

## VII. FUNDING OF ONGOING OPERATION AND MAINTENANCE COSTS

---

This draft Financing Plan addresses funding for construction of Backbone Infrastructure and Public Facilities. The constructed Backbone Infrastructure and Public Facilities will also require a source of ongoing operations and maintenance funding. A separate analysis of ongoing operations and maintenance funding will be prepared and will provide a detailed discussion of the costs and potential funding sources for operations and maintenance of RDOSP facilities, as well as public services (e.g., parks programming).

The RDOSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of the public improvements. Participation in these districts will be determined by the City or the Special Districts no later than the filing of final maps. The City or existing assessment districts will have funding responsibility for most items. However, if a funding shortfall is deemed to exist, a Mello Roos CFD, Community Services District (CSD), Lighting and Landscaping District (LLD), or some other funding mechanism will be established.

As shown in **Table 18**, the following funding mechanisms will likely be imposed to fund ongoing operations and maintenance costs required to serve the RDOSP.

- **Rancho Cordova Police Special Tax.** This assumption is based on the amount imposed on development in Sunridge Anatolia to fund police operations.
- **Sloughhouse Fire Protection.** The RDOSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District, but retained the name. This special tax covers ambulance services.
- **CSA 10 Zone 2.** CSA 10 provides transportation-related services, such as shuttle transit and trip reduction activities to the Sunridge Specific Plan. This analysis assumes a similar assessment will apply to the RDOSP.
- **SAFCA O&M A.D. No. 1.** The Sacramento Area Flood Control Agency (SAFCA) formed this assessment district to provide flood control services.
- **CSA 1 Lights City of Rancho Cordova Zone 4.** County Service Area (CSA) No. 1 provides funding for the maintenance of County and Sacramento Municipal Utilities District (SMUD) street and highway safety lights in unincorporated Sacramento County, and in the cities of Elk Grove, Citrus Heights and Rancho Cordova.

In addition, there are three additional potential annual special taxes or assessments that could fund ongoing operations and maintenance services for development in the RDOSP. As shown in Table 18, these additional potential funding sources include:

- **Landscaping and Lighting District.** An LLD could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting not funded through CSA 1.
- **Park Maintenance CFD.** A Services CFD could be created to fund park maintenance, among other ongoing operations and maintenance services in the RDOSP.
- **Road Maintenance Assessment District.** An assessment district could be formed to fund the maintenance of Backbone Roadways in the RDOSP.

Actual mechanisms required to fund ongoing operations and maintenance in the RDOSP will be determined when a separate analysis is prepared.