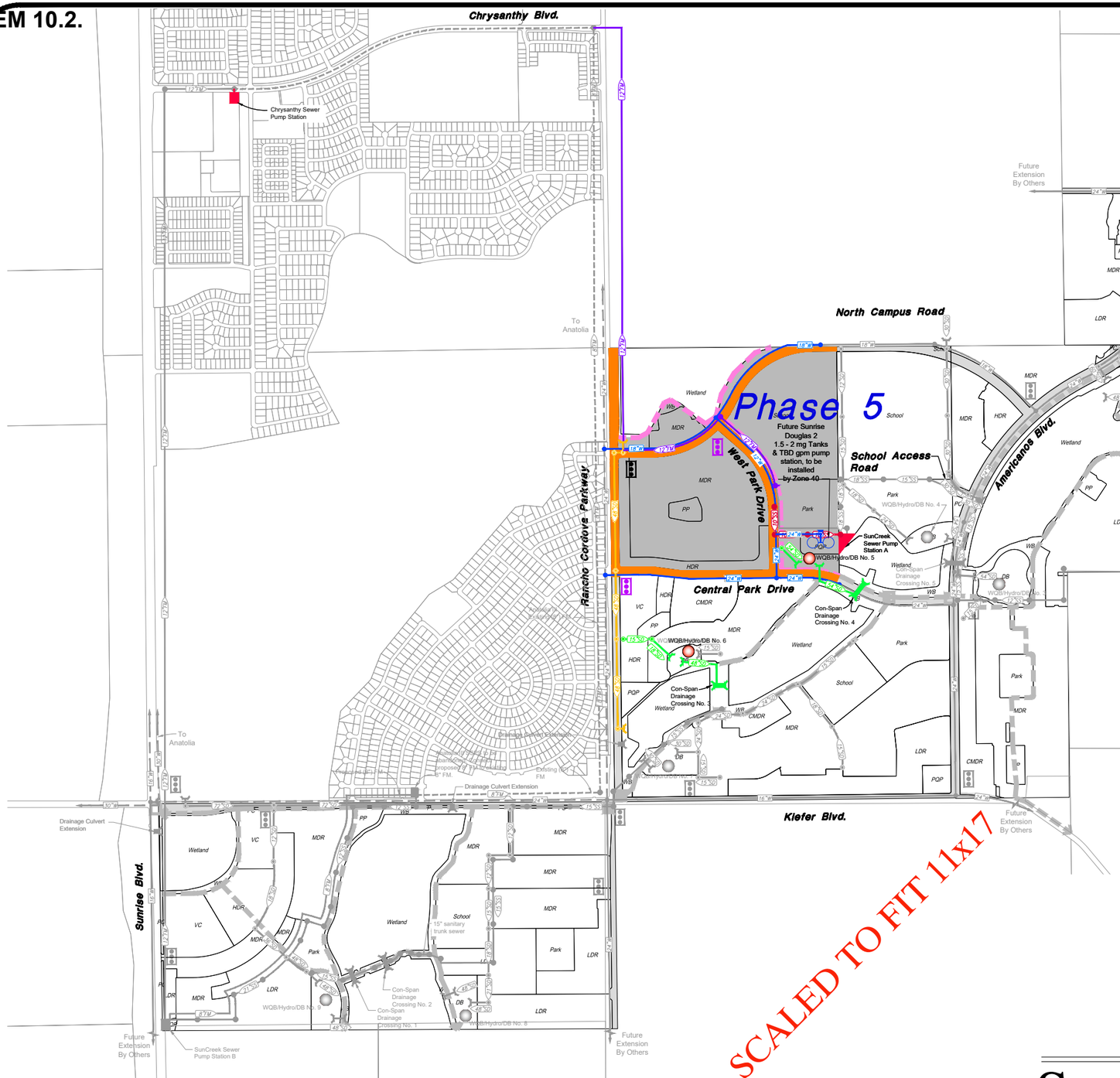
City of Rancho Cordova, California

July 2021

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Exhibit J



SCALED TO FIT 11x17

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

NOTES:

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EXHIBIT J
PHASE 5 (CALLAHAN)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

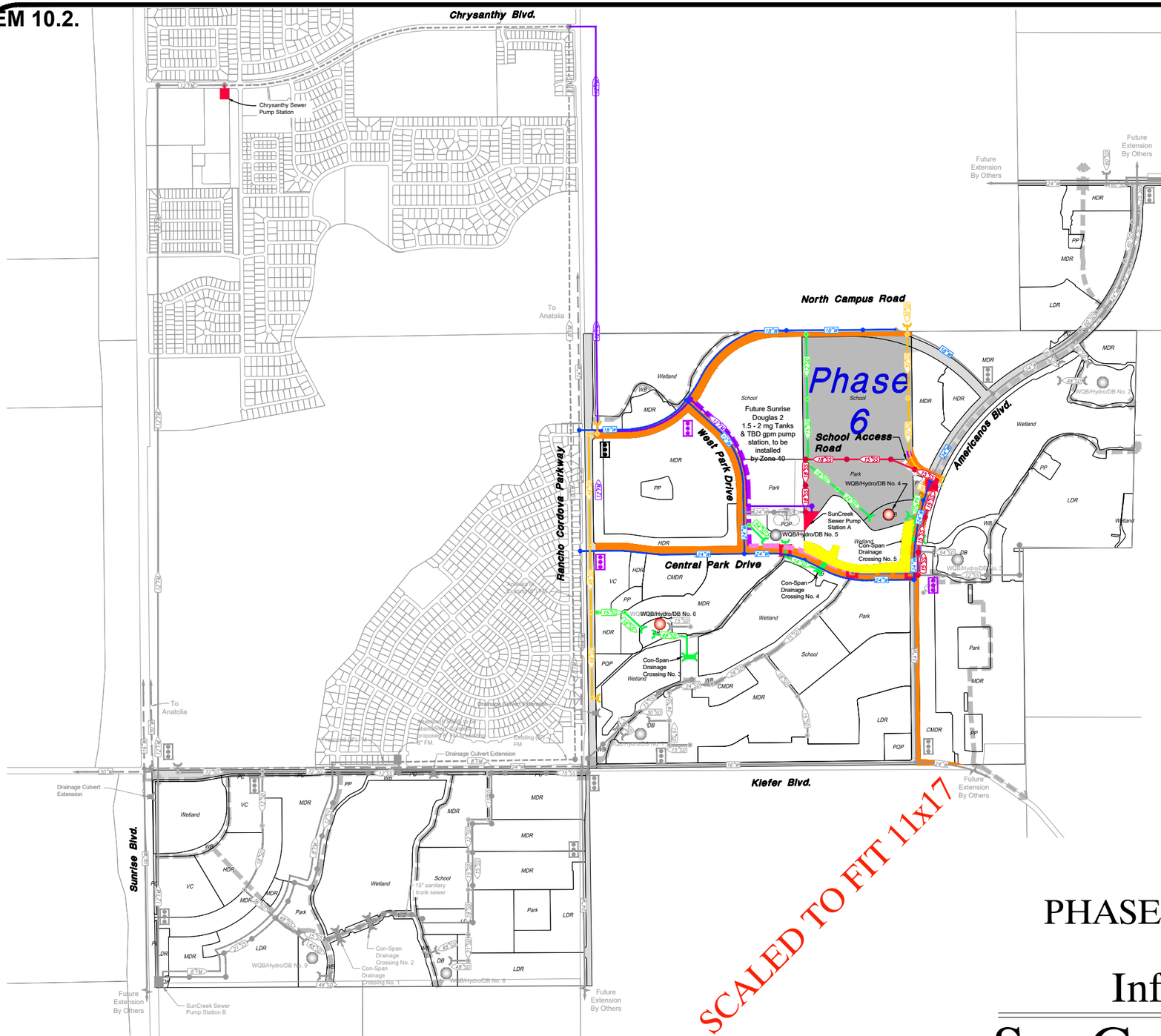
City of Rancho Cordova, California

July 2021

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1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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Exhibit K



INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

SCALED TO FIT 11x17

NOTES:

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EXHIBIT K
PHASE 6 (SMITH - DUNMORE)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

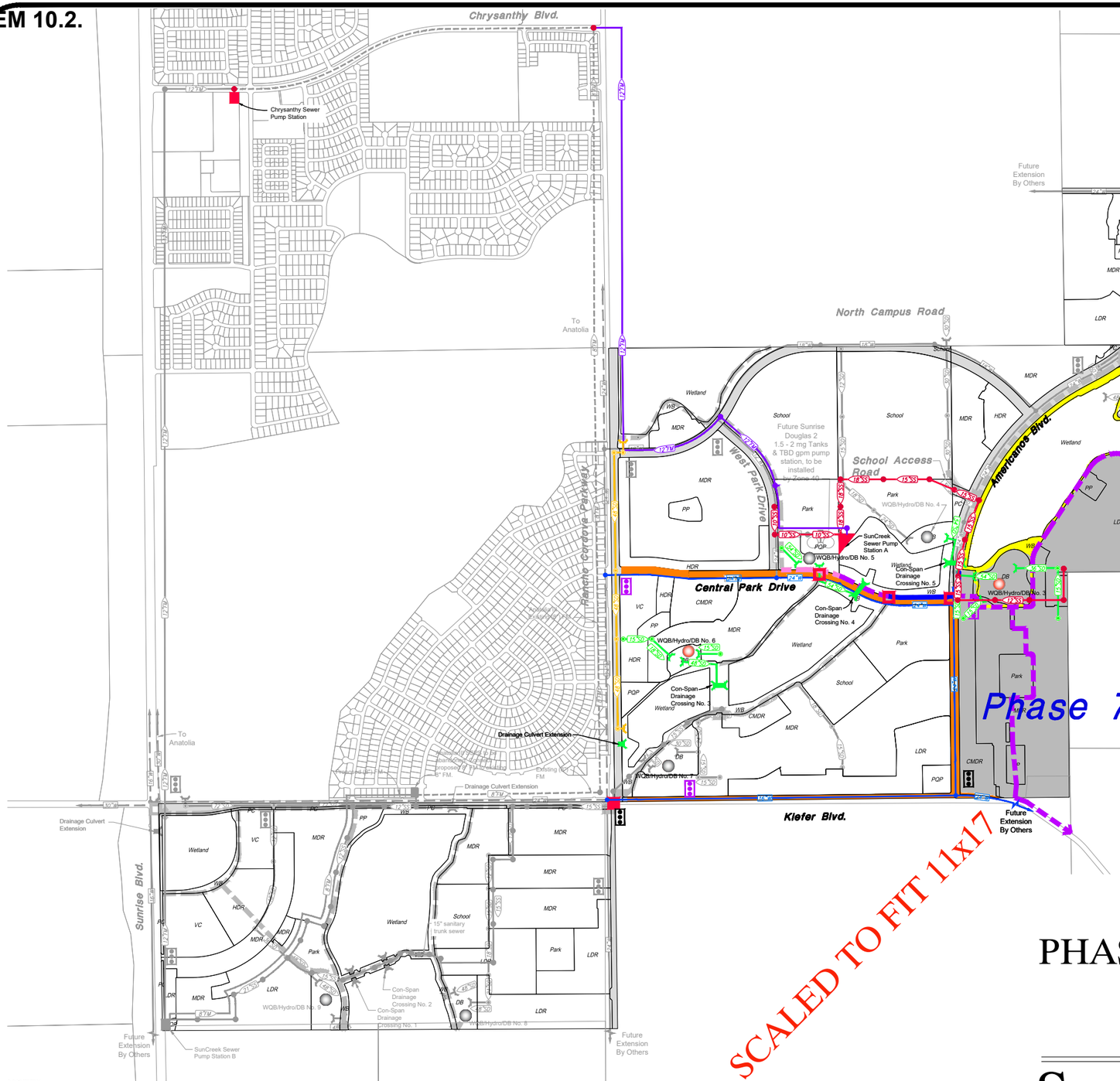
July 2021

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Exhibit L



INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

NOTES:

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EXHIBIT L
PHASE 7 (SIERRA SUNRISE SOUTH)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

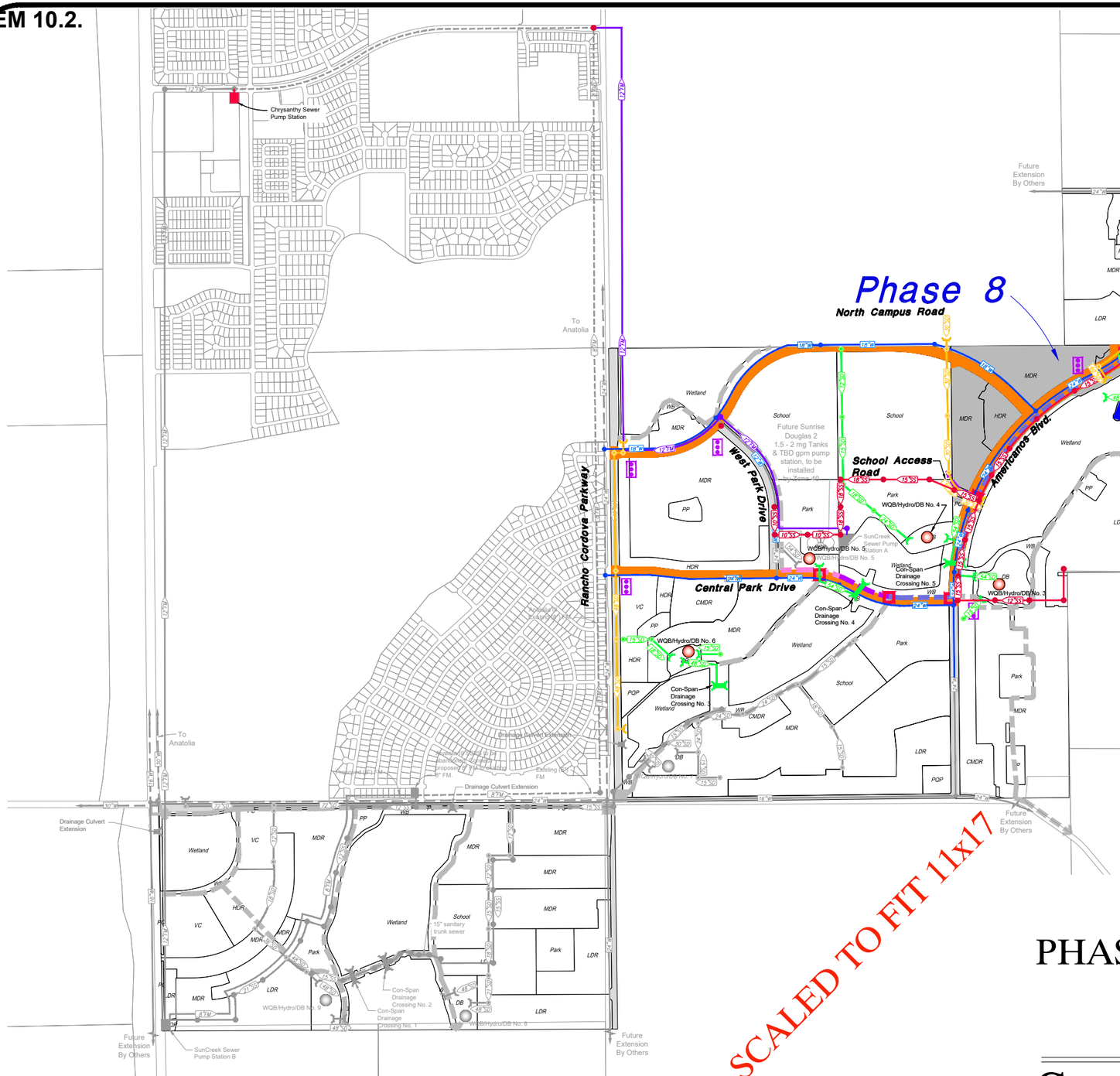
City of Rancho Cordova, California

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1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
27146.000

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Exhibit M



SCALED TO FIT 11x17

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING
- WETLAND BUFFER

0 500 1000 feet

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.
5. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.
6. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.
7. Offsite Roadway improvements include Rancho Cordova Parkway extension from Chrysanthy Blvd. to Douglas Blvd., Kiefer Blvd. extension to Grantline Road and intersection improvements, and Jackson Highway and Grantline Road intersection improvements. See Offsite Roadway Improvements Exhibit "C" in the Preliminary Cost Estimate.
8. Area 1 may require a second point of access.

EXHIBIT M
PHASE 8 (SIERRA SUNRISE NORTH)
Backbone
Infrastructure Exhibit

SunCreek Specific Plan

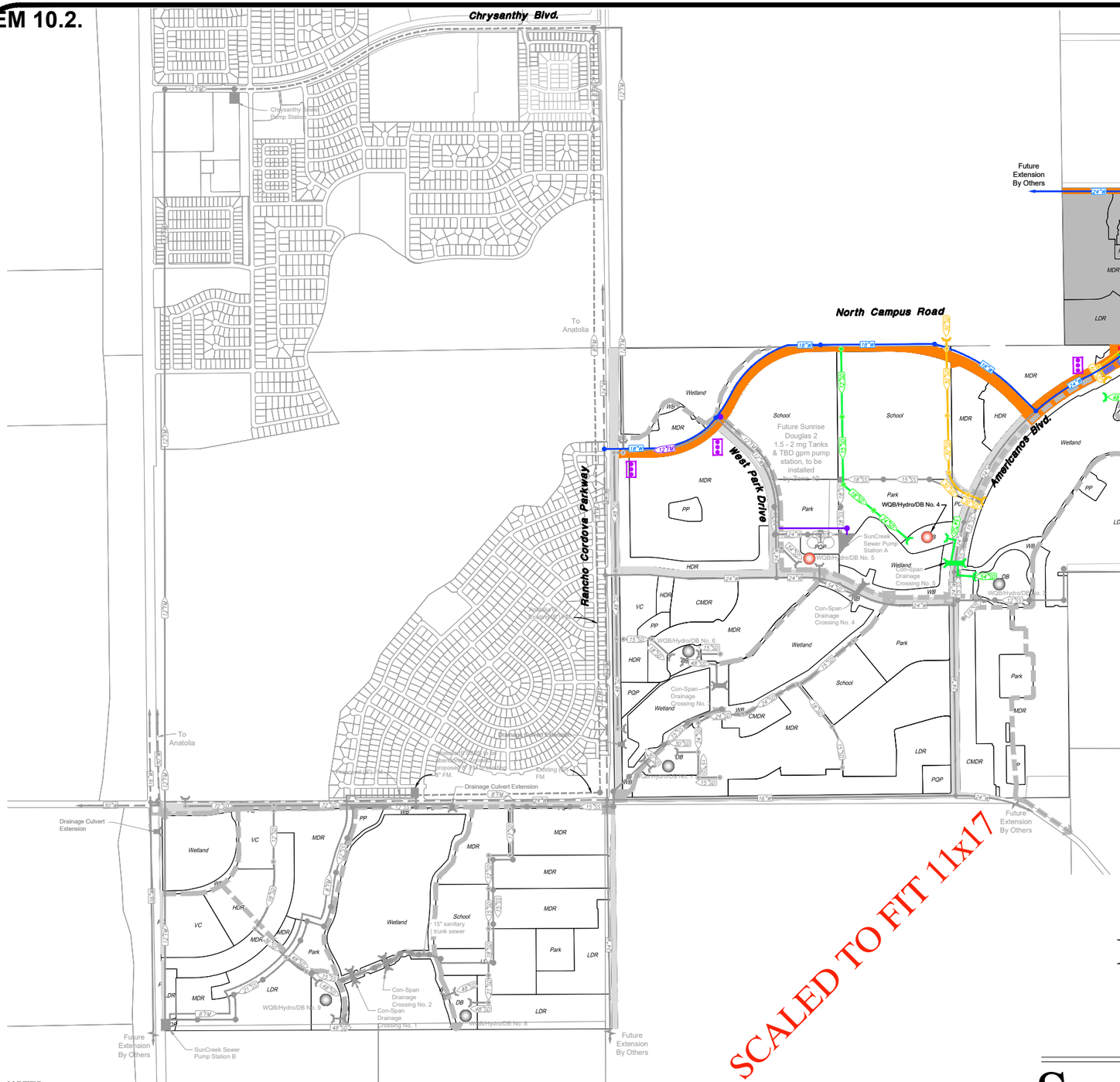
City of Rancho Cordova, California

July 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
27146.000
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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Exhibit N



SCALED TO FIT 11x17

INFRASTRUCTURE ABBREVIATIONS

DB	Detention Basin
FM	Force Main
Hydro	Hydromodification Basin
PRS	Pressure Reducing Station
SD	Storm Drain
SS	Sanitary Sewer
W	Potable Water
WQB	Water Quality Basin

INFRASTRUCTURE LEGEND

- SIGNALIZED INTERSECTION (CIP)
- SIGNALIZED INTERSECTION (PLAN AREA FEE)
- ROADWAYS
- PROPOSED SANITARY SEWER SYSTEM (SIZE INDICATED)
- EXISTING SANITARY SEWER SYSTEM (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- EXISTING SANITARY SEWER FORCE MAIN (SIZE INDICATED)
- PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
- EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
- HIGH TO LOW PRESSURE REDUCING STATION
- STORM DRAIN SYSTEM (SIZE INDICATED)
- "UNTREATED" STORM DRAIN SYSTEM (SIZE INDICATED)
- OFF-STREAM WATER QUALITY/HYDROMODIFICATION/DETENTION BASIN
- 12' PRIMARY TRAIL
- 10' SECONDARY TRAIL
- PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING
- PEDESTRIAN/BIKE GRADE SEPARATED CROSSING

0 500 1000 feet

EXHIBIT N
PHASE 9 (GRANT LINE 220) Backbone Infrastructure Exhibit

SunCreek Specific Plan

City of Rancho Cordova, California

July 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

27146.000

NOTES:

1. Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.
2. Orange storm drain pipes are dedicated pipes with no connections, sized for the sole purpose of conveying undeveloped, untreated, undetained storm runoff from the open space areas through the SunCreek Specific Plan to the Open Space Preserve.
3. The SunCreek Master Drainage Study did not analyze the size or location of the trunk storm drainage pipes. Therefore, sizing of the storm drainage trunk pipes was determined using professional judgement and experience without engineering analysis.
4. Cost of backbone storm drain system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Storm drainage system captured in the backbone roads include 18" storm drainage lines, storm drain manholes and drain inlets.
5. Cost of backbone sanitary sewer system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Sanitary sewer system captured in the backbone roads include 10" sanitary sewer lines and sewer manholes.
6. Cost of backbone water system within backbone roads are captured in the Backbone Roadway Improvement section of the SunCreek PFFP. Water system captured in the backbone roads include 10" distribution water lines, valves and hydrants.
7. Offsite Roadway improvements include Rancho Cordova Parkway extension from Chrysanthy Blvd. to Douglas Blvd., Kiefer Blvd. extension to Grantline Road and intersection improvements, and Jackson Highway and Grantline Road intersection improvements. See Offsite Roadway Improvements Exhibit "C" in the Preliminary Cost Estimate.
8. Phase 9 may require a second water point of connection provided by future transmission main constructed by others.

PRELIMINARY COST ESTIMATE

SUNCREEK PLAN AREA SPECIFIC PLAN

Proposed Project

Phase 1 - Backbone Infrastructure

Rancho Cordova, California

July 23, 2021

MacKay & Somps
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure
NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Cost associated with environmental (wetland) mitigations or biological surveys
   b. Phased construction or out-of-regular-sequence construction
   c. Costs associated with ground water or inclement weather conditions
   d. Financial Charges
   e. Bonds
   f. Land costs, acquisition of right of way, easements, and/or rights of entry
   g. Assessments from assessment, lighting & landscaping, Mello-Roos districts or the like

3. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.

4. The "cash flow" situation may be different than the fees, credits, and reimbursements itemized in this estimate.

5. Interim improvements may be required depending on development timing of individual units.

6. Cost for unsuitable material removal is not included in this estimate.

7. Costs are preliminary and subject to change upon more detailed design and analysis.

8. Cost for rock excavation is not included in this estimate.

9. Cost for Rough Grade Excavation is based on an estimated excavation volume which is calculated by assuming an average excavation depth of 2-feet across the roadways segment clear and grub limits.

10. Grade-separated crossings of major roadways are included in this estimate and it is presumed that they will be added to the City's CIP. Estimated cost to provide grade separated trail crossings are based on MacKay & Somps Technical Memorandum No. 9, dated Sept. 28, 2010 and revised with updated unit prices.

11. Cost for construction and financing of the Americanos Blvd 24" water supply pipeline north of Chrysanthy Blvd, the Chrysanthy Blvd 24" water supply pipeline west of Phase 9, the Grant Line Rd water supply pipelines north and south of Phase 9, the Glory Ln water supply pipelines east of Grant Line Rd and the Cordova Hills water tank are not included in this estimate. It is assumed that these improvements will be constructed by Zone 40 or others and paid for by standard SCWA Zone 40 water connection fees.

12. This estimate reflects the sewer system proposed for the project as shown in the approved Level 2 Sewer Study prepared by Mackay & Somps dated April 6, 2016.

13. Sanitary sewer credit unit prices assumes the SunCreek project will be publicly bid and therefore fully reimbursed.

14. Credit unit prices for potable water are based on the Sacramento County Water Agency (SCWA) Schedule C - Credits for Transmission Mains dated January 23, 2018.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

CONSTRUCTION COST ESTIMATE SUMMARY

	AMOUNT	AMOUNT (CREDITS)	NET COST
A. PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE)	$7,432,860	($1,875,316)	$5,557,544
B. ROADWAY IMPROVEMENTS (OFF-SITE)	$224,100	$0	$224,100
C. STORM DRAINAGE SYSTEM IMPROVEMENTS	$1,808,700	($899,200)	$909,500
D. SANITARY SEWER SYSTEM IMPROVEMENTS	$11,225,100	($11,225,100)	$0
E. POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS	$668,400	($460,100)	$208,300
F. PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS	$568,300	$0	$568,300
G. WETLAND BUFFER IMPROVEMENTS	$216,900	$0	$216,900
H. WETLAND MITIGATION	$538,370	$0	$538,370
TOTAL BACKBONE INFRASTRUCTURE CONSTRUCTION COST	$22,682,730	($14,459,716)	$8,223,014
USE	$22,682,800	($14,459,800)	$8,223,100

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

A. PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE) - Exhibit B

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
2. Kiefer Boulevard									
RD101	Kiefer Boulevard: Sunrise Blvd to west of Rancho Cordova Pkwy								
	500-ft East of Sunrise Blvd to 2,260-ft East of Sunrise Blvd	1,760	LF	C, CC	$1,150	$2,024,000	$450	($792,000)	$1,232,000
	Kiefer Blvd and Sunrise Blvd Mod. 4x6 Intersection	1	EA	U, UU	$708,660	$708,660	$206,140	($206,140)	$502,520
	Traffic Signal Modification - Sunrise Blvd (CIP)	1	EA		$400,000	$400,000	$252,076	($252,076)	$147,924
	Traffic Signal - VC Land Use Loop Road Intersection (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$3,532,660		($1,250,216)	$2,282,444
	Contingency (20%)					$706,500		$0	$706,500
	Engineering/Plan Check/Inspection (15%)					$529,900		$0	$529,900
	2035 Transportation CIP Contingency (15%)					$0		($187,500)	($187,500)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		($437,600)	($437,600)
	Total Cost					**$4,769,060**		**($1,875,316)**	**$2,893,744**
	Total Kiefer Boulevard Roadway Improvements (On-Site) Cost					**$4,769,060**		**($1,875,316)**	**$2,893,744**
6. Sunrise Boulevard									
RD102	Sunrise Boulevard: Kiefer Boulevard to Southern Project Limit								
	500-ft South of Kiefer Blvd to 1,040-ft south of Kiefer Blvd	540	LF	K	$740	$399,600	$0	$0	$399,600
	1,040-ft south of Kiefer Blvd to Southern Project Limit	1,630	LF	L	$720	$1,173,600	$0	$0	$1,173,600
	Traffic Signal - VC Land Use Loop Road Intersection (Plan Area Fee)	1	EA		$400,000	$400,000	$0	$0	$400,000
	Subtotal Raw Construction Cost					$1,973,200		$0	$1,973,200
	Contingency (20%)					$394,600		$0	$394,600
	Engineering/Plan Check/Inspection (15%)					$296,000		$0	$296,000
	2035 Transportation CIP Contingency (15%)					$0		$0	$0
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)					$0		$0	$0
	Total Cost					**$2,663,800**		**$0**	**$2,663,800**
	Total Sunrise Boulevard Roadway Improvements (On-Site) Cost					**$2,663,800**		**$0**	**$2,663,800**

PLAN AREA ROADWAY IMPROVEMENTS (ON-SITE) COST ESTIMATE SUMMARY

2. Kiefer Boulevard	**$4,769,060**	**($1,875,316)**	**$2,893,744**
6. Sunrise Boulevard	**$2,663,800**	**$0**	**$2,663,800**
GRAND TOTAL PLAN AREA ROADWAY IMPROVEMENTS (On-Site) COST	**$7,432,860**	**($1,875,316)**	**$5,557,544**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

B. ROADWAY IMPROVEMENTS (OFF-SITE) - Exhibit C

SEGMENT NO.	DESCRIPTION	QTY	UNIT	SEC	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Reciprocal Funding Agreement[1]									
	Total Cost					**$224,071**		**$0**	**$224,071**
	Use					**$224,100**		**$0**	**$224,100**
	GRAND TOTAL ROADWAY IMPROVEMENTS (OFF-SITE) COST					**$224,100**		**$0**	**$224,100**

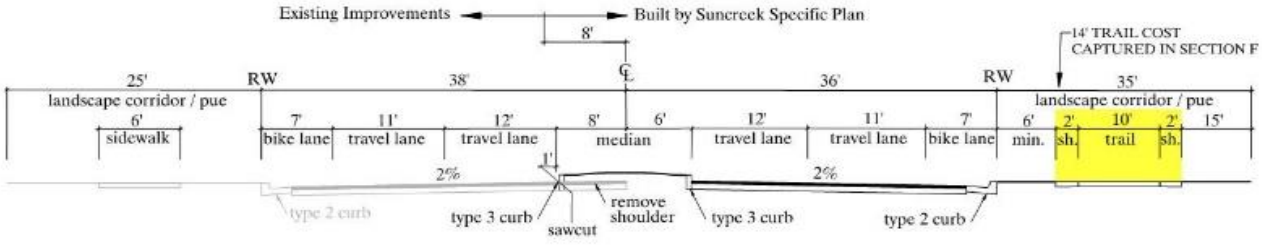
Note:
1. Reciprocal funding total provided by Mark Thomas via email, 5/23/19
2. The SunCreek $178,466 reciprocal funding total has been prorated by the 595 DUs in phase 1 over the 4,793 DUs for the plan area

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section C
(Half Section and Full Median)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	71	SF	$0.06	$4.26
2.	Sawcut Asphalt Concrete	1	LF	$1.50	$1.50
3.	Remove Asphalt Concrete	9	SF	$1.50	$13.50
4.	Rough Grade Excavation	5.3	CY	$5.00	$26.30
5.	Roadway Excavation	2	CY	$6.00	$12.00
6.	Roadway Subgrade Preparation	31	SF	$0.60	$18.60
7.	6" Asphalt Concrete Paving	28	SF	$4.05	$113.40
8.	14" Aggregate Base	28	SF	$4.03	$112.84
9.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
10.	Median Curb, Type 3 (Barrier Curb)	2	LF	$23.00	$46.00
11.	Median Landscaping & Irrigation (Permanent)	13	SF	$10.00	$130.00
12.	Landscape Corridor Planting & Irrigation	21	SF	$8.00	$168.00
13.	3-5/8" Concrete Sidewalk	0	SF	$7.50	$0.00
14.	Signing & Striping (2-lanes)	2	LF	$1.50	$3.00
15.	Erosion Control / SWPP	1	LF	$20.62	$20.62
16.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
17.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
18.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
19.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
20.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
21.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$1,145.42**
			Use		**$1,150**

Section C Kiefer Boulevard



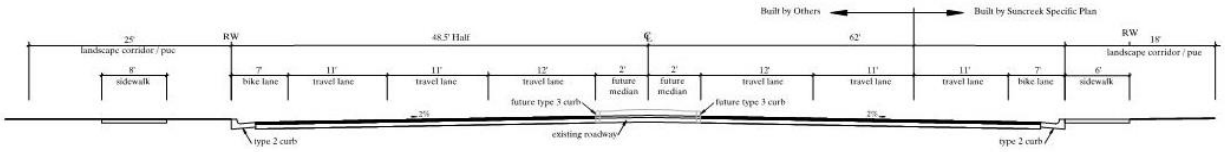
Note:
1 6"AC / 14" AB paving section based on existing Kiefer paving .
2 14' Trail cost captured in Section F. Park Corridor and Trails system Improvements

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Sunrise Boulevard
Major Arterial-Street Section K
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	36	SF	$0.06	$2.16
2.	Rough Grade Excavation	2.7	CY	$5.00	$13.33
3.	Roadway Excavation	1.3	CY	$6.00	$7.80
4.	Roadway Subgrade Preparation	14	SF	$0.60	$8.40
5.	7" Asphalt Concrete Paving	14	SF	$4.73	$66.15
6.	17" Aggregate Base	14	SF	$4.93	$69.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Median Curb, Type 3 (Barrier Curb)	1	LF	$23.00	$23.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	0	SF	$8.00	$0.00
11.	3-5/8" Concrete Sidewalk	6	SF	$7.50	$45.00
12.	Signing & Striping (1-lane)	1	LF	$1.50	$1.50
13.	Erosion Control / SWPP	1	LF	$20.62	$20.62
14.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
15.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
16.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$732.39**
			Use		**$740**

Section K Sunrise Boulevard



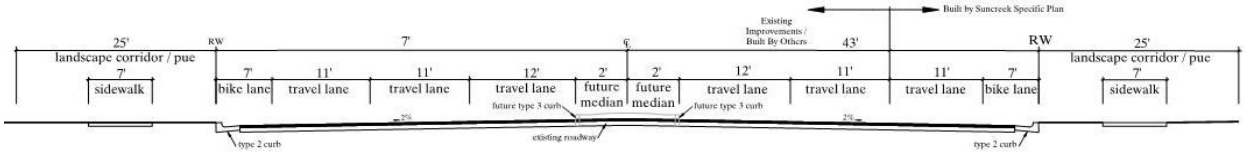
Note:
1 7"AC / 17" AB paving section based on 2035 Transportation CIP Sunrise Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Sunrise Boulevard
Major Arterial-Street Section L
(Half Section)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	43	SF	$0.06	$2.58
2.	Rough Grade Excavation	3.2	CY	$5.00	$15.93
3.	Roadway Excavation	1.3	CY	$6.00	$7.80
4.	Roadway Subgrade Preparation	14	SF	$0.60	$8.40
5.	7" Asphalt Concrete Paving	14	SF	$4.73	$66.15
6.	17" Aggregate Base	14	SF	$4.93	$69.02
7.	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	$33.40	$33.40
8.	Landscape Corridor Planting & Irrigation	0	SF	$8.00	$0.00
9.	3-5/8" Concrete Sidewalk	7	SF	$7.50	$52.50
10.	Signing & Striping (1-lane)	1	LF	$1.50	$1.50
11.	Erosion Control / SWPP	1	LF	$20.62	$20.62
12.	Dry Utility Joint Trench	1	LF	$150.00	$150.00
13.	Street Lights (Type A, 220' spacing, one side)	1	LF	$42.00	$42.00
14.	Traffic Signal Interconnect	1	LF	$15.00	$15.00
15.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
16.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$235.00	$235.00
17.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$719.90**
			Use		**$720**

Section L Sunrise Boulevard

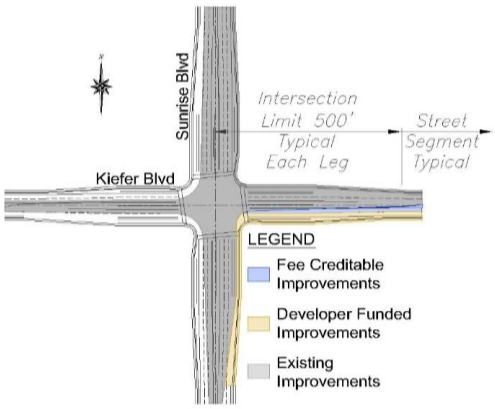


Note:
1 7"AC / 17" AB paving section based on 2035 Transportation CIP Sunrise Paving Section.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd and Sunrise Blvd - Intersection U
Modified 4x6 Intersection

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	30,225	SF	$0.06	$1,813.50
2.	Rough Grade Excavation	2,239	CY	$5.00	$11,194.44
3.	Roadway Excavation	1,137	CY	$6.00	$6,819.60
4.	Roadway Subgrade Preparation	18,375	SF	$0.60	$11,025.00
5.	6" Asphalt Concrete Paving	18,375	SF	$4.05	$74,418.75
6.	14" Aggregate Base	18,375	SF	$4.03	$74,051.25
7.	Curb & Gutter, Type 2 (Vertical Curb)	900	LF	$33.40	$30,060.00
8.	Median Curb, Type 3 (Barrier Curb)	450	LF	$23.00	$10,350.00
9.	Median Landscaping & Irrigation (Permanent)	0	SF	$10.00	$0.00
10.	Landscape Corridor Planting & Irrigation	6,000	SF	$8.00	$48,000.00
11.	3-5/8" Concrete Sidewalk	2,700	SF	$7.50	$20,250.00
12.	Signing & Striping (4-lanes)	1,500	LF	$1.50	$2,250.00
13.	Erosion Control / SWPP	1,000	LF	$20.62	$20,624.40
14.	Dry Utility Joint Trench	900	LF	$150.00	$135,000.00
15.	Street Lights (Type A, 220' spacing, one side)	900	LF	$42.00	$37,800.00
16.	Traffic Signal Interconnect	900	LF	$15.00	$13,500.00
17.	10" Water Distribution Line (Incl. Valves & Hydrants)	0	LF	$160.00	$0.00
18.	18" Storm Drainage Line (Incl. MH's and DI's)	900	LF	$235.00	$211,500.00
19.	8" Sewer Line (Incl. MH's)	0	LF	$150.00	$0.00
			Subtotal		**$708,656.94**
			Use		**$708,660**

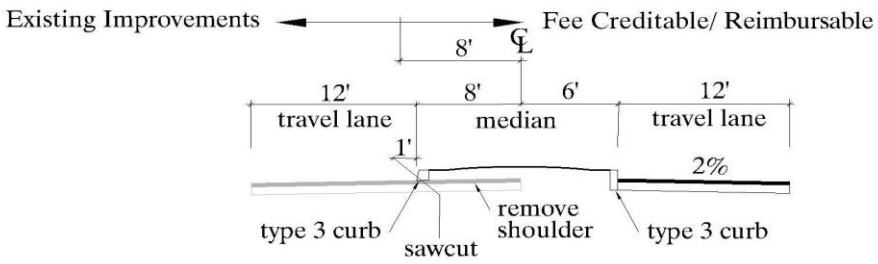


Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Boulevard
Minor Arterial - Street Section CC
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	26	SF	$0.11	$2.98
2.	Roadway Excavation	1.7	CY	$13.75	$23.37
3.	6" Asphalt Concrete Paving	13	SF	$3.72	$48.41
4.	14" Aggregate Base	13	SF	$2.01	$26.07
5.	Median Curb, Type 3 (Barrier Curb)	2	LF	$16.04	$32.08
6.	Median Landscaping & Irrigation (Permanent)	13	SF	$6.87	$89.37
7.	Signing & Striping (1-lane)	1	LF	$1.43	$1.43
8.	18" Storm Drainage Line (Incl. MH's and DI's)	1	LF	$126.04	$126.04
9.	Erosion Control / SWPP	1	LF	$20.62	$20.62
			Subtotal		**$370.38**
	20% Stage Construction Contingency				**$74.08**
			Use		**$450**

Section CC Kiefer Boulevard



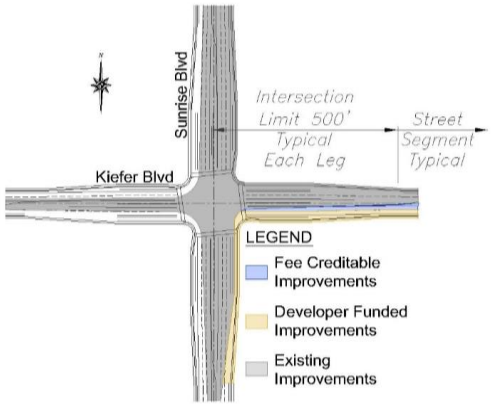
Note:
1 6"AC / 14" AB paving section based on existing Kiefer Blvd paving.
2 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

Preliminary Cost Per Linear Foot
Kiefer Blvd and Sunrise Blvd - Intersection UU
Modified 4x6 Intersection
(CIP Reimbursement)

	ITEM	QUANTITY	UNIT	UNIT PRICE	PER FT COST
1.	Clear and Grub	18,825	SF	$0.11	$2,156.97
2.	Roadway Excavation	1,164	CY	$13.75	$16,009.50
3.	6" Asphalt Concrete Paving	18,375	SF	$3.72	$68,425.74
4.	14" Aggregate Base	18,375	SF	$2.01	$36,844.63
5.	Median Curb, Type 3 (Barrier Curb)	450	LF	$16.04	$7,218.54
6.	Median Landscaping & Irrigation (Permanent)	0	SF	$6.87	$0.00
7.	Median Landscaping (Temporary)	0	SF	$3.44	$0.00
8.	Signing & Striping (4-lanes)	1500	LF	$1.43	$2,148.38
9.	18" Storm Drainage Line (Incl. MH's and DI's)	500	LF	$126.04	$63,019.00
10.	Erosion Control / SWPP	500	LF	$20.62	$10,312.20
			Subtotal		**$206,134.96**
			Use		**$206,140**

Note:
1 Credit and Reimbursement unit prices based on 2035 Transportation CIP dated 2013 with a 14.58% inflation factor to account for construction cost inflation from 2013 to 2019.



Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
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C. STORM DRAINAGE SYSTEM IMPROVEMENTS - Exhibit D

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Pipeline System								
SD101	Kiefer to DB No. 9 drainage							
	12" Storm Drain	600	LF	$90	$54,000	$0.00	$0.00	$54,000.00
	18" Storm Drain	830	LF	$115	$95,450	$47.83	($39,698.90)	$55,751.10
	36" Storm Drain	500	LF	$225	$112,500	$87.13	($43,565.00)	$68,935.00
	48" Storm Drain	470	LF	$225	$105,750	$137.28	($64,521.60)	$41,228.40
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$3,516.96	($3,516.96)	$2,683.04
	48" Standard Storm Drain Manhole	1	EA	$6,200	$6,200	$3,516.96	($3,516.96)	$2,683.04
	84" Standard Storm Drain Manhole	1	EA	$14,300	$14,300	$7,374.29	($7,374.29)	$6,925.71
	96" Standard Storm Drain Manhole	2	EA	$18,500	$37,000	$9,076.04	($18,152.08)	$18,847.92
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656.00)	$19,344.00
	Pipeline System Subtotal (Raw Construction Cost)				$461,400		($191,002)	$270,398
	Contingency (20%)				$92,300			$92,300
	Engineering/Plan Check/Inspection (15%)				$69,200			$69,200
	Engineering/Plan Check/Inspection Credits (8%)						($15,280)	($15,280)
	Total Pipeline System				$622,900		($206,282)	$416,618
	Prorated Pipeline System Costs[1] (4%)				**$24,916**		**($8,251)**	**$16,665**
SD103	Sunrise & Kiefer untreated drainage system & culverts							
	72" Storm Drain	3,190	LF	$355	$1,132,450	$239.67	($764,547)	$367,903
	Saddle Manhole	3	EA	$6,375	$19,125	$4,538.02	($13,614)	$5,511
	Outfall Structure	1	EA	$30,000	$30,000	$10,656.00	($10,656)	$19,344
	Pipeline System Subtotal (Raw Construction Cost)				$1,181,575		($788,817)	$392,758
	Contingency (20%)				$236,300			$236,300
	Engineering/Plan Check/Inspection (15%)				$177,200			$177,200
	Engineering/Plan Check/Inspection Credits (8%)						($63,105)	($63,105)
	Total Pipeline System				**$1,595,075**		**($851,923)**	**$743,152**

Preliminary Cost Estimate
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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SD104	Kiefer Box Culvert Extension3							
	SunCreek Box Culvert Extension	80	LF	$1,400	$112,000	$220.00	($17,600)	$94,400
	Pipeline System Subtotal (Raw Construction Cost)				$112,000		($17,600)	$94,400
	Contingency (20%)				$22,400			$22,400
	Engineering/Plan Check/Inspection (15%)				$16,800			$16,800
	2035 Transportation CIP Contingency (15%)						($2,640)	($2,640)
	2035 Transportation CIP Engineering/Plan Check/Inspection (35%)						($6,160)	($6,160)
	Total Pipeline System				**$151,200**		**($26,400)**	**$124,800**
	Total Pipeline System Improvements				**$1,771,191**		**($886,574)**	**$884,617**
	Use				**$1,771,200**		**($886,600)**	**$884,600**

2. Detention, Water Quality and Hydro-Modification Basins

SD102	SunCreek Basin No. 9	1	LS	$694,430	$694,430	$291,377	($291,377)	$403,053
	Detention / WQ and Hydro-Mod Basins (Raw Construction Cost)				$694,430		($291,377)	$403,053
	Contingency (20%)				$139,000			$139,000
	Engineering/Plan Check/Inspection (15%)				$104,000			$104,000
	Engineering/Plan Check/Inspection Credits (8%)						($23,310)	($23,310)
	Total Detention, Water Quality and Hydro-Mod Basins				$937,430		($314,688)	$622,742
	Prorated Basin System Costs[2] (4%)				$37,497		($12,588)	$24,910
	Use				**$37,500**		**($12,600)**	**$25,000**

Preliminary Cost Estimate
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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
STORM DRAINAGE SYSTEM COST ESTIMATE SUMMARY								
1.	**Pipeline System**				**$1,771,200**		**($886,600)**	**$884,600**
2.	**Detention, Water Quality and Hydro-Modification Basins**				**$37,500**		**($12,600)**	**$25,000**
	GRAND TOTAL STORM DRAINAGE SYSTEM COST				**$1,808,700**		**($899,200)**	**$909,600**

Note:
1. Storm Drainage system has been sized to serve both backbone roadway drainage and onsite drainage. In order to capture only the drainage system cost incurred by backbone roadway improvements, the cost of the drainage system has been prorated by a ratio of the total backbone road area relative to the total shed area served by the system. The remaining cost will be treated as an intract cost paid for by the developer.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

D. SANITARY SEWER SYSTEM IMPROVEMENTS - Exhibit E

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Gravity Sanitary Sewer System								
SS101	21" Sanitary Sewer System							
	21" Sanitary Trunk Sewer (22-ft. depth)	160	LF	$270	$43,200	$270	($43,200)	$0
	21" Sanitary Trunk Sewer (24-ft.depth)	660	LF	$280	$184,800	$280	($184,800)	$0
	21" Sanitary Trunk Sewer (26-ft.depth)	400	LF	$290	$116,000	$290	($116,000)	$0
	21" Sanitary Trunk Sewer (28-ft.depth)	400	LF	$300	$120,000	$300	($120,000)	$0
	21" Sanitary Trunk Sewer (32-ft.depth)	200	LF	$310	$62,000	$310	($62,000)	$0
	48" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$12,400	$12,400	$12,400	($12,400)	$0
	48" Sanitary Trunk Sewer Manhole (26-ft. depth)	1	EA	$13,000	$13,000	$13,000	($13,000)	$0
	48" Sanitary Trunk Sewer Manhole (28-ft. depth)	1	EA	$13,600	$13,600	$13,600	($13,600)	$0
	48" Sanitary Trunk Sewer Manhole (30-ft. depth)	1	EA	$14,200	$14,200	$14,200	($14,200)	$0
	60" Sanitary Trunk Sewer Manhole (22-ft. depth)	1	EA	$16,000	$16,000	$16,000	($16,000)	$0
	60" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$17,000	$17,000	$17,000	($17,000)	$0
	Subtotal Raw Construction Cost				$612,200		($612,200)	$0
	Contingency (20%)				$122,400			$122,400
	Contingency Credits (20%)						($122,400)	($122,400)
	Engineering/Plan Check/Inspection (15%)				$91,800			$91,800
	Engineering/Plan Check/Inspection Credits (15%)						($91,800)	($91,800)
	Total Cost				**$826,400**		**($826,400)**	**$0**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS103	12" Sanitary Sewer System							
	12" Sanitary Trunk Sewer (12-ft. depth)	1,110	LF	$110	$122,100	$110	($122,100)	$0
	12" Sanitary Trunk Sewer (14-ft. depth)	1,070	LF	$120	$128,400	$120	($128,400)	$0
	12" Sanitary Trunk Sewer (16-ft. depth)	700	LF	$130	$91,000	$130	($91,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700	($7,700)	$0
	48" Sanitary Trunk Sewer Manhole (12-ft. depth)	1	EA	$8,300	$8,300	$8,300	($8,300)	$0
	48" Sanitary Trunk Sewer Manhole (14-ft. depth)	3	EA	$9,100	$27,300	$9,100	($27,300)	$0
	60" Sanitary Trunk Sewer Manhole (22-ft. depth)	4	EA	$16,000	$64,000	$16,000	($64,000)	$0
	60" Sanitary Trunk Sewer Manhole (24-ft. depth)	1	EA	$17,000	$17,000	$17,000	($17,000)	$0
	Subtotal Raw Construction Cost				$465,800		($465,800)	$0
	Contingency (20%)				$93,200			$93,200
	Contingency Credits (20%)						($93,200)	($93,200)
	Engineering/Plan Check/Inspection (15%)				$69,900			$69,900
	Engineering/Plan Check/Inspection Credits (15%)						($69,900)	($69,900)
	Total Cost				**$628,900**		**($628,900)**	**$0**
	Total Gravity Sanitary Sewer System				**$1,455,300**		**($1,455,300)**	**$0**
	Use				**$1,455,300**		**($1,455,300)**	**$0**

2. Pump Station and Force Mains

SS104	8" Force Main: Sunrise Blvd to Kiefer Blvd							
	8" Force Main (Shed B - Anatolia III Lift Station Connection)	4,810	LF	$200	$962,000	$200.00	($962,000)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	1	EA	$7,700	$7,700	$7,700.00	($7,700)	$0
	Subtotal Raw Construction Cost				$969,700		($969,700)	$0
	Contingency (20%)				$193,900			$193,900
	Contingency Credits (20%)						($193,900)	($193,900)
	Engineering/Plan Check/Inspection (15%)				$145,500			$145,500
	Engineering/Plan Check/Inspection Credits (15%)						($145,500)	($145,500)
	Total Cost				**$1,309,100**		**($1,309,100)**	**$0**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SS105	12" Force Main: Sunrise Blvd to Chrysanthy Pump Station							
	12" Force Main (Shed B - Sunrise Connection)	12,045	LF	$240	$2,890,800	$240.00	($2,890,800)	$0
	48" Sanitary Trunk Sewer Manhole (10-ft. depth)	2	EA	$7,700	$15,400	$7,700.00	($15,400)	$0
	Subtotal Raw Construction Cost				$2,906,200		($2,906,200)	$0
	Contingency (20%)				$581,200			$581,200
	Contingency Credits (20%)						($581,200)	($581,200)
	Engineering/Plan Check/Inspection (15%)				$435,900			$435,900
	Engineering/Plan Check/Inspection Credits (15%)						($435,900)	($435,900)
	Total Cost				**$3,923,300**		**($3,923,300)**	**$0**
SS106	Pump Station B: Sunrise Blvd							
	SunCreek Sewer Pump Station B	3.13	MGD	$1,000,000	$3,130,000	$1,000,000	($3,130,000)	$0
	21" Sanitary Trunk Sewer (32-ft.depth)	100	LF	$310	$31,000	$310	($31,000)	$0
	Subtotal Raw Construction Cost				$3,161,000		($3,161,000)	$0
	Contingency (20%)				$632,200			$632,200
	Contingency Credits (20%)						($632,200)	($632,200)
	Engineering/Plan Check/Inspection (15%)				$474,200			$474,200
	Engineering/Plan Check/Inspection Credits (15%)						($474,200)	($474,200)
	Total Cost				**$4,267,400**		**($4,267,400)**	**$0**
SS107	Chrysanthy Pump Station Upgrades							
	Chrysanthy Pump Station Upgrades	1	LS	$200,000	$200,000	$200,000	($200,000)	$0
	Subtotal Raw Construction Cost				$200,000		($200,000)	$0
	Contingency (20%)				$40,000			$40,000
	Contingency Credits (20%)						($40,000)	($40,000)
	Engineering/Plan Check/Inspection (15%)				$30,000			$30,000
	Engineering/Plan Check/Inspection Credits (15%)						($30,000)	($30,000)
	Total Cost				**$270,000**		**($270,000)**	**$0**
	Total Pump Station and Force Mains				**$9,769,800**		**($9,769,800)**	**$0**
	Use				**$9,769,800**		**($9,769,800)**	**$0**

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
Proposed Project Backbone Infrastructure

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
SANITARY SEWER COST ESTIMATE SUMMARY								
1.	**Gravity Sanitary Sewer System**				**$1,455,300**		**($1,455,300)**	**$0**
2.	**Pump Station and Force Mains**				**$9,769,800**		**($9,769,800)**	**$0**
	GRAND TOTAL SANITARY SEWER SYSTEM COST				**$11,225,100**		**($11,225,100)**	**$0**

Note: The 8" sewer force main provides sufficient capacity to serve phase 1 sewer demands. The adjacent 12" sewer force main will be required once the capacity in the 8" force main has been exhausted, which is predicted to occur beyond the buildout of Phase 1.

Preliminary Cost Estimate
SunCreek Plan Area Specific Plan
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E. POTABLE WATER TRANSMISSION MAIN IMPROVEMENTS - Exhibit F

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Local Potable Water System Improvements								
a. Low Pressure Potable Water								
WM101	16" Water System: Sunrise Blvd							
	16" Water Transmission Main	2,670	LF	$175	$467,250	$149.10	($398,097)	$69,153
	16" Butterfly Valve Assembly	3	EA	$7,100	$21,300	$6,370.00	($19,110)	$2,190
	4" Blow-Off Valve & Box	1	EA	$6,500	$6,500	$8,750.00	($8,750)	($2,250)
	Subtotal Raw Construction Cost				$495,050		($425,957)	$69,093
	Contingency (20%)				$99,000			$99,000
	Engineering/Plan Check/Inspection (15%)				$74,300			$74,300
	Engineering/Plan Check/Inspection Credits (8%)						($34,100)	($34,100)
	Total Cost				**$668,350**		**($460,057)**	**$208,293**
	Total Local Potable Water System Improvements				**$668,350**		**($460,057)**	**$208,293**
	Use				**$668,400**		**($460,100)**	**$208,300**

POTABLE WATER TRANSMISSION MAIN COST ESTIMATE SUMMARY

1. Local Potable Water System Improvements	**$668,400**	**($460,100)**	**$208,300**
GRAND TOTAL POTABLE WATER TRANSMISSION MAIN COST	**$668,400**	**($460,100)**	**$208,300**

Preliminary Cost Estimate
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F. PARK CORRIDORS AND TRAILS SYSTEM IMPROVEMENTS - Exhibit G

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
1. Park Corridors and Trails System								
TR101	10' Secondary Trail: Kiefer Boulevard 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	2,600	LF	$48	$124,800	$0	$0	$124,800
	Subtotal Raw Construction Cost				$124,800		$0	$124,800
	Contingency (20%)				$25,000		$0	$25,000
	Engineering/Plan Check/Inspection (15%)				$18,700		$0	$18,700
	Total Cost				**$168,500**		**$0**	**$168,500**
TR102	10' Secondary Trail 14-ft Wide Trail, 10-ft Wide Pavement & Two 2-ft. Decomposed Granite Shoulders	6,170	LF	$48	$296,160	$0	$0	$296,160
	Subtotal Raw Construction Cost				$296,160		$0	$296,160
	Contingency (20%)				$59,200		$0	$59,200
	Engineering/Plan Check/Inspection (15%)				$44,400		$0	$44,400
	Total Cost				**$399,760**		**$0**	**$399,760**

Preliminary Cost Estimate
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SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE (CREDITS)	AMOUNT (CREDITS)	NET COST
TR103	Pedestrian/Bike At-Grade Crossing #1							
	Pedestrian/Bike At-Grade Signalized Safety Crossing #1	1	EA	$0	$0	$0	$0	$0
	Subtotal Raw Construction Cost				$0		$0	$0
	Contingency (20%)				$0		$0	$0
	Engineering/Plan Check/Inspection (15%)				$0		$0	$0
	Total Cost				**$0**		**$0**	**$0**
	Total Park Corridors and Trails System Improvements				**$568,260**		**$0**	**$568,260**
	Use				**$568,300**		**$0**	**$568,300**

PARK CORRIDORS AND TRAILS COST ESTIMATE SUMMARY

1. Park Corridors and Trails System					**$568,300**		**$0**	**$568,300**
GRAND TOTAL PARK CORRIDORS AND TRAILS COST					**$568,300**		**$0**	**$568,300**

Notes:
1. Improvement cost for pedestrian at grade crossing are captured in the Kiefer Blvd roadway improvement cost.

Preliminary Cost Estimate
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G. WETLAND BUFFER IMPROVEMENTS - Exhibit H

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1. Wetland Buffer					
WB101	Wetland Buffer: Shalako West				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	3	AC	$10,000	$30,000
	Wetland Preserve Post & Cable Barrier	1,640	LF	$20	$32,800
	Subtotal Raw Construction Cost				$62,800
	Contingency (20%)				$12,600
	Engineering/Plan Check/Inspection (15%)				$9,400
	Total Cost				**$84,800**
WB102	Wetland Buffer: Shalako West				
	Wetland Buffer Hydroseeding & Mulching (Native Grasses - No Irrigation)	3.8	AC	$10,000	$38,000
	Wetland Preserve Post & Cable Barrier	2,990	LF	$20	$59,800
	Subtotal Raw Construction Cost				$97,800
	Contingency (20%)				$19,600
	Engineering/Plan Check/Inspection (15%)				$14,700
	Total Cost				**$132,100**
	Total Wetland Buffer Improvements				**$216,900**

WETLAND BUFFER COST ESTIMATE SUMMARY

1. Wetland Buffer	**$216,900**
GRAND TOTAL WETLAND BUFFER COST	**$216,900**

Preliminary Cost Estimate
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H. WETLAND MITIGATION IMPROVEMENTS - Exhibit I

SEGMENT NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
1. Wetland Mitigation					
WM101	Wetland Mitigation for Segment 1-3				
	Wetland Mitigation - Segement 1	1	LS	$180,510	$180,510
	Wetland Mitigation - Segement 2	1	LS	$98,016	$98,016
	Wetland Mitigation - Segement 3	1	LS	$259,844	$259,844
	Total Cost				**$538,370**

WETLAND MITIGATION ESTIMATE SUMMARY

1. Wetland Mitigation	**$538,370**
GRAND TOTAL WETLAND MITIGATION COST	**$538,370**

Economic & Planning Systems, Inc.
The Economics of Land Use

Appendix E: Plan Area Formation Costs and Funding (prepared by SunCreek Owners' Group)

SunCreek Owners' Group Costs
Group Costs - 2014-2021 plus 2022 Projected Costs
March 11, 2022

EXHIBIT A
SUNCREEK OWNERS GROUP COST ALLOCATIONS

Vendor	Cost Description	Beginning Cash - 2014 (1)	2014	2015	2016	2017	2018	2019	2020	2014-2020 Amount Paid	2021 Costs	Projected 2022 Costs	Total Projected Costs @ 2022
ECORP Consulting	Environmental consulting		125,354.56	41,411.61	89,599.48	102,870.64	143,510.08	58,248.31	20,333.10	581,327.78	3,473.75	-	584,801.53
Mackay & Somps	Engineering services - M & S		27,811.21	36,224.25	21,032.19	11,367.82	29,882.22	126,914.26	70,234.94	323,466.89	59,988.23	30,000.00	413,455.12
Mackay & Somps	Water and Sewer Studies (Level 2)			69,455.36	18,114.08					87,569.44	-	-	87,569.44
Foothill Associates	Engineering services - Foothill				3,328.90					3,328.90			3,328.90
Fehr & Peers	Traffic analysis								4,000.00	4,000.00			4,000.00
AECOM	AQ15 Plan update									-	-	-	-
Watermark Engineering	Drainage master study (Level 2)			64,000.00	14,000.00		20,000.00			98,000.00	-	3,000.00	101,000.00
Balance Hydrologics	Consulting - drainage analysis					1,305.00				1,305.00			1,305.00
Dudek Engineering	SSHCP support engineering services				3,645.00	2,150.00				5,795.00			5,795.00
Economic & Planning Systems	Finance plan consulting services			9,932.50			2,875.00	920.00	52,729.03	66,456.53	40,040.00	15,000.00	121,496.53
City of Rancho Cordova	Review fees - Fee programs, tech studies, etc.				7,000.00		24,144.77	23,500.00	40,000.00	94,644.77	15,000.00	25,000.00	134,644.77
CRPD	Review fees, Quimby In-Lieu - CRPD								3,101.75	3,101.75		15,000.00	18,101.75
Wade & Associates	Land planning; SP amendment				5,752.50		3,217.50	16,770.00	21,937.50	47,677.50	-	5,000.00	52,677.50
Shattuck Planning	Wetland consulting services						39,000.00	30,000.00		69,000.00	-	-	69,000.00
Landgraf Consulting	Wetland consulting services		25,500.00	36,000.00	36,000.00	36,000.00				133,500.00			133,500.00
Spare Time, Inc.	Administrative management fees		10,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	82,000.00	12,000.00	6,000.00	100,000.00
HS& M Attorneys at Law	Legal fees - development/other agreements			8,022.00						8,022.00	1,144.00	-	9,166.00
CVRWQCB	Permit fees - backbone permit		1,201.00			78,694.00			955.00	80,850.00	-	-	80,850.00
Various	Misc costs (postage, copying, etc.)		141.32	79.59	198.91	-	-	-	40.00	459.82	-	8,179.89	8,639.71
Total			190,008.09	277,125.31	210,671.06	244,387.46	274,629.57	268,352.57	225,331.32	1,690,505.38	131,645.98	107,179.89	1,929,331.25
Funding by Owner													
Shalako - SCOG		35,839.90	46,537.91	16,031.35	45,714.00	72,047.78	64,153.00	69,698.00	68,069.00	418,090.94	46,235.00	33,334.00	497,659.94
Shalako - SCTS			-	58,833.34	-	-	11,561.21	-	-	70,394.55	-	-	70,394.55
Investek/Jaeger Ranch		26,883.45	19,048.00	26,736.25	36,786.00	54,037.33	-	-	-	163,491.03	-	-	163,491.03
Callahan/Kamilos - SCOG		17,924.18	22,222.00	9,682.33	22,858.00	29,040.89	6,984.00	-	-	108,711.40	-	-	108,711.40
Callahan/Kamilos - SCTS			-	33,334.33	25,499.00	-	11,500.00	-	-	70,333.33	-	-	70,333.33
Vrame/Smith-Dunmore		8,962.09	-	17,619.33	11,428.00	14,520.45	27,123.00	41,812.00	29,416.00	150,880.87	-	-	150,880.87
Lennar - Sierra Sunrise; Grantline		26,883.45	35,426.92	12,857.33	34,286.00	54,037.33	59,032.00	60,136.00	57,676.00	340,335.03	39,176.00	55,054.00	434,565.03
Grantline - SCOG		24,642.22	30,555.00	12,063.33	31,428.00	39,930.22	63,720.00	56,833.00	55,078.00	314,249.77	37,142.00	11,612.00	363,003.77
Grantline - SCTS		-	-	48,333.33	10,500.00	-	11,458.00	-	-	70,291.33	-	-	70,291.33
Total		141,135.29	153,789.83	235,490.92	218,499.00	263,614.00	255,531.21	228,479.00	210,239.00	1,706,778.25	122,553.00	100,000.00	1,929,331.25
Beginning cash			141,135.29	104,917.03	63,282.64	71,110.58	90,337.12	71,238.76	31,365.19	141,135.29	16,272.87	7,179.89	
Ending Cash			104,917.03	63,282.64	71,110.58	90,337.12	71,238.76	31,365.19	16,272.87	16,272.87	7,179.89	-	

NOTES:

(1) Beginning cash in 2014 represents the cash transferred from Lennar to Shalako when the responsibility for accounting and administrative management shifted. Since that was the cash on hand at that time and we had just handled the non-participating owner catch up payments, the beginning balance has been allocated among the owners based on their relative gross acreage in the specific plan area as that was the basis used at that time.

SUNCREEK SPECIFIC PLAN
DEVELOPMENT IMPACT FEE PROGRAM
UPDATED DEVELOPMENT IMPACT FEES
EFFECTIVE OCTOBER 3, 2026

FEE PER DWELLING UNIT EQUIVALENT

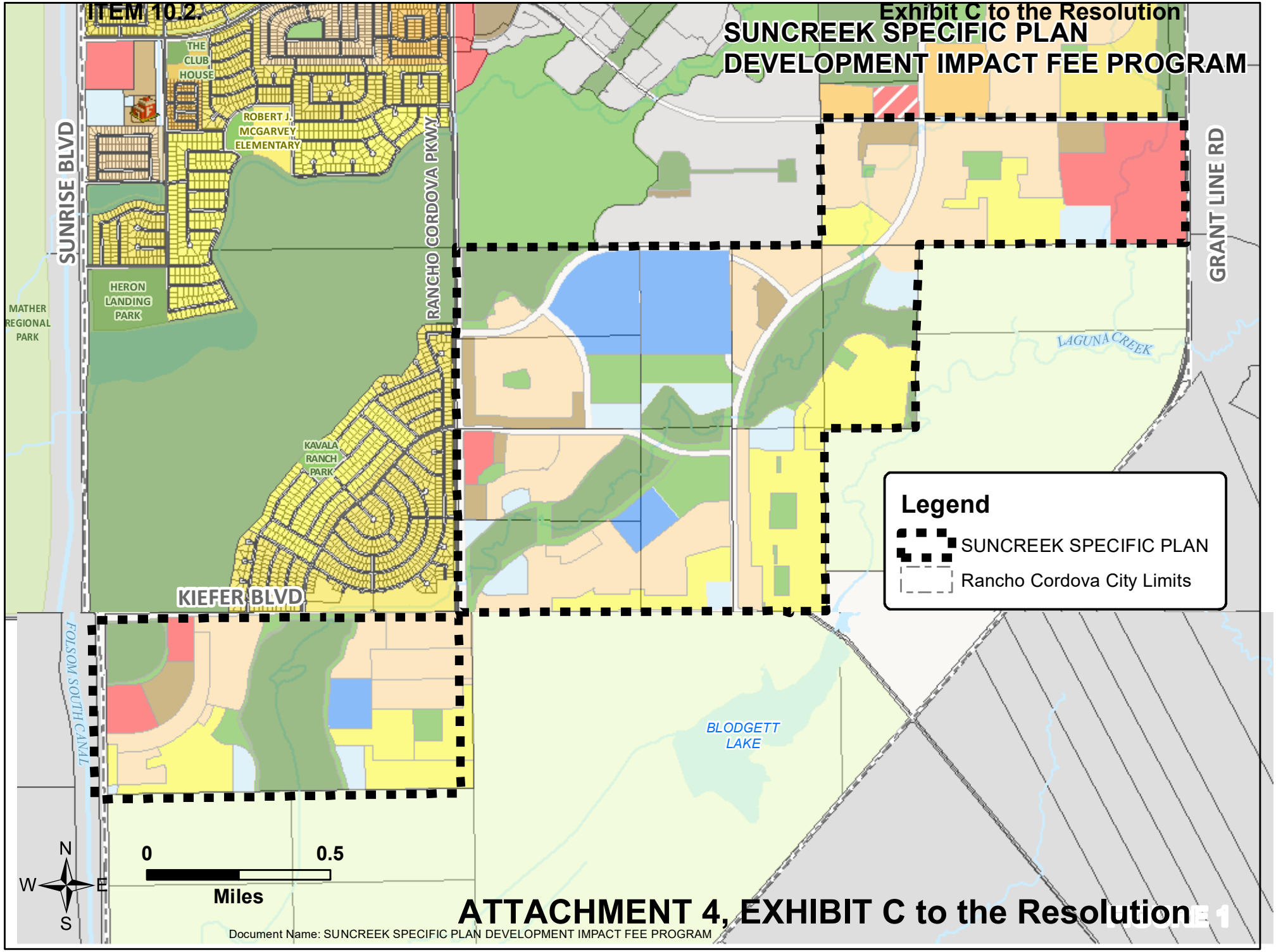
	Residential (per unit)				Village Center (per bldg. sq. ft.)		Regional Town Center (per bldg. sq. ft)	
	Low Density	Medium Density	Compact Density	High Density	Retail	Office	Retail	Office
Potable Water	$1,482	$1,482	$1,112	$1,112	$0.57	$0.57	$0.57	$0.57
Storm Drainage	$903	$902	$714	$360	$1.01	$1.01	$1.01	$1.01
Wetland Mitigation for Backbone Infrastructure	$2,276	$1,817	$1,027	$519	$1.13	$1.13	$1.13	$1.13
Wetland Preserve Buffer	$558	$446	$252	$127	$0.28	$0.28	$0.28	$0.28
Sub-Total Plan Area Fees	$5,219	$4,647	$3,105	$2,118	$2.99	$2.99	$2.99	$2.99
Administration Fee (3%)	$157	$139	$93	$64	$0.09	$0.09	$0.09	$0.09
Total Plan Area Fees	$5,376	$4,786	$3,198	$2,182	$3	$3.08	$3.08	$3.08
	FEE PER NET ACRES							
Plan Area Formation	$2,883	$2,883	$2,883	$2,883	$2,883	$2,883	$2,883	$2,883
Administration (3%)	$86	$86	$86	$86	$86	$86	$86	$86
Total	$2,969	$2,969	$2,969	$2,969	$2,969	$2,969	$2,969	$2,969

FEE PER SQUARE FOOT RANGE

	Roadways						
	Onsite	Offsite	Total	Trails	Subtotal	Admin (3%)	Total
Residential Land Uses	**Per Unit**						
Single Family							
Very Small <=800SF	$1,658	$360	$2,018	$725	$2,743	$82	$2,825
Small 801SF-1200SF	$1,872	$407	$2,279	$870	$3,149	$94	$3,243
Medium Small 1,201SF-1,600SF	$1,936	$421	$2,357	$912	$3,269	$98	$3,367
Medium 1,601SF-2400SF	$2,058	$447	$2,505	$992	$3,497	$105	$3,602
Large >2,400SF	$2,193	$476	$2,669	$1,087	$3,756	$113	$3,869
Multifamily							
Very Small <=800SF	$1,302	$283	$1,585	$411	$1,996	$60	$2,056
Small 801SF-1200SF	$1,471	$319	$1,790	$529	$2,319	$70	$2,389
Medium Small 1,201SF-1,600SF	$1,552	$337	$1,889	$583	$2,472	$74	$2,546
Medium 1,601SF-2400SF	$1,552	$337	$1,889	$583	$2,472	$74	$2,546
Large >2,400SF	$1,552	$337	$1,889	$583	$2,472	$74	$2,546
Age-Restricted Single Family							
Very Small <=800SF	$772	$168	$940	$468	$1,408	$42	$1,450
Small 801SF-1200SF	$872	$189	$1,061	$561	$1,622	$49	$1,671
Medium Small 1,201SF-1,600SF	$902	$196	$1,098	$589	$1,687	$51	$1,738
Medium 1,601SF-2400SF	$958	$208	$1,166	$640	$1,806	$54	$1,860
Large >2,400SF	$1,021	$222	$1,243	$701	$1,944	$58	$2,002
Age-Restricted Multifamily							
Very Small <=800SF	$638	$139	$777	$356	$1,133	$34	$1,167
Small 801SF-1200SF	$720	$156	$876	$427	$1,303	$39	$1,342
Medium Small 1,201SF-1,600SF	$760	$165	$925	$470	$1,395	$42	$1,437
Medium 1,601SF-2400SF	$760	$165	$925	$470	$1,395	$42	$1,437
Large >2,400SF	$760	$165	$925	$470	$1,395	$42	$1,437
Commercial Land Uses (per building square foot)							
Village Center							
Retail	$1.86	$0.40	$2.26	$0	$2.26	$0.07	$2.33
Office	$2.22	$0.48	$2.70	$0	$2.70	$0.08	$2.78
Regional Town Center							
Retail	$1.86	$0.40	$2.26	$0	$2.26	$0.07	$2.33
Office	$2.22	$0.48	$2.70	$0	$2.70	$0.08	$2.78

Exhibit C to the Resolution

SUNCREEK SPECIFIC PLAN DEVELOPMENT IMPACT FEE PROGRAM



ATTACHMENT 4, EXHIBIT C to the Resolution

Document Name: SUNCREEK SPECIFIC PLAN DEVELOPMENT IMPACT FEE PROGRAM

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING, TITLE 16, CHAPTER 16.82 ESTABLISHMENT OF DEVELOPMENT IMPACT FEES TO FINANCE THE COST OF PUBLIC FACILITIES WITHIN THE SUNCREEK SPECIFIC PLAN AREA

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ORDAINS AS FOLLOWS:

SECTION 1. Purpose

WHEREAS, on May 16, 2022, by Resolution No. 77-2022, the City Council adopted the SunCreek Specific Plan Development Impact Fee Nexus study (the "SCSP Nexus Study") and the SunCreek Specific Plan Development Impact Fee Program (the "SCSP Impact Fee Program") to fund the required on-site and off-site roadways, water improvements, drainage improvements, wetland mitigation for backbone infrastructure, park corridors and trails, and wetland preserve buffers to serve the development in the SunCreek Specific Plan, as well as defray the costs of fee program formation and routine administration of the SCSP Impact Fee Program and is by this reference incorporated herein; and

WHEREAS, June 6, 2022, by Ordinance No. 9-2022, the City Council added Chapter 16.82 "SunCreek Specific Plan Development Impact Fees" to the Rancho Cordova Municipal Code, establishing development impact fees to finance the cost of public facilities within the SunCreek Specific Plan Area; and

WHEREAS, the State approved Assembly Bill No. 602 (AB 602), which modified the Mitigation Fee Act and stipulated that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units; and

WHEREAS, the purpose of this Ordinance (this "Ordinance") is to amend Chapter 16.82 of Rancho Cordova Municipal Code for the establishment of development impact fees to finance the cost of public facilities within the SunCreek Specific Plan area, to comply with AB 602 by revising the calculation of impact fees from per dwelling unit to square footage of the dwelling unit. The City Council enacts this Ordinance pursuant to the authority granted to cities by Article XI, Section 7 of the California Constitution.

SECTION 2. CEQA Findings. The City Council hereby finds:

CEQA Compliance. CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the
environment…" The proposed Title 16 code amendments is not a "project" within the meaning of

CEQA because text amendments revising the fees calculation methodology would not cause the expansion of uses or activities. No possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA.

SECTION 3. Amendments to Section of Code**.** Chapter 16.82 "SunCreek Specific Plan Development Impact Fees", attached hereto as Exhibit A, is hereby amended in the Rancho Cordova Municipal Code.

SECTION 5. Severability**.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 6. 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 30 days after its adoption and, pursuant to Government Code Section 66017(a), the fees established hereby shall be effective 60 days after the adoption of this Ordinance.

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

Rancho Cordova

Municipal Code

Chapter 16.82

Amendments

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain unchanged.

Sections 16.82.010, 16.82.020, 16.82.060, 16.82.170, and 16.82.200 of Title 16, of the City of Rancho Cordova Municipal Code as amended as follows:

16.82.010 Purpose.

A. The general plan of the city of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time with an adequate level of public facilities including, but not limited to, roadways, potable water, storm drainage, , and trail facilities.

B. The general plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The general plan also contains additional policies for supporting funding and use of developer dedications, development fees, and other means to pay for an acceptable level of public facilities.

C. The purpose of this chapter is to implement the general plan requirements set forth in subsections (A) and (B) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the cost of certain public facilities, the need for which is directly or indirectly generated by the type and extent of development proposed in the city of Rancho Cordova, on which the fees will be imposed.

D. It is the further purpose of this chapter to require that adequate provision is made for developer financed public facilities within the city of Rancho Cordova as a condition to any rezoning and prior to approval of certain permits within the city. [Ord. 9-2022 § 3 (Exh. A)].

16.82.020 Definitions.

A. “Area” means that geographic area established for public facilities financing purposes within the city of Rancho Cordova depicted in Figure 1 attached to the ordinance codified in this chapter and incorporated herein by reference. A detailed map of the area depicted on Figure 1 is on file with the city planning department, and such maps are incorporated by reference herein.

B. “Building permit” means the permit issued or required for residential development, nonresidential development, commercial development, or other development within the city, pursuant to and as further defined by the city of Rancho Cordova building code.

C. “Certificate of occupancy” means a certificate issued by the city certifying that the newly constructed building or structure has been inspected and complies with the applicable provisions of state and local laws, ordinances, rules and regulations governing construction and occupancy.

D. “City” means the city of Rancho Cordova.

E. “Costs” means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure including, without limitation, the costs of land, construction and inspection, engineering, administration, and consulting fees.

F. “Council” or “city council” means the city council of the city of Rancho Cordova.

G. “Department” means the city of Rancho Cordova community development department.

H. “Development impact fee” means the fee levied by this chapter upon the approval of one or more building permits, temporary certificate of occupancy, certificate of occupancy, or final inspection, as applicable.

I. “Development unit” means a dwelling unit, for residential development, or square foot of building floor area, for nonresidential development.

J. “Director” means the director of the Rancho Cordova community development department.

K. “Facilities” means those public facilities designated in the SunCreek specific plan development impact fee program.

L. “Fee resolution” means the resolution and fee schedule adopted by the city council, as may be amended from time to time, that approves the amount of the SunCreek specific plan development impact fees.

M. “Final inspection” means the last inspection to be made after finishing grading and the building is completed and ready for occupancy.

N. “Improvement plan” means the site plan of property proposed for development showing all required improvements that must be approved by the Rancho Cordova public works department.

O. “Land use category” means detached dwelling units, attached dwelling units, mobile homes, commercial lodging units, commercial uses, office uses, or other uses as further defined in the fee resolution.

P. “Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of buildings other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, apartments, manufactured homes, and mobile homes, or improvements thereto. Nonresidential development includes commercial development. Typically, nonresidential development consists of buildings to be occupied by retail, service, or other commercial businesses or by offices as regulated by the city of Rancho Cordova zoning code, but may also include buildings for use by churches, daycare centers, private schools, and other institutional uses. Mixed-use buildings consisting of both dwelling units and commercial and/or office areas will have the respective building areas treated as either residential development or nonresidential development for purposes of this chapter.

Q. “Program fee per development unit type” means the development impact fee per development unit for a particular category of facilities. Such program fees, identified in the fee resolution, were established using an allocation of public facility costs, as identified in the SunCreek specific plan capital improvement plan based on land use categories identified in the SunCreek specific plan development impact fee program nexus study.

R. “Program fee per development unit type and square foot range” means the development impact fee per development unit based on square foot range for roadways and trails category of facilities. Such program fees, identified in the fee resolution, were established using an allocation of public facility costs, as identified in the SunCreek specific plan capital improvement plan based on land use categories identified in the SunCreek specific plan development impact fee program nexus study.

S. “Programmed cost” means the estimated cost of constructing a facility based upon the unit costs for each construction item plus fixed contingency costs for engineering, permits, and construction as set forth in the SunCreek specific plan capital improvement plan and its public facilities project cost estimates, as periodically updated and adopted by resolution of the council.

T. “Residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of dwelling units for residential use including detached and attached housing for owner or rental occupancy. For purposes of this chapter, residential development includes construction of or improvements to buildings or portions of buildings consisting of dwelling units constructed on sites designated low density residential, medium density residential, compact density residential, high density residential, village center or regional town center as defined in the SunCreek specific plan. Nonresidential development permitted by right or with a use permit, constructed on sites zoned for residential use, is nonresidential development for purposes of this chapter.

U. “SunCreek capital improvement plan” means the projects identified and the cost estimates prepared, and as may be updated, for the public facilities identified in the SunCreek specific plan development impact fee nexus study.

V. “SunCreek specific plan development impact fee program” means the fee schedule, including any amendments thereto, adopted by resolution by the council for financing of designated public facilities to serve the city of Rancho Cordova, including, but not limited to, a designation of those facilities to be constructed with the development impact fees collected pursuant to this chapter, the priority list (“priority list”) for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the SunCreek specific plan area of the city of Rancho Cordova as established.

W. “Temporary certificate of occupancy” means if the city finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the city may issue a temporary certificate of occupancy for the use of a portion or portions of a building structure prior to the completion of the entire building or structure. [Ord. 7-2025 § 3 (Exh. A); Ord. 9-2022 § 3 (Exh. A)].

16.82.160 Calculation of development impact fees.

A. For single-family residential development and multifamily residential development, some development impact fee components are defined by unit type only (potable water, storm drainage, wetland mitigation for backbone infrastructure, and wetland preserve buffer). Other development impact fee components (roadways and trails) are varied by unit type and square foot range as follows:

Single-Family	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Multifamily	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Age-Restricted Single-Family	

Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Age-Restricted Multifamily	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Accessory Dwelling Units	
Very Small (<750 sq. ft.)	Exempt from fee
Otherwise (>750 sq. ft)	Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee category that would have applied on the primary unit.

The development impact fees, per dwelling unit type and dwelling unit type with square foot range, set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = P

Where:

F = The development fee for each category of public facilities to be paid for each dwelling unit type or each dwelling unit type with square foot range by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per dwelling unit type or program fee per dwelling unit type with square foot range for each category of public facilities for the type of development as shown in the SunCreek specific plan development impact fee program.

B. For nonresidential development, the development fees per building permit set forth in RCMC 16.82.120 and 16.28.130 shall be calculated pursuant to the following formula:

F = P x S

Where:

F = The development fee for each category of public facilities to be paid for each building permit by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per square foot of building floor area for each category of public facilities for the type of development as shown in the SunCreek specific plan development impact fee program;

S = The number of square feet of building floor area proposed for development.

C. The administration fee per building permit as set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = T x 3.0%

Where:

F = The administration fee to be paid for each dwelling unit for single-family residential development and multifamily residential development, or for each building permit for nonresidential development, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval.

T = The sum of the development fees for all fee categories of public facilities to be paid for each dwelling unit for single-family residential development and multifamily residential development, or for each building permit for nonresidential development, before any applicable credits pursuant to RCMC 16.82.180 or 16.82.195 are applied, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval.

D. The plan area formation fee per acre as set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = P x A

Where:

F = The plan area formation fee to be paid for each final map by the owner of property for which a change in land use zone has been approved or the final map described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per net developable acre for plan area formation for residential development and nonresidential development as shown in the SunCreek specific plan development impact fee program;

A = Net developable acre excluding public and other land uses, including roads, schools, parks, detention basins, public/quasi-public parcels, wetland preserves and wetland buffers.

E. The development fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B), (C) and (D) of this section for the categories of facilities established by RCMC 16.82.150 which are applicable.

F. For the purpose of calculating SunCreek specific plan development fees pursuant to subsections (A), (B), (C), and (D) of this section for properties with an approved use permit which significantly changes the underlying use of the site or properties within a special planning area, the director is hereby authorized to determine the EDU factors for each fee category which correspond most directly to the use and density.

G. For the purpose of calculating SunCreek specific plan development fees pursuant to subsections (A), (B), (C), and (D) of this section for building permits for land use categories not included in this chapter, the director is hereby authorized to determine the EDU factors for each fee category which correspond most directly to the use and density. [Ord. 7-2025 § 3 (Exh. A); Ord. 9-2022 § 3 (Exh. A)].

16.82.170 Establishment of equivalent dwelling unit factors for land uses within the SunCreek specific plan area.

A. The equivalent dwelling unit factors for property within the SunCreek specific plan area are based on the SunCreek specific plan development impact fee program.

B. The equivalent dwelling unit (EDU) factors utilized to calculate the on-site and off-site roadway development fees shall be as follows:

Single-Family		**EDU Factor**
Very Small	<=800 sq. ft.	0.81
Small	801-1,200 sq. ft.	0.91
Medium Small	1,201-1,600 sq. ft.	0.94
Medium	1,601-2,400 sq. ft.	1.0
Large	>2,400 sq. ft.	1.07
Multifamily		
Very Small	<=800 sq. ft.	0.63
Small	801-1,200 sq. ft.	0.71
Medium Small	1,201-1,600 sq. ft.	0.75
Medium	1,601-2,400 sq. ft.	0.75
Large	>2,400 sq. ft.	0.75
Age-Restricted Single-Family		

Very Small	<=800 sq. ft.	0.38
Small	801-1,200 sq. ft.	0.42
Medium Small	1,201-1,600 sq. ft.	0.44
Medium	1,601-2,400 sq. ft.	0.47
Large	>2,400 sq. ft.	0.5
Age-Restricted Multifamily		
Very Small	<=800 sq. ft.	0.31
Small	801-1,200 sq. ft.	0.35
Medium Small	1,201-1,600 sq. ft.	0.37
Medium	1,601-2,400 sq. ft.	0.37
Large	>2,400 sq. ft.	0.37

Village/Regional Town Center	Retail	.90 per sq. ft.
Village/Regional Town Center	Office	1.08 per sq. ft.

C. The equivalent dwelling unit (EDU) factors utilized to calculate the potable water development fees shall be as follows:

Land Use Categories	**EDU Factor**
Low Density Residential	1.00 per unit
Medium Density Residential	1.00 per unit
Compact Density Residential	0.75 per unit
High Density Residential	0.75 per unit
Village/Regional Town Center – Retail	4.00 per acre
Village/Regional Town Center – Office	4.00 per acre

D. The equivalent dwelling unit (EDU) factors utilized to calculate the storm drainage development fees shall be as follows:

Land Use Categories	**EDU Factor**
Low Density Residential	0.40 per acre
Medium Density Residential	0.50 per acre
Compact Density Residential	0.70 per acre
High Density Residential	0.70 per acre
Village/Regional Town Center – Retail	0.90 per acre
Village/Regional Town Center – Office	0.90 per acre

E. The equivalent dwelling unit (EDU) factors utilized to calculate the wetland mitigation, wetland preserve buffer, and plan area formation development fees shall be as follows:

Land Use Categories	**EDU Factor**
Low Density Residential	1.00 per unit
Medium Density Residential	1.00 per unit
Compact Density Residential	1.00 per unit

Land Use Categories	EDU Factor
High Density Residential	1.00 per unit
Village/Regional Town Center – Retail	1.00 per acre
Village/Regional Town Center – Office	1.00 per acre

F. The equivalent dwelling unit (EDU) factors utilized to calculate the park corridors and trails development fees shall be as follows:

Single-Family		**EDU Factor**
Very Small	<=800 sq. ft.	0.73
Small	801-1,200 sq. ft.	0.88
Medium Small	1,201-1,600 sq. ft.	0.92
Medium	1,601-2,400 sq. ft.	1.00
Large	>2,400 sq. ft.	1.10
Multifamily		
Very Small	<=800 sq. ft.	0.41
Small	801-1,200 sq. ft.	0.53
Medium Small	1,201-1,600 sq. ft.	0.59
Medium	1,601-2,400 sq. ft.	0.59
Large	>2,400 sq. ft.	0.59
Age-Restricted Single-Family		
Very Small	<=800 sq. ft.	0.47
Small	801-1,200 sq. ft.	0.57
Medium Small	1,201-1,600 sq. ft.	0.59
Medium	1,601-2,400 sq. ft.	0.65
Large	>2,400 sq. ft.	0.71
Age-Restricted Multifamily		
Very Small	<=800 sq. ft.	0.36
Small	801-1,200 sq. ft.	0.43
Medium Small	1,201-1,600 sq. ft.	0.47
Medium	1,601-2,400 sq. ft.	0.47
Large	>2,400 sq. ft.	0.47

[Ord. 9-2022 § 3 (Exh. A)].

16.82.200 Annual program fee adjustment.

Beginning January 1, 2023, and thereafter each year no later than January 15th, the program fee per development unit type or per development unit type and square foot range for each type of development in each fee category shall be adjusted as follows:

A. A "mean" index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the October issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.

B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous October; however, if a new program fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted.

C. The new program fee per development unit type or per development unit type and square foot range shall be calculated by multiplying the adjustment factor, as calculated in subsection (B) of this section, by the program fee per development unit type or program fee per unit type and square foot range in place prior to the annual adjustment.

D. The estimated cost of the facilities used in SunCreek specific plan capital improvement plan and for calculating credits and reimbursements pursuant to RCMC 16.82.180, 16.82.190 and 16.82.195 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section. [Ord. 9-2022 § 3 (Exh. A)].

Rancho Cordova

Municipal Code

Chapter 16.82

Amendments

Track Changes

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain unchanged.

Sections 16.82.010, 16.82.020, 16.82.160, 16.82.170, and 16.82.200 of Title 16, of the City of Rancho Cordova Municipal Code as amended as follows:

16.82.010 Purpose.

A. The general plan of the city of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time with an adequate level of public facilities including, but not limited to, roadways, potable water, storm drainage, ~~park corridors~~, and trail facilities.

B. The general plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The general plan also contains additional policies for supporting funding and use of developer dedications, development fees, and other means to pay for an acceptable level of public facilities.

C. The purpose of this chapter is to implement the general plan requirements set forth in subsections (A) and (B) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the cost of certain public facilities, the need for which is directly or indirectly generated by the type and extent of development proposed in the city of Rancho Cordova, on which the fees will be imposed.

D. It is the further purpose of this chapter to require that adequate provision is made for developer financed public facilities within the city of Rancho Cordova as a condition to any rezoning and prior to approval of certain permits within the city. [Ord. 9-2022 § 3 (Exh. A)].

16.82.020 Definitions.

A. “Area” means that geographic area established for public facilities financing purposes within the city of Rancho Cordova depicted in Figure 1 attached to the ordinance codified in this chapter and incorporated herein by reference. A detailed map of the area depicted on Figure 1 is on file with the city planning department, and such maps are incorporated by reference herein.

B. “Building permit” means the permit issued or required for residential development, nonresidential development, commercial development, or other development within the city, pursuant to and as further defined by the city of Rancho Cordova building code.

C. “Certificate of occupancy” means a certificate issued by the city certifying that the newly constructed building or structure has been inspected and complies with the applicable provisions of state and local laws, ordinances, rules and regulations governing construction and occupancy.

D. “City” means the city of Rancho Cordova.

E. “Costs” means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure including, without limitation, the costs of land, construction and inspection, engineering, administration, and consulting fees.

F. “Council” or “city council” means the city council of the city of Rancho Cordova.

G. “Department” means the city of Rancho Cordova community development department.

H. “Development impact fee” means the fee levied by this chapter upon the approval of one or more building permits, temporary certificate of occupancy, certificate of occupancy, or final inspection, as applicable.

I. “Development unit” means a dwelling unit, for residential development, or square foot of building floor area, for nonresidential development.

J. “Director” means the director of the Rancho Cordova community development department.

K. “Facilities” means those public facilities designated in the SunCreek specific plan development impact fee program.

L. “Fee resolution” means the resolution and fee schedule adopted by the city council, as may be amended from time to time, that approves the amount of the SunCreek specific plan development impact fees.

M. “Final inspection” means the last inspection to be made after finishing grading and the building is completed and ready for occupancy.

N. “Improvement plan” means the site plan of property proposed for development showing all required improvements that must be approved by the Rancho Cordova public works department.

O. “Land use category” means detached dwelling units, attached dwelling units, mobile homes, commercial lodging units, commercial uses, office uses, or other uses as further defined in the fee resolution.

P. “Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of buildings other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, apartments, manufactured homes, and mobile homes, or improvements thereto. Nonresidential development includes commercial development. Typically, nonresidential development consists of buildings to be occupied by retail, service, or other commercial businesses or by offices as regulated by the city of Rancho Cordova zoning code, but may also include buildings for use by churches, daycare centers, private schools, and other institutional uses. Mixed-use buildings consisting of both dwelling units and commercial and/or office areas will have the respective building areas treated as either residential development or nonresidential development for purposes of this chapter.

Q. “Program fee per development unit type” means the development impact fee per development unit for a particular category of facilities. Such program fees, identified in the fee resolution, were established using an allocation of public facility costs, as identified in the SunCreek specific plan capital improvement plan based on land use categories identified in the SunCreek specific plan development impact fee program nexus study.

R. “Program fee per development unit type and square foot range” means the development impact fee per development unit based on square foot range for roadways and trails category of facilities. Such program fees, identified in the fee resolution, were established using an allocation of public facility costs, as identified in the SunCreek specific plan capital improvement plan based on land use categories identified in the SunCreek specific plan development impact fee program nexus study.

SR. “Programmed cost” means the estimated cost of constructing a facility based upon the unit costs for each construction item plus fixed contingency costs for engineering, permits, and construction as set forth in the SunCreek specific plan capital improvement plan and its public facilities project cost estimates, as periodically updated and adopted by resolution of the council.

ST. “Residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of dwelling units for residential use including detached and attached housing for owner or rental occupancy. For purposes of this chapter, residential development includes construction of or improvements to buildings or portions of buildings consisting of dwelling units constructed on sites designated low density residential, medium density residential, compact density residential, high density residential, village center or regional town center as defined in the SunCreek specific plan. Nonresidential development permitted by right or with a use permit, constructed on sites zoned for residential use, is nonresidential development for purposes of this chapter.

~~T~~U. “SunCreek capital improvement plan” means the projects identified and the cost estimates prepared, and as may be updated, for the public facilities identified in the SunCreek specific plan development impact fee nexus study.

V~~U~~. “SunCreek specific plan development impact fee program” means the fee schedule, including any amendments thereto, adopted by resolution by the council for financing of designated public facilities to serve the city of Rancho Cordova, including, but not limited to, a designation of those facilities to be constructed with the development impact fees collected pursuant to this chapter, the priority list (“priority list”) for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the SunCreek specific plan area of the city of Rancho Cordova as established.

W~~V~~. “Temporary certificate of occupancy” means if the city finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the city may issue a temporary certificate of occupancy for the use of a portion or portions of a building structure prior to the completion of the entire building or structure. [Ord. 7-2025 § 3 (Exh. A); Ord. 9-2022 § 3 (Exh. A)].

16.82.160 Calculation of development impact fees.

A. For single-family residential development and multifamily residential development, ~~the~~ some development impact fee components~~s~~ are defined by unit type only (potable water, storm drainage, wetland mitigation for backbone infrastructure, and wetland preserve buffer). Other development impact fee components (roadways and trails) are varied by unit type and square foot range as follows:

Single-Family	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Multifamily	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Age-Restricted Single-Family	

Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Age-Restricted Multifamily	
Very Small	<=800 sq. ft.
Small	801-1,200 sq. ft.
Medium Small	1,201-1,600 sq. ft.
Medium	1,601-2,400 sq. ft.
Large	>2,400 sq. ft.
Accessory Dwelling Units	
Very Small (<750 sq. ft.)	Exempt from fee
Otherwise (>750 sq. ft)	Fee is based on the ratio of the floor area of the ADU compared to the primary unit, times the fee category that would have applied on the primary unit.

The development impact fees, per dwelling unit type and dwelling unit type with square foot range, set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = P

Where:

F = The development fee for each category of public facilities to be paid for each dwelling unit type or each dwelling unit type with square foot range by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per dwelling unit type or program fee per dwelling unit type with square foot range for each category of public facilities for the type of development as shown in the SunCreek specific plan development impact fee program.

B. For nonresidential development, the development fees per building permit set forth in RCMC 16.82.120 and 16.28.130 shall be calculated pursuant to the following formula:

F = P x S

Where:

F = The development fee for each category of public facilities to be paid for each building permit by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per square foot of building floor area for each category of public facilities for the type of development as shown in the SunCreek specific plan development impact fee program;

S = The number of square feet of building floor area proposed for development.

C. The administration fee per building permit as set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = T x 3.0%

Where:

F = The administration fee to be paid for each dwelling unit for single-family residential development and multifamily residential development, or for each building permit for nonresidential development, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval.

T = The sum of the development fees for all fee categories of public facilities to be paid for each dwelling unit for single-family residential development and multifamily residential development, or for each building permit for nonresidential development, before any applicable credits pursuant to RCMC 16.82.180 or 16.82.195 are applied, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.82.120 are proposed for approval.

D. The plan area formation fee per acre as set forth in RCMC 16.82.120 and 16.82.130 shall be calculated pursuant to the following formula:

F = P x A

Where:

F = The plan area formation fee to be paid for each final map by the owner of property for which a change in land use zone has been approved or the final map described in RCMC 16.82.120 are proposed for approval; and

P = Program fee per net developable acre for plan area formation for residential development and nonresidential development as shown in the SunCreek specific plan development impact fee program;

A = Net developable acre excluding public and other land uses, including roads, schools, parks, detention basins, public/quasi-public parcels, wetland preserves and wetland buffers.

E. The development fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B), (C) and (D) of this section for the categories of facilities established by RCMC 16.82.150 which are applicable.

F. For the purpose of calculating SunCreek specific plan development fees pursuant to subsections (A), (B), (C), and (D) of this section for properties with an approved use permit which significantly changes the underlying use of the site or properties within a special planning area, the director is hereby authorized to determine the EDU factors for each fee category which correspond most directly to the use and density.

G. For the purpose of calculating SunCreek specific plan development fees pursuant to subsections (A), (B), (C), and (D) of this section for building permits for land use categories not included in this chapter, the director is hereby authorized to determine the EDU factors for each fee category which correspond most directly to the use and density. [Ord. 7-2025 § 3 (Exh. A); Ord. 9-2022 § 3 (Exh. A)].

16.82.170 Establishment of equivalent dwelling unit factors for land uses within the SunCreek specific plan area.

A. The equivalent dwelling unit factors for property within the SunCreek specific plan area are based on the SunCreek specific plan development impact fee program.

B. The equivalent dwelling unit (EDU) factors utilized to calculate the on-site and off-site roadway development fees shall be as follows:

Single-Family		**EDU Factor**
Very Small	<=800 sq. ft.	0.81
Small	801-1,200 sq. ft.	0.91
Medium Small	1,201-1,600 sq. ft.	0.94
Medium	1,601-2,400 sq. ft.	1.0
Large	>2,400 sq. ft.	1.07
Multifamily		
Very Small	<=800 sq. ft.	0.63
Small	801-1,200 sq. ft.	0.71
Medium Small	1,201-1,600 sq. ft.	0.75
Medium	1,601-2,400 sq. ft.	0.75
Large	>2,400 sq. ft.	0.75
Age-Restricted Single-Family		

Very Small	<=800 sq. ft.	0.38
Small	801-1,200 sq. ft.	0.42
Medium Small	1,201-1,600 sq. ft.	0.44
Medium	1,601-2,400 sq. ft.	0.47
Large	>2,400 sq. ft.	0.5
Age-Restricted Multifamily		
Very Small	<=800 sq. ft.	0.31
Small	801-1,200 sq. ft.	0.35
Medium Small	1,201-1,600 sq. ft.	0.37
Medium	1,601-2,400 sq. ft.	0.37
Large	>2,400 sq. ft.	0.37

Village/Regional Town Center	Retail	.90 per sq. ft.
Village/Regional Town Center	Office	1.08 per sq. ft.

~~**Land Use Categories**~~	~~**EDU Factor**~~
~~Low Density Residential~~	~~1.00 per unit~~
~~Medium Density Residential~~	~~1.00 per unit~~
~~Compact Density Residential~~	~~0.78 per unit~~
~~High Density Residential~~	~~0.78 per unit~~
~~Village/Regional Town Center – Retail~~	~~1.08 per 1,000 sf~~
~~Village/Regional Town Center – Office~~	~~0.95 per 1,000 sf~~

C. The equivalent dwelling unit (EDU) factors utilized to calculate the potable water development fees shall be as follows:

Land Use Categories	EDU Factor
Low Density Residential	1.00 per unit
Medium Density Residential	1.00 per unit
Compact Density Residential	0.75 per unit
High Density Residential	0.75 per unit
Village/Regional Town Center – Retail	4.00 per acre
Village/Regional Town Center – Office	4.00 per acre

D. The equivalent dwelling unit (EDU) factors utilized to calculate the storm drainage development fees shall be as follows:

Land Use Categories	EDU Factor
Low Density Residential	0.40 per acre
Medium Density Residential	0.50 per acre
Compact Density Residential	0.70 per acre
High Density Residential	0.70 per acre

Land Use Categories	EDU Factor
Village/Regional Town Center – Retail	0.90 per acre
Village/Regional Town Center – Office	0.90 per acre

E. The equivalent dwelling unit (EDU) factors utilized to calculate the wetland mitigation, wetland preserve buffer, and plan area formation development fees shall be as follows:

Land Use Categories	EDU Factor
Low Density Residential	1.00 per unit
Medium Density Residential	1.00 per unit
Compact Density Residential	1.00 per unit
High Density Residential	1.00 per unit
Village/Regional Town Center – Retail	1.00 per acre
Village/Regional Town Center – Office	1.00 per acre

F. The equivalent dwelling unit (EDU) factors utilized to calculate the park corridors and trails development fees shall be as follows:

Single-Family		EDU Factor
Very Small	<=800 sq. ft.	0.73

Small	801-1,200 sq. ft.	0.88
Medium Small	1,201-1,600 sq. ft.	0.92
Medium	1,601-2,400 sq. ft.	1.00
Large	>2,400 sq. ft.	1.10
Multifamily		
Very Small	<=800 sq. ft.	0.41
Small	801-1,200 sq. ft.	0.53
Medium Small	1,201-1,600 sq. ft.	0.59
Medium	1,601-2,400 sq. ft.	0.59
Large	>2,400 sq. ft.	0.59
Age-Restricted Single-Family		
Very Small	<=800 sq. ft.	0.47
Small	801-1,200 sq. ft.	0.57
Medium Small	1,201-1,600 sq. ft.	0.59
Medium	1,601-2,400 sq. ft.	0.65
Large	>2,400 sq. ft.	0.71
Age-Restricted Multifamily		
Very Small	<=800 sq. ft.	0.36
Small	801-1,200 sq. ft.	0.43
Medium Small	1,201-1,600 sq. ft.	0.47
Medium	1,601-2,400 sq. ft.	0.47
Large	>2,400 sq. ft.	0.47

~~Land Use Categories~~	~~EDU Factor~~
~~Low Density Residential~~	~~2.95 per unit~~
~~Medium Density Residential~~	~~2.95 per unit~~
~~Compact Density Residential~~	~~2.03 per unit~~
~~High Density Residential~~	~~1.54 per unit~~

~~Land Use Categories~~	~~EDU Factor~~
~~Village/Regional Town Center – Retail~~	~~0.00 per acre~~
~~Village/Regional Town Center – Office~~	~~0.00 per acre~~

[Ord. 9-2022 § 3 (Exh. A)].

16.82.200 Annual program fee adjustment.

Beginning January 1, 2023, and thereafter each year no later than January 15th, the program fee per development unit type or per development unit type and square foot range for each type of development in each fee category shall be adjusted as follows:

A. A "mean" index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the October issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.

B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous October; however, if a new program fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted.

C. The new program fee per development unit type or per development unit type and square foot range shall be calculated by multiplying the adjustment factor, as calculated in subsection (B) of this section, by the program fee per development unit type or program fee per unit type and square foot range in place prior to the annual adjustment.

D. The estimated cost of the facilities used in SunCreek specific plan capital improvement plan and for calculating credits and reimbursements pursuant to RCMC 16.82.180, 16.82.190 and 16.82.195 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section. [Ord. 9-2022 § 3 (Exh. A)].

MEMORANDUM

ITEM 12.1.

DATE:	August 3, 2026
TO:	Honorable Mayor and Council Members
FROM:	Albert Stricker, Public Works Director Drew Hart, Principal Transportation Planner
SUBJECT:	**UPDATES FROM 50 CORRIDOR TRANSPORTATION MANAGEMENT ASSOCIATION (50 CORRIDOR TMA)**

RECOMMENDATION

Receive staff presentation and provide input.

RESULT OF RECOMMENDED ACTION

Staff will incorporate feedback into future work with the 50 Corridor TMA.

BACKGROUND

The City of Rancho Cordova has created a partnership with the 50 Corridor Transportation Management Association (50 Corridor TMA) to provide programs and innovative solutions that encourage the use of sustainable modes of transportation such as active modes, carpooling, and transit. 50 Corridor TMA provides services for communities in Rancho Cordova, Folsom, and unincorporated Sacramento County, along with private employers along the U.S. 50 corridor.

The history of the partnership with the 50 Corridor TMA aligns with the history of the transit tax program which was established before the city's incorporation. The primary funding source for sustainable transportation education, encouragement, and services comes from a levy within annexed Transit Zones, geographical boundaries that collect property assessments to provide sustainable transportation services to the residents of Rancho Cordova. Transit Zones were established as early as 2003 by the county as Sacramento County Services Areas. After incorporation, the city assumed the service responsibility and funding for the existing Transit Zones. Ongoing developments are added to Transit Zones to likewise offer transportation services. The purpose of the Transit Zones is to provide an ongoing financial mechanism to fund a broad range of transportation services intended to benefit property within the zones by reducing congestion and pollution. Funding these activities maintains compliance with Federal and State Clean Air Acts and California Environmental Quality Act requirements. The services include, but are not limited to, the following: transit shuttles, guaranteed ride home program, transit subsidies, transportation planning for employers and/or residents, education programs, infrastructure support like bike racks and bus stops, and bicycle and alternative fuel incentives.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Presentation

50 Corridor TMA

RANCHO CORDOVA CITY COUNCIL

August 3, 2026

Introducing

Cheryl Croshere, PhD

Executive Director, 50 Corridor TMA





Agenda

01 About Us

02 Our Work in Rancho Cordova

03 Collaborations

04 Questions



Agenda

01 About Us

02 Our Work in Rancho Cordova

03 Collaborations

04 Questions

Who We Are

50 Corridor Transportation Management Association (TMA)

We help people walk, bike, carpool, and use transit more.

- Nonprofit organization
- Founded in 1993
- Recently merged with Sacramento TMA, founded in 1989



50 Corridor TMA

The TMA Team

Cheryl Croshere, Executive Director

Gabi Iannarelli, Membership Development Director

Frank Aceves, Program Manager

Alyssa Lee, Program Manager

Michaela Garcia, Marketing & Communications Manager

Dalia Ramirez-Robles, Outreach Coordinator

Annapurna Siva, Program Coordinator





Agenda

01 About Us

02 Our Work in Rancho Cordova

03 Collaborations

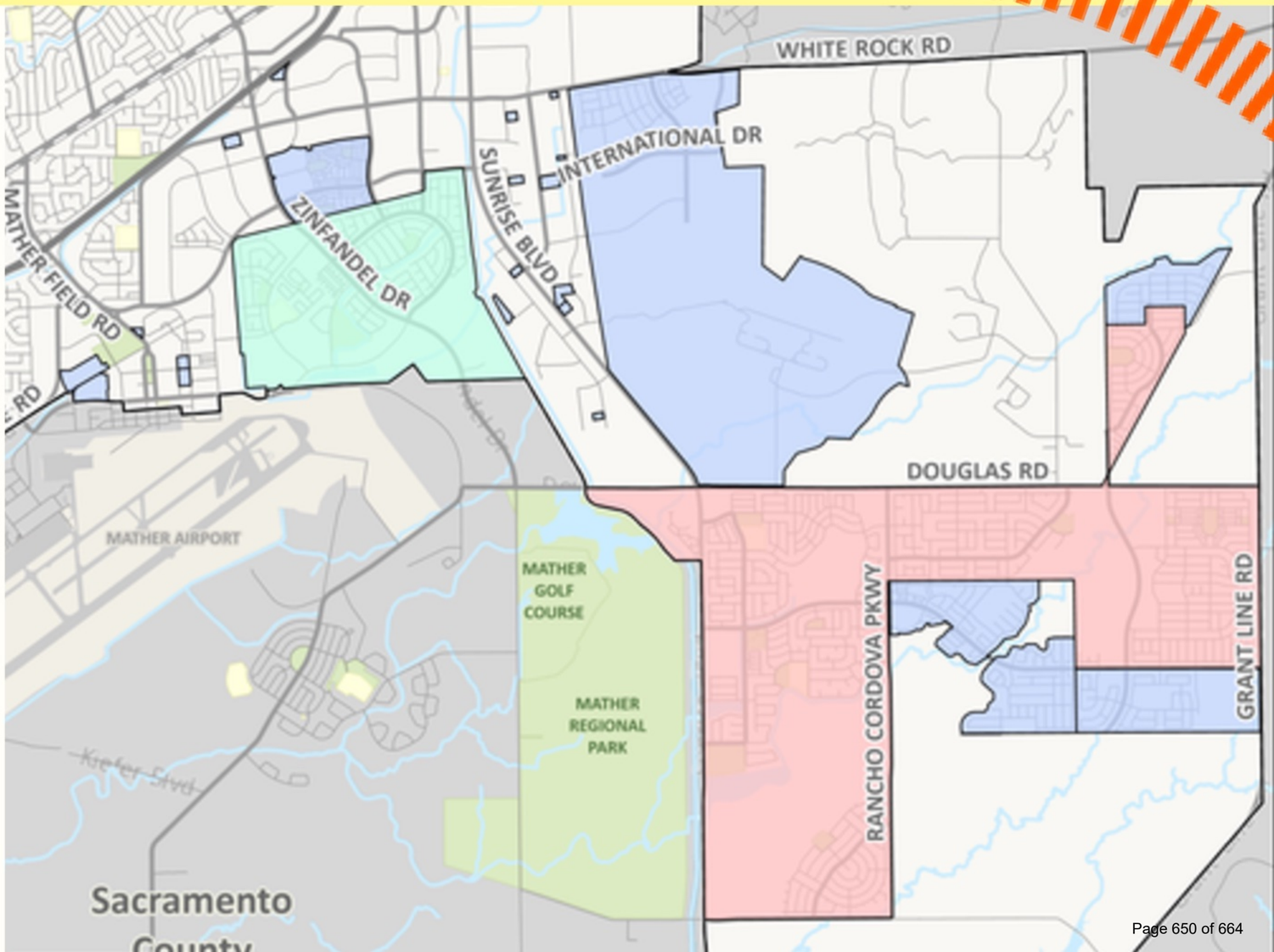
04 Questions

Transit Zones

Transit Services District Zone 1
Zinfandel

Transit Services District Zone 2
Anatolia, Sunridge, Kavala Ranch, Cypress Grove

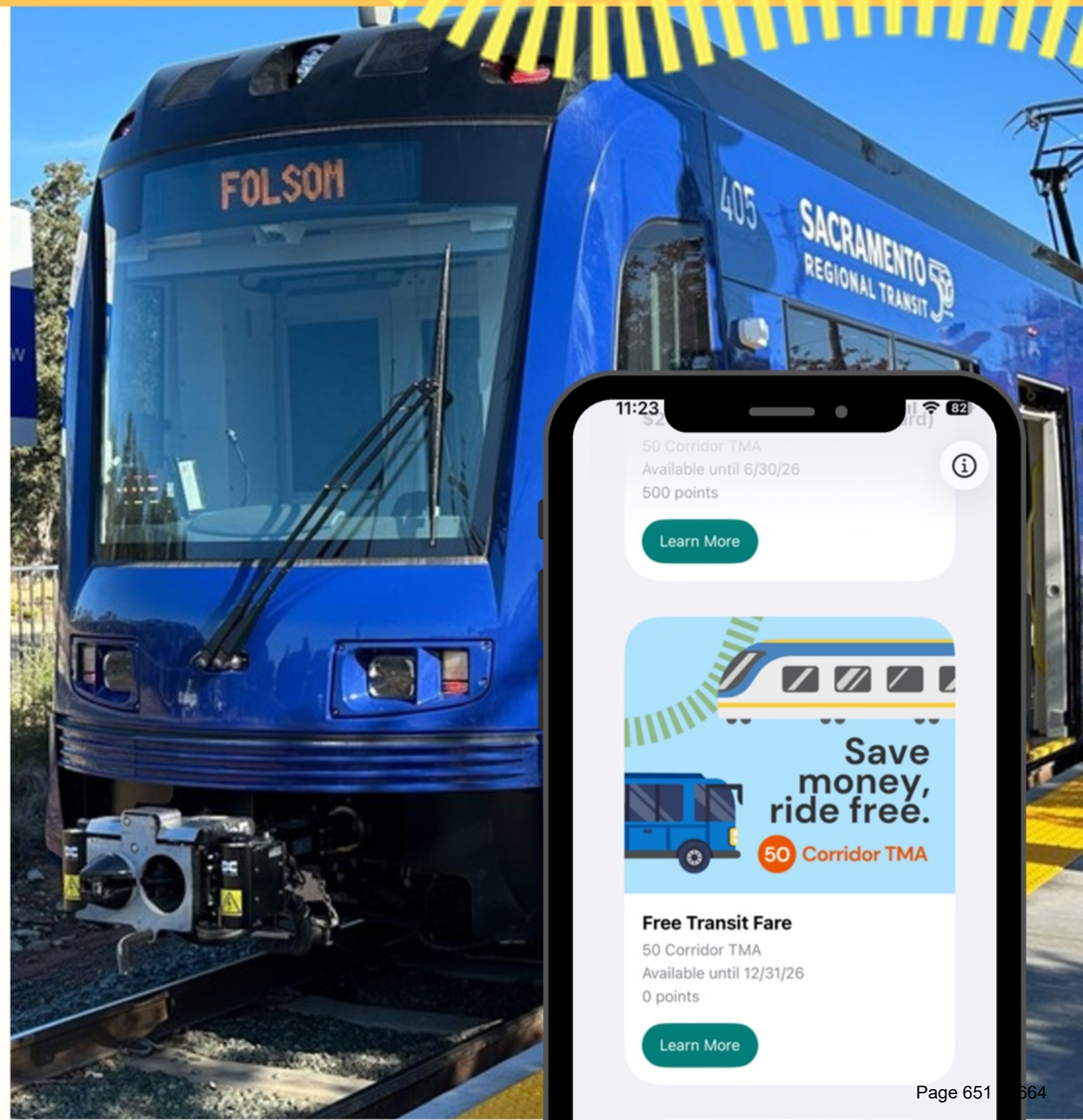
Transit Services District Zone 3 and All Other Zones
Capital Village, Rio del Oro, Suncreek, infill parcels, etc.



Free Transit Fare

Up to $25 per month on Connect Card

Area	Participants	Transit Fare Distributed
Transit Zones	40	$1,329
Carbon Reduction	188	$10,186
Citywide	**228**	**$11,515**



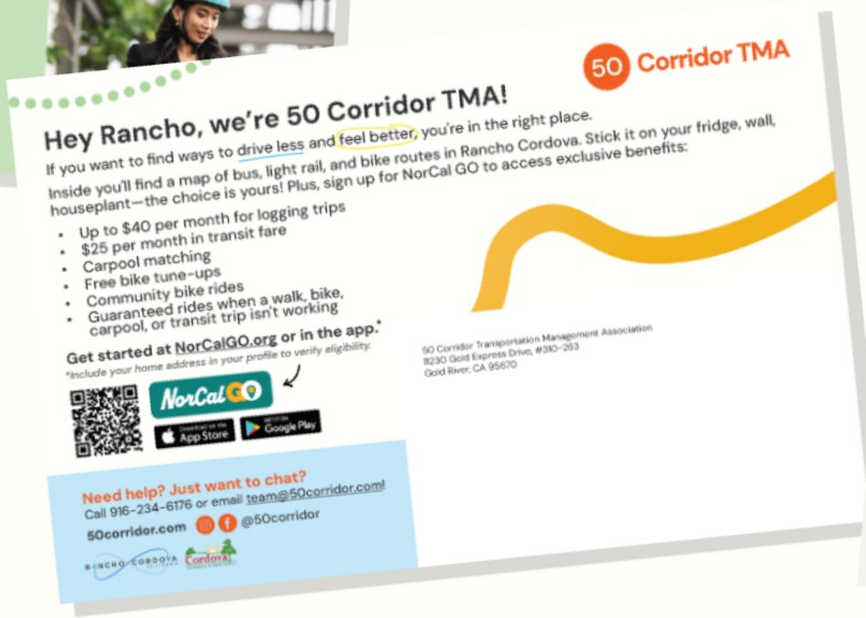
Free Transit Fare



Mailer sent to new program participants with their Connect Card

Incentive Programs





Front & Back

Inside
(Map by local artist Queeny Lu)



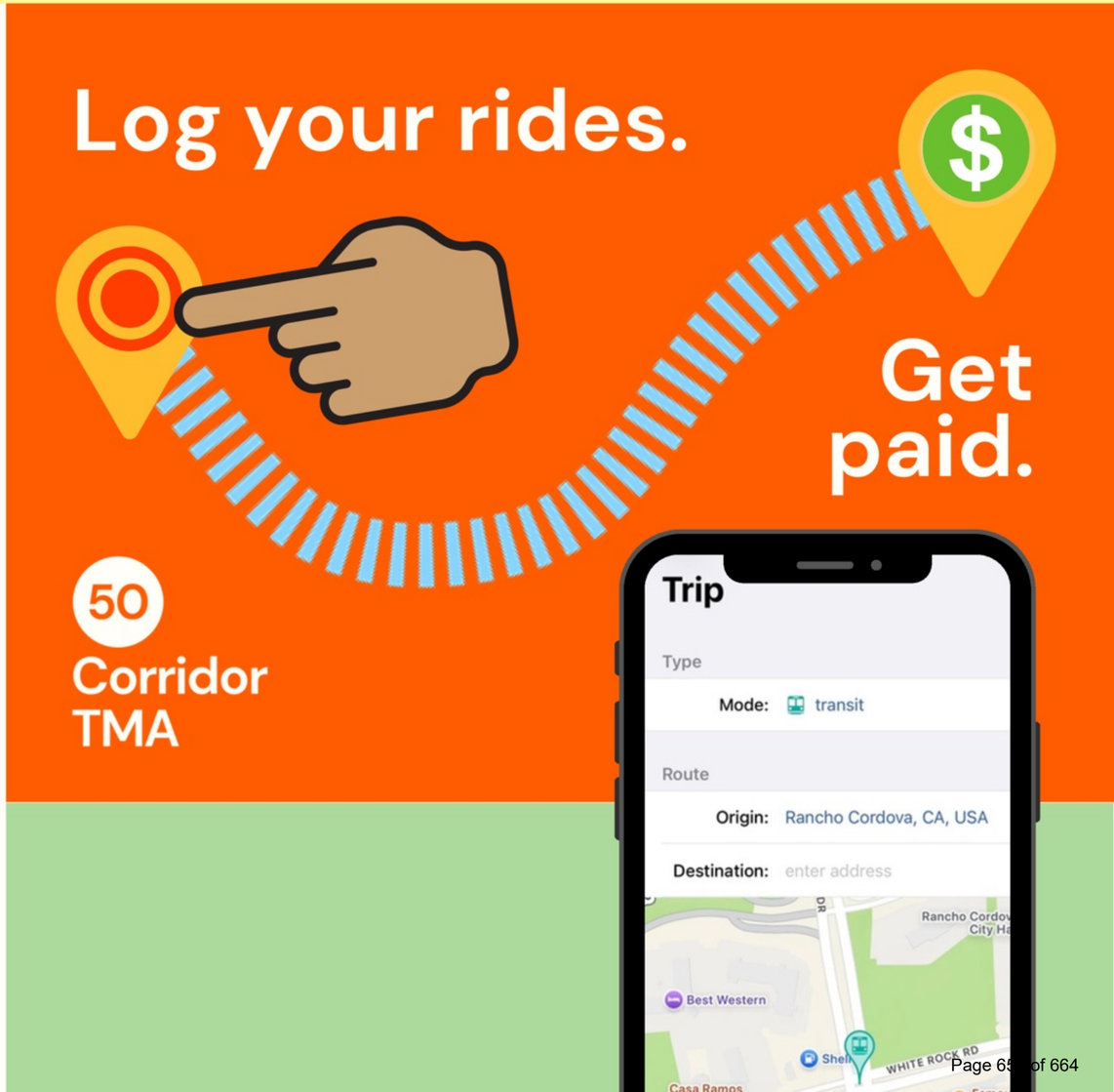
Guides to Getting Around Rancho mailer

Incentive Programs

Log 10 sustainable trips in NorCal GO
= Earn $20 in gift cards

Area	Participants	Gift Cards Distributed
Transit Zones	96	$1,560
Carbon Reduction	131	$4,160
Citywide	**227**	**$5,720**

Since October 2025



50 Corridor TMA

Symptoms may include...

WHAT: NorCal GO sign-up campaign

WHEN: September 2025 - May 2026 (and ongoing)

HOW:
- Partner Engagement: E.g. team working sessions for outreach to community partners, employers, media outlets, etc.
- Marketing & Education: Digital ads, email campaigns, direct mail, print collateral, etc.
- Community Activation: Tabling events, group rides, free bike tune-ups, etc.

WHY:
- Increase awareness of transportation options
- Reduce barriers to trying alternatives to driving alone
- Connect residents and employees directly to incentives
- Build a larger audience for future campaigns

66+ partners engaged
62 community events
1.4 mil+ impressions delivered
1,837 new NorCal GO users



Bike Programs

Area	Bikes Tuned	Riders
Transit Zones	182 (7 events)	100+ (2 rides)
Carbon Reduction	51 (3 events)	150 (4 rides)
Citywide	**233**	**250+**

FY 2025-26





Guaranteed Ride

Free Uber or Lyft ride when you walk, bike, carpool, or transit & something unexpected comes up – up to 5x per year, up to $50 per trip.

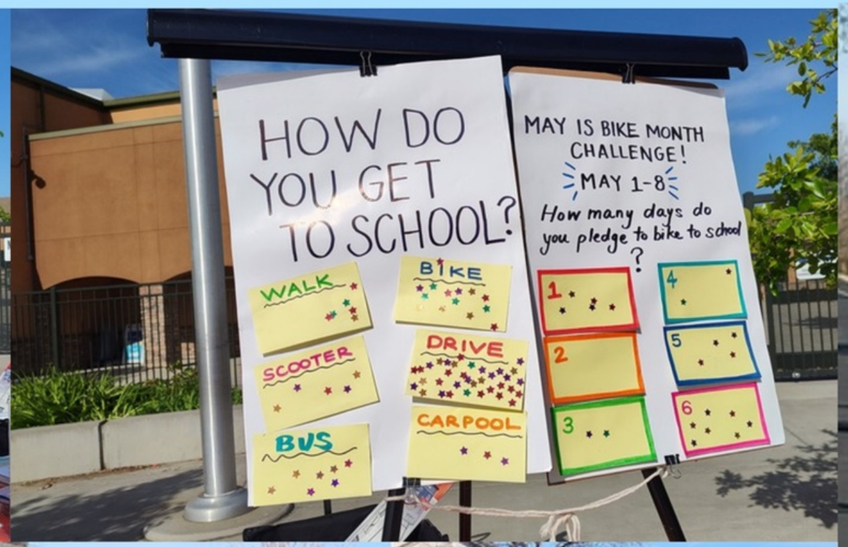
Examples: transit delays, family emergencies, flat tires, inclement weather, working overtime, or a canceled carpool.

Area	Rides	Residents
Transit Zones	22	9
Carbon Reduction	6	4
Citywide	**28**	**13**



McGarvey Bike Bus



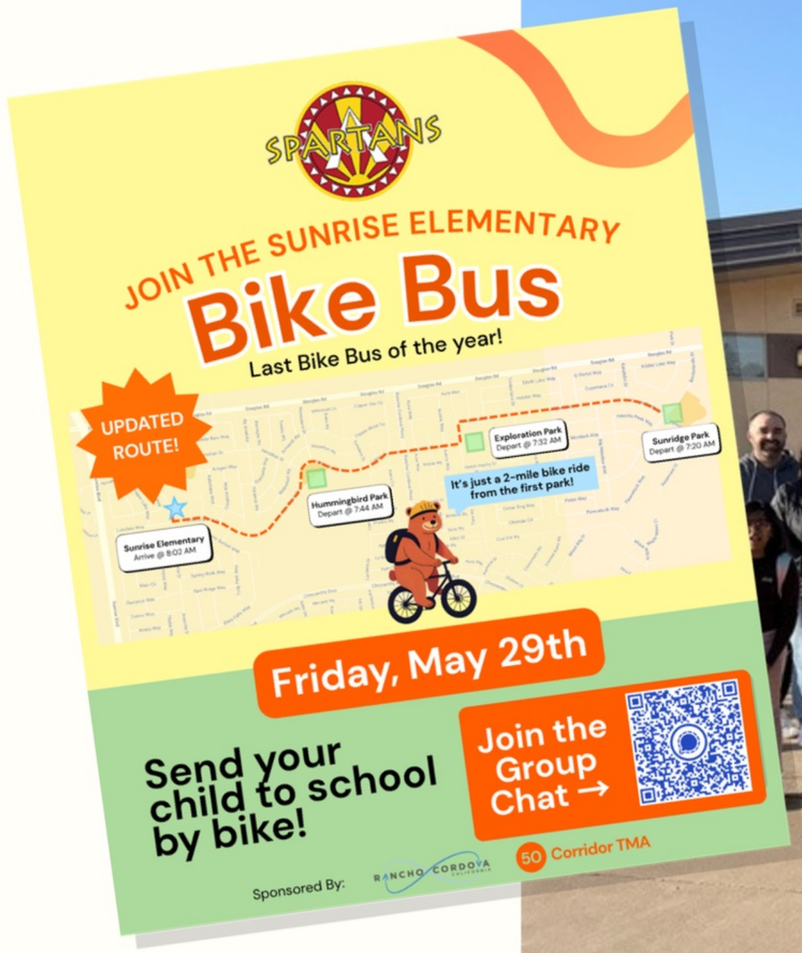








Sunrise Bike Bus





Mayor Gatewood!

School Shuttle*

- 3 vans - 2 are electric
- 27 passenger seats
- $5 per day cost to families
- 76% avg. ridership (20 students)
- $37.50 avg. cost per rider
- 53 applicants for 27 seats**

*Separate from CordoVan
**For 26-27 School Year, to date





Agenda

01 About Us

02 Our Work in Rancho Cordova

03 Collaborations

04 Questions

Collaborations

- Anatolia Moms Walking Group
- Bike Lab
- Cordova Community Council
- Dutch Bros
- Elk Grove Unified School District
- Explore Rancho Cordova
- Folsom Cordova Unified School District
- Handel's Ice Cream
- Jamba Juice
- LogOff Brewing
- Rancho Cordova Area Chamber of Commerce
- Rancho Cordova Farmer's Market
- McIlwain Mobility
- Soroptimists





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Thank you!

50 Corridor TMA