

CONCURRENT MEETING CITY COUNCIL/CRA/RCFC

**Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California**

Monday, December 5, 2005

**4:00 p.m. – Study Session
5:30 p.m. – Regular Meeting**

AGENDA



**Ken Cooley, Mayor
Robert J. McGarvey, Vice Mayor
Linda Budge, Council Member
David M. Sander, Council Member
Dan Skoglund, Council Member**

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.



- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!



**CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

Monday, December 5, 2005

**4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting**

AMENDED AGENDA

STUDY SESSION

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

ORAL COMMUNICATIONS

A. Public Comment

Citizens wishing to address the Council for any matter on the study session agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item. **All speakers are encouraged to keep comments to three minutes or less and to state your name and community of residence.**

Study Session Item

- B. Subject:** Review Citywide Goals and Objectives to Amend and Prioritize.
Recommendation: Provide direction to staff.

ADJOURNMENT

REGULAR MEETING

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Reverend Steve Krogh, Grace Lutheran Church, will give the invocation.

IT IS EXPECTED THAT THE MAYOR WILL REORDER THE AGENDA TO TAKE ITEM NO. 12, SELECTION OF THE MAYOR AND VICE MAYOR, AT THIS TIME

ORAL COMMUNICATIONS

2. **Public Comment**

Citizens wishing to address the Council for any matter on the agenda or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium 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.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item 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.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

3. **Subject:** Minutes of City Council Special/Regular Meeting of November 7, 2005
Recommendation: Adopt Minutes.
4. **Subject:** Resolution Approving Addendum to Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration to clarify information about sewer and water improvements.
Recommendation: Adopt Resolution No. 149-2005.
5. **Subject:** Awarding Contract to Responsive Bidder Inter-Tel Technologies, Inc., for Telephone System at the New City Hall.
Recommendation: Award contract to Inter-Tel Technologies, Inc.

CONSENT PUBLIC HEARING ITEMS

6. **Subject:** Ordinance Amending Ordinance No. 18-2003 Changing the Functions of “Zoning Administrator” to “Planning Director” for Certain Administrative Approvals. The Planning Director Would be Able to Approve Minor Projects With or Without the Hearings, as Provided in the Zoning Code (**Continued from November 7, 2005 and November 21, 2005**)
Recommendation: Continue item to December 19, 2005.
7. **Subject:** An Urgency Ordinance Extending Urgency Ordinance No. 24-2005 Adopting a Permanent Citywide Fee and Introduction of a Non-Urgency Ordinance Adopting a Permanent Citywide Transportation Impact Fee.
Recommendation: Adopt Urgency Ordinance No. 32-2005 extending Urgency Ordinance No. 24-2005 for 30 days and waive first reading and introduce Ordinance No. 33-2005 adopting a permanent Citywide Transportation Impact Fee. (**Roll Call Vote**)

PUBLIC HEARING ITEMS

8. **Subject:** Resolution Requesting an Extension from the Governor’s Office of Planning and Research (OPR) for the Adoption of the City’s General Plan and Making Findings Required by Statute
Recommendation: Adopt Resolution No. 148-2005.
9. **Subject:** Mining Policy Fee Ordinance (**Continued from November 7, 2005**)
Recommendation: Continue item to January 17, 2006.

* 7:30 P.M. - BREAK

REGULAR CALENDAR ITEMS

10. **Subject:** Resolution Authorizing Issuance of Special Tax Bonds for the Sunridge Anatolia Community Facilities District, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of the Preliminary Official Statement, Approving Sale of Bonds, and Approving Other Related Documents and Actions.
Recommendation: Adopt Resolution No. 151-2005.
11. **Subject:** Resolution Endorsing and Supporting Participation in the Upper Laguna Creek Collaborative
Recommendation: Adopt Resolution No. 150-2005.
12. **Subject:** Selection of Mayor and Vice Mayor
Recommendation: That the Council select a Mayor and Vice Mayor. The ceremonial seating and swearing in of the new Mayor and Vice Mayor will take place at the next Council meeting on December 19, 2005.

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

CLOSED SESSION

Adjourn to Closed Session for the Following Purpose:

13. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

REPORT FROM CLOSED SESSION

ADJOURNMENT

UPCOMING MEETINGS	
<i>Tuesday, December 13, 2005</i>	<i>5:30 p.m. – Topic to be determined</i>
<i>Thursday, December 15, 2005</i>	<i>8:30 to 10:00 a.m. – Joint Study Session with City Council & Folsom-Cordova Unified School District on Growth Issues Including Financing held at the Mills Station</i>
<i>Monday, December 19, 2005</i>	<i>5:30 p.m. – Regular Meeting</i>

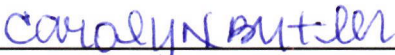
Tonight's meeting of the Rancho Cordova City Council/CRA/RCFC is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. It will be webcast at www.sacmetro cable.tv. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the December 5, 2005 Special and Regular Meetings of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on December 1, 2005 at City Hall of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 1st day of December 2005 at Rancho Cordova, California.



Carolyn Butler, Deputy City Clerk

MEMORANDUM

DATE: December 2, 2005
TO: Mayor and Council Members
FROM: Ted Gaebler, City Manager *TAG*
SUBJECT: GOALS AND OBJECTIVES



RECOMMENDATION

Discuss the Goals and Objectives.

BACKGROUND

At the end of our Retreat on November 16, staff promised to complete as much work as possible on the Goals and Objectives for a Work Session to be scheduled for December 5 from 4:00 p.m. - 5:30 p.m.

The attached material is a work in progress and is what we were able to accomplish in the 9 working days between the Retreat and the Work Session. We wanted you to see the format as it is evolving towards its ultimate conclusion in the model. Work is still needed on the mission, vision, values and staff actions.

Please review the document and we look forward to discussing it at the Work Session.

Attachment: Goals and Objectives

CITY OF RANCHO CORDOVA GOALS & OBJECTIVES

Forged by
City Council, Planning Commission &
Staff
November 15 & 16, 2005

GOAL	Who ...	... will do <i>what</i>... (The Objectives)	... by <i>when</i>?
1. FOSTER A POSITIVE IMAGE OF RANCHO CORDOVA (Leads: Snyder , McMahon & Treadwell, Haven)	PIO, City Manager	Conduct public opinion survey to gauge residents feelings on services and identify community needs	5/31/06
		Develop Code Enforcement Master Plan addressing office location, ordinance upgrades, staffing organization, staff training, and revenue requirements	3/31/06
		<i>Staff Action:</i> Code enforcement section to develop short and long-term objectives for commercial issues (curb appeal)	3/31/06
		<i>Staff Action:</i> Code enforcement section to develop short and long-term objectives for residential issues	3/31/06
	PIO, Economic Development and City Manager	Create a Communications Outreach Plan for the City which includes: an ongoing marketing program highlighting local assets and amenities for both residents and visitors	9/30/06
		<i>Staff Action:</i> Establish a Speaker's Bureau using Council, Commissioners, senior staff	7/30/06

		<i>Staff Action:</i> Be a sponsor, broker, catalyst and facilitator for community-based events that enhance the City's image and promotes its goals (Fourth of July, Salmon Festival, Eppie's Great Race, Veteran's Day Parade, etc) <i>Staff Action:</i> Launch a new, service oriented web site which will serve as an electronic gateway to our community <i>Staff Action:</i> Publish Annual State of Community Report (link to customer survey)	Ongoing
		7/30/06	
		6/30/06	
		6/30/06	
	PIO, Economic Development and City Manager	Develop and begin implementing a comprehensive branding campaign <i>Staff Action:</i> Campaign will include slogan, redesign of newsletter and web site, creation of art for advertising and displays, standards for visual elements associated with the City. It will be the emotional component to the communication plan. <i>Staff Action:</i> Create signage and markers that identify historic locations, special events, location of civic activities that fit within the visual context of the brand.	12/31/06
	PIO	Create City Sponsored Recognition programs which encourage image improvement activities. <i>Staff Action:</i> Implement the Planning Commission's "Orchids & Onions" awards program (also under Livable Community)	5/31/06
	PIO, Planning		5/31/06



GOAL	Who ...	... will do <i>what</i> ... (The Objectives)	... by when?
2. IMPROVE TRANSPORTATION & CONNECTIVITY (Leads: Abhar, Junker)	Public Works	Adopt comprehensive plans for ensuring mobility within Rancho Cordova, so that our residents and visitors will be able to move within our city road network safely and conveniently. Specific components include: • General Plan Circulation Element • Pedestrian and Bicycle Master Plan • Transit Master Plan	12/31/06
		Retrofit the existing community to connect all homes to other homes and businesses by walking or biking and transit. The road network, the bike and pedestrian pathways and the transit system to provide safe at-grade crossings or grade separated crossings at major roads and intersections for pedestrians and bicyclists. <i>Staff Action:</i> Implement the ADA Transition Plan Phase I. <i>Staff Action:</i> Begin construction of Phase I improvements for the Folsom Boulevard Beautification projects.	Ongoing 9/30/06
		Require all new development area homes to connect to all other homes and businesses by walking or biking and transit. The road network, the bike and pedestrian pathways and the transit system to provide safe at-grade crossings or grade separated crossings at major roads and intersections for pedestrians and bicyclists.	Ongoing, with each new project approval

		Vigorously advocate for and be a (voting) player in all agencies and forums that might possibly solve our citizen transportation, mobility problems and needs within the region, e.g: RT SACOG EG/RC/EH Connector Road Lobbyist County Caltrans	Ongoing
		Develop a comprehensive infrastructure phasing and implementation strategy that addresses timing, responsible party and funding mechanisms for the City's transportation system. <i>Staff Action:</i> Develop a transportation funding program that includes a fee and credit reimbursement program, includes state and federal funding, and resolves anticipated funding shortfalls. <i>Staff Action:</i> Conduct a City/development community roundtable dialogue to resolve issues related to the timing, delivery and funding of road projects. <i>Staff Action:</i> Establish criteria for acceptable traffic levels of service that address both short term and long term traffic congestion related to meeting the demands generated by new growth. <i>Staff Action:</i> Develop a five year transportation improvement plan.	

GOAL	Who ...	... will do what... (The Objectives)	... by when?
3. ENSURE THE AVAILABILITY OF THE BEST PUBLIC SERVICES IN THE REGION <i>(Leads: Trimberger, Snyder & Abhar)</i>	City Clerk Public Works Building Code Enforcement Planning Finance City Manager & Dept. Heads City Manager & Dept. Heads	Establish a system for tracking and following through on servicing customer requests and complaints <i>Staff Action:</i> Implement a Customer Response Management (CRM) system for Council referrals & public requests for follow-up <i>Staff Action:</i> Implement a citywide automated system for: Public Works asset management & service requests Code enforcement Building, including web-based permits Planning Licensing <i>Staff Action:</i> Create a customer-friendly environment by providing timely, face-to-face city contact to connect citizens to appropriate city services, including multi-lingual services, whenever feasible and practical <i>Staff Action:</i> Continually evaluate potential technology solutions and other necessary tools for improving services	3/31/06 6/30/06 6/30/06 9/30/06 12/31/06 12/31/06 Ongoing Ongoing
	PIO, City Manager City Manager & Dept. Heads	Gather data on customer needs and continually monitor and measure progress <i>Staff Action:</i> Conduct public opinion and customer survey <i>Staff Action:</i> Establish measurements to develop improvement goals (Using best practices research and benchmarking)	8/31/06 1/31/07

	Finance & Sr. Management Team City Clerk, PIO & Sr. Management Team	Ensure accessibility to the latest technology to our residents and businesses (new) <i>Staff Action:</i> Develop a Information Technology Strategic Plan with input from community stakeholders and experts <i>Staff Action:</i> Explore ways to improve the City's website to provide service in new ways.	11/30/06
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GOAL	Who ...	... will do <i>what</i>... (The Objectives)	... by <i>when</i>?
4. ESTABLISH A VIBRANT DOWNTOWN <i>(Leads: Haven, Junker)</i>	Planning & Economic Development	Determine the location and boundary of the Rancho Cordova Downtown <i>Staff Action:</i> • Complete the Downtown visioning process. • Clarify the role of the Downtown that is unique from other areas of the City. • Identify specific target uses (e.g., civic center, convention center, entertainment center, cultural center) and general locations for target uses • Adopt boundaries for the Downtown within the General Plan	Complete tasks by 2/28/06, adopt within the General plan by 6/30/06
	Economic Development & all departments	Create an economically diverse and financially successful downtown <i>Staff Action:</i> Identify specific factors to measure the Downtown's economic diversity and financial <i>Staff Action:</i> Work with the Chamber of Commerce to create a Business Improvement District <i>Staff Action:</i> Use Redevelopment to upgrade streetscape and infrastructure <i>Staff Action:</i> Promote mixed use and residential projects to bring people living within the Downtown	Ongoing

	Planning & all departments	Prepare a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan <i>Staff Action:</i> Identify a list of appropriate uses for the Downtown, including specific uses that will only be allowed within the Downtown <i>Staff Action:</i> Identify specific incentives that the City has available to attract desirable businesses to the Downtown area <i>Staff Action:</i> Ensure that City circulation improvement and transit programs are structured to promote a vibrant Downtown <i>Staff Action:</i> Adopt development standards, design provisions, and streetscape plans for the Downtown that clearly illustrate the City's vision for the Downtown <i>Staff Action:</i> Prepare and implement a Downtown Marketing Plan that target potential new businesses, including restaurants, upscale retail and entertainment venues	Following completion of the General Plan and the Folsom Boulevard Specific Plan (2007)
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GOAL	Who ...	... will do <i>what</i>... (The Objectives)	... by <i>when</i>?
5. ENSURE A SAFE COMMUNITY <i>(Leads: McMahon, Abhar)</i>		Complete the Rancho Cordova Emergency Response Plan in an effort to prepare the community for any natural or man-made disaster event <i>Staff Action:</i> RCPD and Sacramento Metro Fire Department to coordinate emergency response training for key city personnel	8/31/06
		<i>Staff Action:</i> RCPD and Sacramento Metro Fire to facilitate table top and field operational scenario exercises to insure readiness of city staff to manage disaster events.	3/31//06
		<i>Staff Action:</i> City staff to develop comprehensive action plans for their specific work groups associated with their anticipated assignments in a disaster response.	6/30/06
		<i>Staff Action:</i> City Staff to develop an Emergency Operations Center and train for the eventual activation of the center	6/30/06
		<i>Staff Action:</i> RCPD and Sacramento Metro Fire to facilitate public workshops and/or town hall meetings to present emergency operations plan for public review and input.	8/31/06

		Collaborate with the City Council and members of the community to continue to develop community-policing principles to be implemented within the city <i>Staff Action:</i> Implement customer survey to measure citizen concern over public safety issues and to prioritize public safety operations <i>Staff Action:</i> Conduct public forums/ town hall meetings to share results of Customer Service Survey and to allow input into the decision making process.	6/30/06 3/31/06 6/30/06
	Police & Fire Police & Fire Police & Fire	Sustain outreach activities to continually educate the public related to public safety issues <i>Staff Action:</i> Conduct periodic Town Hall meetings to discuss public safety issues and to include the public in the decision making process. <i>Staff Action:</i> Collaborate with schools, the park district, the faith based community and other public entities to continue to offer public safety education classes, including personal safety, fire safety, traffic/bicycle safety, etc. <i>Staff Action:</i> Collaborate with the public to continue to offer crime prevention and fire safety programs to both residents and the business community	Ongoing Ongoing Ongoing

Police & Fire	Develop services delivery plan for the expansion of public safety services and activities to new development areas as well as existing areas	3/31/06
	<i>Staff Action:</i> Work with city staff to develop staffing and facility plans to ensure adequate public safety services are provided to the newly developed areas of the city.	
Police	<i>Staff Action:</i> Provide service to the community at service centers wherever possible, including the Rancho Cordova Neighborhood Center.	1/31/06
	Provide effective traffic enforcement programs to address public safety issues related to the motoring public	Ongoing
	<i>Staff Action:</i> Continue to collaborate with the California Office of Traffic Safety to provide traffic safety programs, such as Avoid the Twelve, Click it or Ticket, On Street Racing programs, etc.	Ongoing
	<i>Staff Action:</i> Collaborate with schools and other public entities to address traffic related issues	1/31/06
	<i>Staff Action:</i> Fully implement Commercial Traffic Enforcement Program	

		Establish design standards to prevent public safety problems and issues related to criminal activity, access and traffic	
Planning		<i>Staff Action:</i> Utilize CPTED (crime prevention through environmental design) concepts in the building permit process	Ongoing
Police & Fire		<i>Staff Action:</i> Develop procedures to routinely review building design plans for potential public safety hazards, including accessibility for public safety vehicles, fire hazards and crime prevention.	3/31/07
Public Works		<i>Staff Action:</i> Review development plans to ensure the safety of the motoring and pedestrian public.	Ongoing
Police & Finance		Work on relocating police services to the Kilgore Building	6/30/07

GOAL	Who ...	... will do <i>what</i> ... (The Objectives)	... by <i>when</i> ?
6. IMPROVE THE QUALITY OF HOUSING IN RANCHO CORDOVA <i>(Leads: Haven, Carney & Trimberger)</i>		Understand the conditions and need for improvement of the current housing stock and the need for housing choices for all who (work and) want to live in the city <i>Staff Action:</i> Complete the housing needs assessment	4/30/05
		Ensure a full range of housing choices, types and opportunities for home ownership, rental housing, senior and special needs housing <i>Staff Action:</i> Coordinate and broker development of housing choices with housing developers, planners and community representatives <i>Staff Action:</i> Encourage reinvestment in development of quality housing opportunities in established neighborhoods of the City <i>Staff Action:</i> Support the provision of quality affordable housing opportunities for low and very low income working families, seniors and persons with disabilities. <i>Staff Action:</i> Support the provision of affordable housing in mobile home parks. <i>Staff Action:</i> Support Energy efficiency in new and existing homes to enhance home affordability. <i>Staff Action:</i> Adopt a condo conversion ordinance to facilitate conversion of rentals to homeownership	Ongoing
		Develop a comprehensive program to provide financial	

	incentives to the private and non-profit developers to build the housing needed in the city <i>Staff Action:</i> Implement the Community Development Block Grant (CDBG), including development of the federally required Comprehensive Plan. <i>Staff Action:</i> Implement and enhance the Low Income Housing Trust Fund program <i>Staff Action:</i> Develop a Housing Trust Fund for reinvestment in the established neighborhoods <i>Staff Action:</i> Secure revenue for funding a robust housing rehabilitation loan and emergency repair program <i>Staff Action:</i> Implement the Redevelopment Low and Moderate Income Housing funded programs, (20% Set-Aside funding as required by state law) <i>Staff Action:</i> Secure and manage all available private and public sources of revenue to provide gap financing for housing development	
	Improve the housing quality standards of rental housing in the City <i>Staff Action:</i> Develop partnerships with rental housing industry associations, tenant advocacy groups and neighborhood associations to assist with rental property owners and tenants' education and effective property management practices. <i>Staff Action:</i> Create a robust rental housing inspection program, including inspections to bring all rental housing up to an acceptable minimum standard.	

		<i>Staff Action:</i> Coordinate Code Enforcement efforts with programs to upgrade housing and neighborhoods. <i>Staff Action:</i> Enforce the Business Licensing of rental housing property owners.	
		Encourage reinvestment in homeownership <i>Staff Action:</i> Promote infill ownership housing development in the established communities <i>Staff Action:</i> Collaborate with non-profit affordable housing developers such as Habitat for Humanity and others to provide home ownership for low and very low income working families <i>Staff Action:</i> Develop partnerships with local building suppliers for energy efficiency upgrades. <i>Staff Action:</i> Facilitate partnerships with local community service groups, schools, faith and other organizations to develop and implement community improvement programs. i.e. Christmas in July, neighborhood cleanups, house painting programs, “best-block award program”, etc. <i>Staff Action:</i> Consider a “Permit fee Holiday” to provide free building permits for simple home improvements. Coordinate with local suppliers, designers, lenders, and contractors.	

	Adopt the City's first Housing Policy Plan <i>Staff Action:</i> Adopt the state required Housing Element that contains plans, policies and programs directed at improving the quality of housing in the City. <i>Staff Action:</i> Implement the pertinent Housing Element policies by updating the City zoning ordinances <i>Staff Action:</i> Develop and implement the housing programs, such as first-time homeowners, housing rehabilitation, housing trust fund, senior housing, and transitional and homeless project and programs	6/30/05
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GOAL	Who ...	... will do <i>what</i>... (The Objectives)	... by <i>when</i>?
7. SUSTAIN A LIVABLE COMMUNITY <i>(Leads: Junker, Lindgren)</i>	Planning & Public Works	Adopt City policies and standards that both allow and promote the enhancement of Rancho Cordova <i>Staff Action:</i> Complete review of General Plan, design guidelines, park standards, housing element and other policy documents for consistency with “Smart Growth” principles	2/28/06
	Planning	<i>Staff Action:</i> Reexamine which land uses should be conditional uses reviewed by City Council prior to approval	3/31/06
	Planning & CRPD	<i>Staff Action:</i> Adopt updated city standards for park facilities and open space amenities and associated financing mechanisms	6/30/06
	Planning	<i>Staff Action:</i> Adopt General Plan with policies and programs for a livable community	6/30/06
	Planning	<i>Staff Action:</i> Separate current Zoning Code into regulatory requirements and form-based performance standards (signs in English also)	12/31/06
		Promote the enhancement of Rancho Cordova’s existing neighborhoods and commercial districts <i>Staff Action:</i> Pursue opportunities to put Rancho Cordova in a leadership role for sustainable planning and development solutions in the region and State (e.g., solar community, green buildings). <i>Staff Action:</i> Actively participate within the American River Parkway Update to enhance the value of the Parkway for Rancho Cordova residents	Ongoing Through 6/30/06

Planning & CRPD	<i>Staff Action:</i> Develop a strategy for acquiring a decision-making role in Mather Regional Park	2/28/06
	<i>Staff Action:</i> Develop and begin implementing a comprehensive branding campaign (also under Image)	9/30/06
	<i>Staff Action:</i> Compete for awards and recognition for innovative City Building	Ongoing
	<i>Staff Action:</i> Implement all other city goals that contribute to sustaining a livable community	Ongoing
Adopt City policies and standards that both allow and promote the enhancement of Rancho Cordova		
Planning	<i>Staff Action:</i> Adopt General Plan with policies and programs for a livable community	6/30/06
Planning	<i>Staff Action:</i> Separate current Zoning Code into regulatory requirements and form-based performance standards (signs in English also)	12/31/06
Planning & Public Works	<i>Staff Action:</i> Complete review of General Plan, design guidelines, park standards, housing element and other policy documents for consistency with “Smart Growth” principles	2/28/06
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Planning	<i>Staff Action:</i> Reexamine which land uses should be conditional uses reviewed by City Council prior to approval	3/31/06

	Engage members of the community in the enhancement of Rancho Cordova	
Planning, Economic Development & PIO	<i>Staff Action:</i> Implement outreach to all new residents of Rancho Cordova (Codes, voting, CC&R's remind them of city land uses, etc.)	12/31/06
Planning & PIO	<i>Staff Action:</i> Implement the Planning Commission's "Orchids & Onions" awards program (also under Image)	5/31/06
Economic Development & PIO	<i>Staff Action:</i> Host quarterly civic events for participation, education, celebration of City activities (e.g., Believe in the Boulevard Open House, Neighborhood Cleanup)	Ongoing
Economic Development & PIO	<i>Staff Action:</i> Host networking events for organizations within the City to share ideas and conduct business.	Ongoing

GOAL	Who ...	... will do <i>what</i> ... (The Objectives)	... by <i>when</i> ?
8. DRIVE DIVERSE ECONOMIC OPPORTUNITIES <i>(Leads: Haven, Thomas)</i>		Upgrade the visual and economic quality of existing businesses on Folsom Blvd. <i>Staff Action:</i> Complete Folsom Blvd Specific Plan <i>Staff Action:</i> Complete Folsom Blvd Beautification Plan <i>Staff Action:</i> Create a Commercial Code Enforcement Plan <i>Staff Action:</i> Complete the Redevelopment Project Plan <i>Staff Action:</i> Begin an underground utilities project <i>Staff Action:</i> Assess infill and redevelopment opportunities within one quarter mile of the light rail line <i>Staff Action:</i> Adopt an infill policy <i>Staff Action:</i> Implement a Business Improvement District	

	Attract high quality retail and commercial to Rancho Cordova <i>Staff Action:</i> Identify a strategy to bring quality retail to the Riverside District <i>Staff Action:</i> Market and promote the opportunities of the Riverside District <i>Staff Action:</i> Implement the Buxton Community ID Retail study <i>Staff Action:</i> Upgrade the business attraction program and team <i>Staff Action:</i> Create a Community Data Book to attract site selectors <i>Staff Action:</i> Develop an Economic Development link from City's Web Site <i>Staff Action:</i> Plug and measure retail leakage	
	Determine what types of industry and businesses are located in the Rancho Cordova Planning Area and learn their needs. <i>Staff Action:</i> Complete survey of industry and businesses <i>Staff Action:</i> Support current business retention program <i>Staff Action:</i> Work with Chamber to develop programs of support	

		Provide the infrastructure and support to successfully attract new industry. <i>Staff Action:</i> Create a fiscal analysis to determine ROI on each project <i>Staff Action:</i> Measure the value of industrial uses <i>Staff Action:</i> Adopt infrastructure impact fees <i>Staff Action:</i> Continue to participate in the General Plan process
		Become a Regional Sports Center <i>Staff Action:</i> Collaborate with the CRPD to insure that there are sufficient numbers of fields that can attract amateur sports events. <i>Staff Action:</i> Discover the opportunities that already exist with the local youth amateur sports groups. (Sacramento Sports complex on Folsom Blvd.) <i>Staff Action:</i> Develop a strategy with the Chamber's Visitor and Tourist Bureau to attract more sporting activities, i.e. softball, soccer and volleyball tournaments. <i>Staff Action:</i> Develop a strategy to investigate the economic return and investment by the City to create a sports arena. <i>Staff Action:</i> Become the leader in developing Mather Regional Park <i>Staff Action:</i> Become a player in the region by participating in the Sacramento Sports Commission

GOAL	Who ...	... will do <i>what</i> ... (The Objectives)	... by <i>when</i> ?
9. FOSTER RESPONSIBLE CITIZENSHIP (Leads: Hare, Treadwell)	City Clerk	Create an organization of community volunteers at City Hall. <i>Staff Action:</i> Identify potential volunteer groups -- high school students, senior citizens, local college students, local businesses <i>Staff Action:</i> Determine an entrepreneurial way to pay the salary of a full-time volunteer coordinator, i.e. the Police Dept's volunteer S.T.A.R. Program	Interns by 2/28/06 Complete program by 12/31/06
	City Clerk, PIO & Economic Development	Foster the creation of neighborhood advisory committees. <i>Staff Action:</i> Determine at least 4 logical neighborhood advisory committee areas. <i>Staff Action:</i> Identify and empower leaders in these areas.	12/31/06
	City Clerk, PIO & Economic Development	Create a City services outreach program. <i>Staff Action:</i> Implement a mobile City Hall to visit at least 4 neighborhoods next year.	12/31/06

GOAL	Who ...	... will do <i>what...</i> ... (The Objectives)	... by <i>when?</i>
10. PRACTICE SOUND FISCAL MANAGEMENT (Leads: Thomas, Hare)	City Clerk & Sr. Management Team	Be entrepreneurial. <i>Staff Action:</i> Explore non-traditional profit-making services • Become a US Passport Acceptance site and take passport photos <i>Staff Action:</i> Select two current City procedures for process re-engineering • Complete process re-engineering	1/31/06 2/28/06 11/30/06
	Finance & Sr. Management Team	Require ROI (for the City) on every private project <i>Staff Action:</i> Develop the tools/model to determine ROI	11/30/06
	Economic Development & Sr. Management Team	Adopt Economic Development Plan <i>Staff Action:</i> Determine the next steps for adoption <i>Staff Action:</i> Develop implementation strategies	
	Finance, Planning & Economic Development	Develop Kilgore property with adjacent property owners	
	City Manager, Finance & Sr. Management Team	Approach revenue neutrality in an entrepreneurial way. <i>Staff Action:</i> Determine new approaches and strategies that result in a re-opening of negotiations	
	City Manager & Sr. Management Team	Adopt Council policy (General Plan) that insures “full cost recovery”	2/28/06

	Sr. Management Team	Look at other opportunities for recovering costs. <i>Staff Action:</i> Adopt a Mello Roos Issuance Fee Develop/require Mello Roos on all development projects, including infill <i>Staff Action:</i> Adopt a General Plan policy requiring development agreements & CFD's <i>Staff Action:</i> Conduct annual review of contracts to determine cost effectiveness	
	Finance	Finish cash flow model to provide means to actively invest idle funds	2/28/06

GOAL	Who ...	... will do <i>what</i>... (The Objectives)	... by <i>when</i>?
11. ESTABLISH LOGICAL (CITY) BOUNDARIES <i>(Leads: Gaebler, Meyers/Lindgren, Carney & Snyder)</i>	Planning	Complete the annexation of the SOI (finger) through LAFCO	6/30/06
		Resolve the issue of school district boundaries in order to have Rancho Cordova students attend schools identified as city schools	6/30/06
	Sr. Management Team	Identify, develop and implement a strategy of phased development of new SOI's and ultimate annexation to the logical and feasible limits of the city boundary <i>Staff Action:</i> Complete a study of the pros and cons of establishing an ultimate city boundary <i>Staff Action:</i> Apply to increase the existing SOI to a boundary that includes Mayhew Road and drainage canal to the west, Jackson Highway on south, Prairie City Rd/USB to the east, and maintain the current Folsom city limit on north.	12/31/07 6/30/07 6/30/06
	City Manager, City Attorney & Finance	Complete agreement with Sacramento County to repair and restructure current revenue neutrality agreement	6/30/06

GOAL	Who ...	... will do <i>what</i> ... (The Objectives)	... by <i>when</i> ?
12. CONTINUE TO PROVIDE REGIONAL LEADERSHIP <i>(Leads: Gaebler, Trimberger & Haven)</i>		Be known and admired for our Leadership in solving regional problems <i>Staff Action:</i> Participate in all regional commissions and committees. <i>Staff Action:</i> Develop strategic relationships with local governments and agencies. <i>Staff Action:</i> Continue win-win relationships like we do now with Sacramento County <i>Staff Action:</i> Think and act strategically on long-term regional issues. <i>Staff Action:</i> Be an example of innovative government <i>Staff Action:</i> Publicize and share our accomplishments in innovative government	

Examples of Process Used to Develop Objectives

Goal #1—Foster a Positive Image

1. What itch does this goal scratch – what problems does it solve
 - a. Addresses lingering issues of Rancho Cordova's former image. A place to work but not live. The back door and back room of Sacramento County. High crime and little involvement in civic matters.
 - b. Tactile confirmation that city hood was the right choice and is working to benefit residents.
2. How will we know when we have achieved our goal?
 - a. When complimentary language is used by residents and the public to describe Rancho Cordova
 - b. Increase in housing prices in established neighborhoods
 - c. School test scores up
 - d. Decrease in perception of crime within the city and the region
 - e. When we are looked at as the example of how to reshape a community
 - f. More active involvement in civic activities
 - g. Decrease in number of code enforcement issues

Goal # 6—Improve the Quality of Housing in Rancho Cordova

1. What itch does this goal scratch – what problems does it solve?
 - a. The need to upgrade run-down rental homes and apartment complexes that are a blight on the physical, social and economic vitality of the city
 - b. The citizens' long felt need to improve the image by actually improving the quality and choices of housing, specifically home ownership for the people who currently live and work in the city
2. How will we know when we have achieved this goal?
 - a. When city representatives (council, appointees, staff etc.) receive feedback from citizens in the city and region that the full range of quality housing choices is available in the city
 - b. When the city conducts annual or semi-annual surveys of opinions and quality of life indicators and can test positive changes over time
 - c. When residents have actual higher quality housing to buy and rent in the city.
 - d. When the residents stop complaining about the poor image of housing in Rancho Cordova.
 - e. When there are fewer transient families and students in our school system

Goal #9—Foster Responsible Citizenship

1. What itch does this scratch?
 - a. Citizens (because of their diverse cultural backgrounds and economic status) engage in behaviors that degrade our community.
2. How will we know when we have achieved our goal?
 - a. Code enforcement complaints and issues are reduced because residents are maintaining their property and neighborhoods in good condition.
 - b. Complimentary language is used by the residents and the public to describe Rancho Cordova.
 - c. Interaction with neighborhood groups educates residents about their civic responsibilities.
 - d. There is a 10% increase in the residents registered to vote.
 - e. Businesses support business license program and maintain property and buildings in good repair.

**CITY OF RANCHO CORDOVA
GOALS & OBJECTIVES**

**Forged by
City Council, Planning Commission
& Staff**

November 15 & 16, 2005

Summary of Significant Changes to Goals & Objectives
(Bullet Point List)

Goal #1: Foster a Positive Image of Rancho Cordova

- Moved several objectives to staff actions and created overarching objectives
- Moved one objective to another goal

Goal #2: Improve Transportation & Connectivity

- Rewrote objectives and added staff actions

Goal #3: Ensure the Availability of the Best Public Services in the Region

- Moved six objectives to staff actions and created overarching objectives

Goal #4: Establish a Vibrant Downtown

- Developed new objectives and staff actions

Goal #5: Ensure a Safe Community

- Combined some objectives, made others into staff actions, and added staff actions.

Goal #6: Improve the Quality of Housing in Rancho Cordova

- Expanded objectives and added staff actions

Goal #7: Sustain a Livable Community

- Made numerous objectives into staff actions and consolidated objectives into a few overarching ones

Goal #8: Drive Diverse Economic Opportunities

- Rewrote objectives and added staff actions

Goal #9: Foster Responsible Citizenship

- Moved one objective here from another goal
- Rewrote objectives and added staff actions

Goal #10. Practice Sound Fiscal Management

- Regrouped some objectives as staff actions and added more

Goal #11. Establish Logical (City) Boundaries

- Moved three objectives to staff actions
- Rewrote the “placeholder” objective to more clearly identify the objective

Goal #12. Continue to Provide Regional Leadership

- Rewrote objectives as staff actions and added new ones



**CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

MINUTES

Monday, November 7, 2005

**4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting**

STUDY SESSION

Call to Order

Mayor Cooley called the study session to order at 4:15 p.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Abhar, Meyers, Junker, Sparkman, Hare, Olea-Moger, Haven

Oral Communications

1. **Public Comment**

The following individuals addressed the Council on the transportation impact fee:

- Kevin Wilcox, architect, to express opposition to the impact fee
- Ardie Zahedani, BIA, to express difficulty in understanding the fee
- David Nystrom to address the impact of the fee on the Mather Specific Plan projects

Study Session Item

2. **Subject:** Transportation Impact Fee Workshop - The purpose of the workshop is to respond to outstanding inquiries from the City Council, the BIA and Chamber of Commerce regarding the Nexus Study methodology and fee implementation. The workshop will also include discussion of policies related to infill, rate alternatives and non-residential rate adjustments for economic development reasons.

Recommendation: No action required.

Adjournment

The study session adjourned at 5:45 p.m.

REGULAR MEETING

Call to Order

Mayor Cooley called the meeting to order at 6:03 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Haven, Junker, Hersch, Abhar, Sparkman, Dehaan, Thomas

Pledge of Allegiance

Devin Dedier led the Pledge of Allegiance.

Invocation

3. Pastor Steve Curran, Mayhew Community Baptist Church, gave the invocation.

Report from Closed Session

City Attorney Steve Meyers reported on the November 1, 2005 Closed Session – Public Employee Performance Evaluation (G.C. Section 54957) for the City Manager stating there were no changes made to the employment contract and Council action was to award a 9.25% performance pay incentive for accomplishments made within the previous twelve months.

Presentation

Mayor Cooley presented Certificates of Recognition to the following A.M. Winn Elementary School Student Council Officers for their service in the process of governance:

- Lisa Hoang, President
- Alina Poberezhnik, Vice President
- Devin Dedier, Treasurer
- Chrishten Mason, Secretary

CONSENT CALENDAR – ROLL CALL VOTE

ACTION: Motion by Budge second by Sander and unanimously carried by roll call vote, Council adopted the Consent Calendar with exception of Items #4 and #7. At the request of City Clerk Hare, Item #4 was pulled for correction, and at the request of Vice Mayor McGarvey, Item #7 was pulled for separate discussion.

4. **Subject:** Minutes of City Council Regular Meeting of October 3, 2005
Recommendation: Adopt Minutes (**pulled**).
5. **Subject:** Resolution for Adoption of Greenprint Initiative.
Recommendation: Adopt Resolution No. 139-2005.

6. **Subject:** Second Reading of Ordinance No. 26-2005 Levying a Special Tax Within Sunridge North Douglas Community Facilities District No. 2005-1.
Recommendation: Waive second reading and adopt Ordinance No. 26-2005. **(Roll Call Vote)**
8. **Subject:** Adoption of Redevelopment Project Area Preliminary Plan, Selection of Project Area Boundary and Project Area Legal Description.
Recommendation: Adopt Resolution No. 145-2005.
9. **Subject:** Rejection of Bids for Telephone System at New City Hall.
Recommendation: Adopt Resolution No. 142-2005.
10. **Subject:** Awarding Contract to the Lowest Responsive Bidder New West Partitions for Metal Stud Framing and Drywall for the New City Hall.
Recommendation: Award contract to New West Partitions.
11. **Subject:** Awarding Contract to the Lowest Responsive Bidder Robert Simas Floor Company for Carpet and Resilient Flooring Trade for the New City Hall.
Recommendation: Award contract to Robert Simas Floor Company.
12. **Subject:** Second Amendment to Existing Contract Between the City and ACCO Engineered Systems for Heating Ventilation and Air Conditioning Trade for the New City Hall.
Recommendation: Approve contract amendment #2 to ACCO Engineered Systems.
13. **Subject:** First Amendment to Existing Contract Between the City and CH&D Architects for Architectural Services and Limited Structural Engineering Consultant for the New City Hall.
Recommendation: Approve contract amendment #1 to CH&D Architects.

The following item was pulled from the Consent Calendar for separate discussion:

7. **Subject:** Second Reading of Ordinance No. 18-2005 Amending Rancho Cordova Municipal Code Chapter 9.28, "Curfew."
Recommendation: Waive second reading and adopt Ordinance No. 18-2005. **(Roll Call Vote)**

The following individuals addressed the Council on the transportation impact fee:

- Dennis Davis, Principal of Mather Youth Academy, in support of the curfew ordinance.
- Rolando Rosas, Assistant Principal of Mather Youth Academy, in support of the curfew ordinance.

ACTION: Motion by Budge second by McGarvey and unanimously carried by roll call vote, Council adopted Ordinance No. 18-2005.

CONSENT PUBLIC HEARINGS

Mayor Cooley opened the consent public hearing. There were no speakers. Mayor Cooley closed the consent public hearing.

ACTION: Motion by Budge second by Sander and unanimously carried, Council approved Item #16. Item #14 was pulled at the applicant's request and no action taken, and Item #15 was pulled for separate discussion.

14. **Subject:** Target Store Remodel – RC-05-150 – Design Review Amendment and Special Review of Parking- A 5,567 SF Addition to a Previously-Approved Design Review.
Recommendation: Adopt Resolution No. 136-2005 approving the modification to the Target Remodel Project, thereby adding 5,567 square feet of retail space and the reduction of 52 parking spaces, subject to the Findings and Conditions of Approval **(pulled)**
16. **Subject** Adoption of the Final Draft Source Reduction and Recycling Element, Household Hazardous Waste Element, and Nondisposal Facility Element AB 939 Planning Documents, and Negative Declaration/ Initial Study for the Source Reduction and Recycling Element and Household Hazardous Waste Element.
Recommendation: Adopt the final draft SRRE, HHWE and NDFE and adopt Resolution No. 143-2005 adopting the CEQA Negative Declaration/Initial Study.

The following item was pulled from Consent Public Hearings for separate discussion.

15. **Subject:** Mather GET - RC-05-194 – Conditional Use Permit/Design Review for Construction of a Combined Water Treatment Facility at an Undeveloped Site Located at 10699 North Mather Boulevard.
Recommendation: Adopt Resolution No. 138-2005.

ACTION: Motion by McGarvey second by Budge and unanimously carried, Council adopted Resolution No. 138-2005 with stipulation that Conditions of Approval be amended to add the following conditions:

- Applicant shall make all best efforts to seek authorization for installation of landscaping and a masonry wall to screen all four sides of the project site and the adjacent county parcel. If unable to gain County authorization, the applicant shall provide a masonry wall on the north side of the project site.
- Additional trees shall be planted on the perimeter of the project site. The trees shall be Redwoods or a similar tree approved by the Planning Director.
- Install final site landscaping according to the approved plan. The total site landscaping shall be installed and accepted by the Planning Director, prior to occupancy of the building.

ORAL COMMUNICATIONS

17. Public Comment

The following individual addressed the Council:

Sheryl Longworth regarding continued development near the intersection of Zinfandel and Olson Drive and its impact to traffic congestion and safety.

PUBLIC HEARINGS

18. **Subject:** Mills Shopping Center Design Review (**Continued from October 17, 2005.**).
Recommendation: Due to lack of submittal of required materials by the applicant, staff recommends this item be continued to the City Council meeting of November 21, 2005.

Mayor Cooley opened the public hearing. The following individual addressed the Council on this issue:

Marcus LoDuca, Project Counsel, to advise his client reached an agreement with Raleys and is ready to go forward with the project.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council moved to find the Project Categorically Exempt from review under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines, and adopt Resolution No. 125-2005 Approving Design Review for Exterior Renovations at Mills Shopping Center, subject to Conditions of Approval with amended color changes.

19. **Subject:** An Urgency Ordinance Adopting a Permanent Citywide Transportation Impact Fee and Approving the Nexus Study, and Urgency Resolution Imposing Transportation Impact Fees on New Development in the City.
Recommendation: Adopt Urgency Ordinance No. 24-2005 adopting a permanent Citywide Transportation Impact Fee, and Urgency Resolution No. 127-2005, establishing the amount of the Transportation Impact Fees. (**Roll Call Vote**)

Mayor Cooley opened the public hearing. The following individual addressed the Council on this item:

Kevin Wilcox, architect, to advise he and his partners had their fees based on projected a pro forma that increased over 300% overnight.

Mayor Cooley closed the public hearing.

ACTION: Motion by Budge second by McGarvey and unanimously carried by roll call vote, Council adopted Urgency Ordinance No. 24-2005.

ACTION: Motion by Budge second by McGarvey to adopt Urgency Resolution No. 127-2004 with Schedule 4. Motion to amend by Cooley second by Sander and unanimously approved, Council amended the motion to add that the fees are in effect for 24

months. By unanimous roll call vote, Council adopted Urgency Resolution No. 127-2005 with the amendment.

AT THIS POINT, Council took a brief recess. The full Council reconvened.

20. **Subject:** Resolution to Extend Interim Transportation Impact Fee.

Recommendation: Adopt Resolution No. 135-2005 extending an Interim Transportation Impact Fee for 30 days.

ACTION: Due to action on Item #19, no Council action was needed on this item.

21. **Subject:** Mining Policy Fee Ordinance

Recommendation: Continue to December 5, 2005 meeting.

ACTION: By consensus, Council continued Item #21 to December 5, 2005.

22. **Subject:** Resolution Creating a Transit-Related Services Special Tax Area in Newly Developing Areas to Provide Financing for Transit-Related Services.

Recommendation: Adopt Resolution No. 141-2005 Creating the Transit-Related Services Special Tax Area and Indicating Intent to Impose the Tax on New Development.

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing.

ACTION: Motion by Budge seconded by McGarvey and unanimously carried, Council adopted Resolution No. 141-2005.

23. **Subject:** Gold Canal – RC-05-181 – Design Review for Two Office Buildings on a 2.36 Acre Site on the East Side of Gold Canal Drive, North of White Rock Road Adjacent Parcels on Gold Canal Drive.

Recommendation: Adopt Resolution No. 137-2005 approving Design Review for Project No. RC-05-181, for the construction of the Gold Canal Office Buildings located on Gold Canal Drive, subject to the Design Package and Conditions of Approval.

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by Budge and unanimously carried, Council voted to adopt Resolution No. 137-2005.

24. **Subject:** Ordinance Amending Ordinance No. 18-2003 Changing the Functions of “Zoning Administrator” to “Planning Director” for Certain Administrative Approvals. The Planning Director Would be Able to Approve Minor Projects With or Without the Hearings, as Provided in the Zoning Code.

Recommendation: Continue this item to the City Council meeting of November 21, 2005.

ACTION: By consensus, Council continued the item to November 21, 2005.

25. **Subject:** Zoning Code Amendments Regarding Screening of Trash Containers and Mechanical Equipment.

Recommendation: Waive first reading and introduce Ordinance No. 27-2005. **(Roll Call Vote)**

Mayor Cooley opened the public hearing. There were no speakers. Mayor Cooley closed the public hearing.

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, Council introduced Ordinance No. 27-2005.

REGULAR CALENDAR

26. **Subject:** Resolution Approving the Application for Grant Funding from the California Office of Traffic Safety to Fund Traffic Enforcement Officer.

Recommendation: Adopt Resolution No. 144-2005.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 144-2005.

27. **Subject:** Ordinance Regulating Commercial Solid Waste Collection, Transportation or Disposal and Establishing Commercial Solid Waste Collection Franchises (**Continued from October 17, 2005**) and Resolution Authorizing the City Manager to Execute Non-Exclusive Commercial Solid Waste and Recyclables Collection Franchise Agreements.

Recommendation: Waive first reading and introduce Ordinance No. 22-2005. (**Roll Call Vote**) and adopt Resolution No. 140-2005.

The following individual addressed the Council on this item:

Jerry Mayberry in support of the proposed ordinance.

ACTION: Motion by McGarvey second by Skoglund and unanimously carried by roll call vote, Council introduced Ordinance No. 22-2005 as amended by the City Attorney and adopted Resolution No. 140-2005. Amendments to Ordinance No. 22-2005 are as follows:

(a) Section 1.D to be deleted.

(b) Section 8.B.5 to be amended to read as follows:

“Diversion Plans. Each Franchisee shall submit a Diversion Plan with their Franchise Application. The Diversion Plan shall provide a detailed description of how the Franchisee intends to divert recyclable materials from commercial solid waste in order to assist the City in meeting the City’s AB 939 reporting requirements.”

(c) Section 14.A to be amended to provide that the franchise shall terminate on December 31, 2006.

(d) Section 19.A.4 to be deleted.

(e) Last sentence of Section 19.C, beginning with “If upon review...,” to be deleted.

(f) Section 22 to be deleted.

(g) Section 23 to be deleted.

(h) Section 24 to be deleted.

(i) Section 25 to be deleted.

(j) Section 26.A to be amended to read as follows:

“Franchisees shall not be required to divert treated medical waste.”

(k) Section 45.C.4 to be deleted.

28. **Subject:** Ordinance Amending Section 16.18.401 of the Rancho Cordova Municipal Code Relating to the Identification of Public Nuisances.

Recommendation: Waive first reading and introduce Ordinance No. 25-2005. **(Roll Call Vote)**

The following individual addressed the Council on this item:

Matt Cummings, Lincoln Village Homeowners Association, addressed the Council in support of the proposed ordinance.

ACTION: Motion by Sander second by Skoglund and unanimously carried by roll call vote, Council introduced Ordinance No. 25-2005.

29. **Subject:** Quarterly Financial Report

Recommendation: Receive and file report.

ACTION: Consensus to receive and file report.

CORRESPONDENCE

Vice Mayor McGarvey reported on New House Commerce Committee Draft Bill dealing with broadband internet transmission services, VOIP services and broadband video services.

COUNCIL REPORTS

Council Members reported on various meetings, invitations, and events since the last Council meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Budge requested:

- Legal Counsel letter to State Director of Conservation to eliminate the recycle center as soon as possible
- Presentation by Bruce Risley on planned improvements to the Prairie City Raceway on White Rock at a future meeting
- Report from city staff members on Dan Burton walk-through experience

CITY MANAGER'S REPORT

30. Planning Department

Planning Director Paul Junker provided an overview of the department's operations, allocation of staff resources, and major development projects underway.

31. Police Communication and 911 and Non-Emergency Response System Used by the Rancho Cordova Police Department

Police Chief Tom McMahon reported actions taken to respond to poor customer service complaints associated with the Sheriff's Communication Centers.

CLOSED SESSION

Council adjourned into Closed Session at 11:12 p.m.

32. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

33. Conference with Legal Counsel Existing Litigation Government Code Section 54956.9 – City of Rancho Cordova v. 99 Cent Store.

Present in Closed Session were all Council Members; Ted Gaebler, City Manager; Steve Meyers, City Attorney, and Adam Lindgren, Assistant City Attorney.

CLOSED SESSION REPORT

The meeting was reconvened into Open Session at 11:59 p.m.

City Attorney Steve Meyers reported the City Council approved an appeal to the 3rd District Court of Appeals in the matter of 99 Cent Store liquor license protest.

ADJOURNMENT

The meeting adjourned at 12:00 a.m. (midnight) in memory of Boyd Johnson a 40-year resident of Rancho Cordova (White Rock area) and ardent supporter of city hood. Council Member Sander reported Mr. Johnson was the first resident to fly the Rancho Cordova (city's) flag.

Anna Olea-Moger, Assistant City Clerk

MEMORANDUM

DATE: December 5, 2005
TO: City Council Members
FROM: Hilary Anderson, Environmental Coordinator
SUBJECT: Addendum to the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration



<u>OWNER / APPLICANT:</u>	<u>REPRESENTATIVE:</u>
River West Investments 7700 College Town Drive, #107 Sacramento, CA 95826	Wood Rodgers 3301 C Street, Building 100-B Sacramento, CA 95816

PROJECT:	Addendum to the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration (MND)
LOCATION:	Douglas Road between Jaeger Road and Americanos Boulevard
APN:	n/a
PLANNER:	Hilary Anderson, Environmental Coordinator

STAFF RECOMMENDATION

City Planning Department Staff recommends that the City Council adopt Resolution 149-2005 finding that the Addendum to the original Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration is consistent with State CEQA Guidelines Sections 15162(a) and 15164(b) and would not result in a direct or reasonably foreseeable indirect physical change in the environment. The environmental impacts associated with this project have been previously addressed in a Mitigated Negative Declaration.

PURPOSE OF THE ADDENDUM

The original Anatolia Subdivisions and Development Agreement MND was approved by the County of Sacramento Board of Supervisors in March 2003. The original MND concerned the construction of 2,782 units on approximately 735.8 acres as well as parks, an elementary school, recreation facilities, and a wetland preserve. The proposed Addendum only concerns a small change to the off-site infrastructure improvements described in the original document.

The proposed changes and additions included in the Addendum to the original MND consist of language that describes the installation of a sanitary sewer main and a water transmission main under Douglas Road between Jaeger Road and Americanos Boulevard. Additional sewer and water infrastructure to serve the project has been planned in order to provide service to the Anatolia Subdivisions since adoption of the original MND. The proposed Addendum would incorporate this additional off-site infrastructure into the document.

ADDENDA UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An addendum as defined by State CEQA Guidelines Section 15164(b) consists of "minor technical changes or additions" that don't require preparation of subsequent review. Minor technical changes are those that do not cause new significant environmental effects, cause a substantial increase in the severity of impacts identified in the original document, bring to light new information not originally available that would require new mitigation measures that were previously found to be infeasible, or require mitigation measures that the applicant declines to adopt (State CEQA Guidelines Section 15162[a]).

All of the changes in the proposed Addendum consist of minor technical changes as defined above. The original MND describes construction of Douglas Road to its ultimate width of six total lanes, approximately 96 feet wide with a 25 foot landscaped corridor on both sides of the road. The sewer and water infrastructure to be added to the project by the proposed Addendum would be located within the area of effect for the widening of Douglas Road and would therefore not create any new impacts, nor would it cause impact identified in the original MND to be more severe. No additional mitigation measures are proposed by the Addendum. Therefore, the requirements of State CEQA Guidelines Section 15164(b) have been met and no subsequent environmental review is required by CEQA.

CHANGES TO THE ORIGINAL MND

The proposed Addendum consists of the following minor technical changes to the original document:

Water Supply Section

- Language was added to the description of off-site water supply infrastructure to include "additional water supply infrastructure" under Douglas Road.
- Portions of the Water Supply section that identified the County as responsible for coordinating right-of-way were changed to identify the City as having that capacity.
- Information regarding the additional water supply infrastructure's connectivity to the project was added.

Sewer Service Section

- The original MND described the Aerojet Interceptor, including its probable path to the project. This language was updated to reflect the latest plan for the Interceptor's path, including the line under Douglas Road.
- Language identifying the CEQA coverage of adjacent portions of the Aerojet Interceptor was added. This language is purely informational and doesn't reflect any changes in the design of the original project.
- Language was added to the description of environmental review of the Aerojet Interceptor to show that the impacts of the changes would fall within the area of effect for construction of Douglas Road and would therefore not be any more severe than what was originally identified.

Mitigation Measures

- Minor changes were made to mitigation measures D, E, L, N, and O, which mitigate impacts from off-site infrastructure. Changes to these mitigation measures were limited

to language identifying the City as being responsible for monitoring of the mitigation and not the Sacramento County Department of Environmental Review and Assessment.

CONCLUSION

The proposed Addendum to the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration constitutes minor technical changes required in order to incorporate subsequently planned sewer and water off-site infrastructure that was foreseen at the time the original MND was prepared but not specifically described in the document. The addition of this infrastructure would not cause any new significant environmental impacts, nor would it require subsequent CEQA review pursuant to State CEQA Guidelines Sections 15162(a) and 15164(b), therefore an Addendum is appropriate under CEQA.

ATTACHMENTS

1. Resolution 149-2005 including the Addendum to the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration (Exhibit A).

RESOLUTION NO. 149-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING AN ADDENDUM TO THE ADOPTED ANATOLIA SUBDIVISIONS AND
DEVELOPMENT AGREEMENT MITIGATED NEGATIVE DECLARATION.**

WHEREAS, the Anatolia Subdivisions and Development Agreement project, represented by AKT Development (hereinafter referred to as Applicants) filed an application with the County of Sacramento (hereinafter referred to as the County) on for three Tentative Subdivision Maps and a Development Agreement; and,

WHEREAS, in March 2003 the County Board of Supervisors found that the project would not have a significant effect on the environment and adopted the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration; and,

WHEREAS, the City of Rancho Cordova (hereinafter referred to as the City) became the Lead Agency of the Subdivision Maps and Development Agreement upon incorporation of the City in July 2003; and,

WHEREAS, an Addendum (Exhibit A) to the adopted Mitigated Negative Declaration was prepared to provide additional language to clarify information about sewer and water improvements under Douglas Road in the original document; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES HEREBY RESOLVE AS FOLLOWS:

1. California Environmental Quality Act

Finding: The proposed Addendum (Exhibit A) will not have a significant adverse impact on the environment and was completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: The proposed Addendum (Exhibit A) will not result in a direct or reasonably foreseeable indirect physical change in the environment. The development impacts associated with this project had been previously addressed in the Anatolia Subdivisions and Development Agreement Mitigated Negative Declaration. The purpose of the Addendum to the Anatolia Subdivisions and Development Agreement MND is to provide detail on sewer and water infrastructure anticipated in the original document but not specifically identified in the original MND. These additional improvements include water and sewer improvements under Douglas Road between Jaeger Road and Americanos Boulevard. These improvements would be installed under Douglas Road, which is already planned for and covered under CEQA widening and improvement in the original document.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 5th day of December, 2005.

AYES:

NOES:

ABSENT:

ABSTAIN:

KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

LILLIAN HARE,
CITY CLERK

**The exhibit (s) or
attachment (s) for this item
is (are) on file in the City
Clerk's Office for review by
the public.**

**Exhibit A - Addendum to the Anatolia Subdivisions
and Development Agreement Mitigated
Negative Declaration**

Agenda Item: 4

MEMORANDUM

DATE: December 5, 2005
TO: Mayor and Council Members
FROM: Jay Hadley, Information Technology Manager
SUBJECT: Proposal of Inter-Tel Phone System



RECOMMENDATION

It is recommended that the subject proposal be awarded to the responsive bidder, **Inter-Tel, Incorporated** in the amount of \$190,020.76. Contract Agreement between the City of Rancho Cordova and Inter-Tel, Inc. is provided in **Attachment B**.

BACKGROUND / DISCUSSION

The work to be done on this contract consists, of furnishing labor, tools and equipment necessary to provide a complete phone system as proposed.

Bids were solicited with the Sacramento Bee beginning October 26, 2005. The bids were publicly opened on November 10, 2005 at approximately 10:00 am at 3121 Gold Canal Dr., Rancho Cordova 95670.

We held a bidders meeting on November 4, 2005 and 9 potential bidders were present including the 4 that submitted proposals. We gave an overview of what we wanted in a system describing our needs. Internet Protocol (IP) phones were required to provide us the ability to allow our councilmen the ability to be part of the phone system while at home. I also stated that this bid process was not going to be based on price alone, but also on technology and an overall solution. We provided a period of time to allow questions to be submitted and a couple of bidders did ask for clarification and were responded to.

KTS was ruled out due to 3rd party Interactive Voice Response (IVR); we required no 3rd party solution. Oaisys was proposed for Interactive Voice Response (IVR), this solution is from a company called CTS which partners with Toshiba and other phone vendors. Future growth of system was also a concern.

SBC was almost \$60,000 above everyone else. Proposal was possibly lacking a Fax Server solution as it was unclear. Most other features were covered. Technology was on track with other proposals and nothing significant stood out to justify cost.

AdvanTel was lacking a complete proposed solution in regards to Internet Protocol (IP) remote phones. As I asked for clarification on sections of the proposal, it was recommended by vendor several times that we go to an all Internet Protocol (IP) system. In the proposal it states they strongly recommend an all Internet Protocol (IP) solution as we would lose some functionality with a digital solution. **However a digital solution was proposed.** Features such as presence management, which allows users to make changes to phone functionality via a web interface, is only available on Internet Protocol (IP) phones. Also stated in the proposal are the loss of administration, feature set, and automatic moves and changes. The Internet Protocol (IP) phones that were in proposal were intended for remote users; however proposal is lacking Software and Licenses to allow these phones to work off-site. We required in proposal a non third-party Interactive Voice Response (IVR) system which they did propose, however references were asked for and they were contacted, however none of them had an Interactive Voice Response (IVR) solution installed that was proposed. A system requirement of capturing CALLER ID or Automatic Number Identification in voice mail system allowing users to reply back with automatic dial was not met. Proposal was price driven and not technology driven.

I met with AdvanTel for a demonstration of the phone system they were proposing. They brought a basic setup of an Internet Protocol (IP) phone system and gave a very brief overview of this system. The system they brought did not have any of the phones they were proposing. However during the meeting I was told they could rework the numbers and provide all Internet Protocol (IP) phones at a nominal cost difference. I informed them that we had to work within the scope of this proposal and asked them why they did not provide this solution to begin with. Their answer was to keep cost down.

My opinion on this proposal was they tried to come in low and try to meet the minimum requirements, and then add additional options (hardware, software, licenses) to bring it to a technology level we were striving for in the RFP process to begin with.

Inter-Tel provided the most overall solution plus included several features not required in RFP. Even though they are proposing a digital system internally with Internet Protocol (IP) phones for remote users, none of the phones lose any functionality. All phones work identically regardless if they are Internet Protocol (IP) or Digital. I went to Inter-Tel's Sacramento office and they showed me a demonstration of this system. The digital and Internet Protocol (IP) phones look and feel exactly the same, users will get the same experience whether they are in the office or remote. The solution they were proposing was setup in their demo/training room exactly as stated and showed a very complete system.

Features and functions of the system were easy to use. Demo was very complete.

Inter-Tel seems to have focused on Technology and included features not required in RFP below:

- HotDesking
- Web Conferencing
- Audio Conferencing – 16 ports
- Commercial grade Audio Conference Bridge with Web Based Scheduling and conference controls
- Web Scheduling of Audio Conference
- Presence Management for All Phones
- Network Management Tool
- ACD Reporting
- Wireless Phone Solution (2 phones for receptionist to be mobile)
- Record Conversation

BID INFORMATION

Four (4) contractors bid on the project. The budget estimate was \$200,000. The low bid was \$115,351, and the high bid was \$247,736. The Bid Summary Sheet is provided in **Attachment A**. The awarded bid is 9.5% below the budget estimate.

Enclosure

Attachment A:	Bid Summary Sheet
Attachment B:	Proposal from Inter-Tel, Incorporated



Bid Package 26 Telephone System
Rancho Cordova City Hall
3121 Gold Canal Drive, Rancho Cordova, CA 95670
November 10, 2005 - 2:00 P.M.

Number Designation	Contractor	Base Bid Amount	Acknowledge Schedule	Acknowledge Amendment B	Unit Price 1 Amount	Unit Price 2 Amount	Unit Price 3 Amount	Unit Price 4 Amount	Unit Price 5 Amount	Proposal Signed	Designation of Subs	Bidders Bond	Non- Collusion	Experience/ Qualification	Drug Free Workplace	Company Overview	Proposal Overview	Appendix A	Appendix B	Appendix C	Appendix D	Appendix E
1	KTS Network Solution	\$115,350.96	Yes	Yes	\$322.00	\$228.00	\$195.00	\$235.00	\$124.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Adventel	\$156,044.64	Yes	Yes	\$303.20	\$185.98	\$185.98	\$184.27	\$95.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Inter-Tel	\$190,020.76	Yes	Yes	\$457.21	\$320.11	\$233.38	\$320.11	\$168.30	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	SBC	\$247,736.45	Yes	Yes	\$367.70	\$269.70	N/A	\$269.70	\$139.20	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5																						
6																						
7																						

Attendees:

Carolyn Butler, Deputy City Clerk
Anna Olea-Moger, Assistant City Clerk
Winfred DeLeon, Principal Engineer/Architect
Jay Hadley, Information Technology Manager

Lillian E. Hare, City Clerk

Date

Attachment A

Attachment B

November 8, 2005

BID PROPOSAL
Rancho Cordova City Hall
BID RELEASE 6 - REBID
Bid Package 26 – Telephone System

TO: **City of Rancho Cordova**
3121 Gold Canal Drive
Rancho Cordova, CA 95670

FROM: INTER-TEL TECHNOLOGIES, INC.
(Name of Bidder)
191 LATHROP WAY SUITE D
(Address)
SACRAMENTO, CA 95815
(City, State, Zip Code)
(916) 679-1900/(916) 679-1901 FAX
(Telephone/Fax)
JOHN.MOREY@INTER-TEL.COM
(E-Mail Address of Bidder's Representative(s))
JOHN MOREY
(Name(s) of Bidder's Authorized Representative(s))

BID PACKAGE DESCRIPTION

(Indicate Bid Package Title and Number) - BID PACKAGE 26 – TELEPHONE SYSTEM

2.1 Bid Proposal

- 1.1 **Base Bid Proposal Amount** - The undersigned Bidder proposes and agrees to perform the Construction Services including, without limitation, providing and furnishing any and all of the labor, materials, tools, equipment and services necessary to complete in a workmanlike manner all of the Work and other obligation required by the contract documents for the sum of ONE HUNDRED NINETY THOUSAND TWENTY AND 76/100 Dollars (\$ 190,020.76). The Bidder confirms that it has checked all of the above figures and understands that neither the Owner nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal.

- 1.2 **Acknowledgment of Project Schedule**
DM (initial)

- 1.3 **Acknowledgement of Addenda / Amendments.** The Bidder confirms that this Bid Proposal incorporates and is inclusive of, all items or other matters contained in Bid Addenda issued by or on behalf of the Owner. Bidders that do not acknowledge all Bid Addenda's by listing by number and initialing in the space provided below will be considered non-responsive and their bid shall be rejected.

_____ **Addenda Number(s)** _____ received, acknowledged and
(Initial) incorporated in to this Bid Proposal.

 **Amendment letter(s)** A, B received, acknowledged and
(Initial) incorporated into this Bid Proposal.

- 1.4 **Alternates** - The Bidder's price proposal(s) for Alternate Bid Items of the above-identified Bid Package is/are set forth in the form of Alternate Bid Item Proposal included herewith. Price proposal(s) for Alternate Bid Item(s) will not form the basis for the Owner's award of the Contract for the above-identified Bid Package unless an Alternate Bid Item is incorporated into the scope of Work of the Contract awarded for the Bid Package. Alternate prices shall be good for a period of 90 days from date of the bid proposal.

1.4.1 None

- 1.5 **Unit Price Bid Items.** The Bidder's price proposal(s) for Unit Price Bid Items of the above-identified Bid Package is/are set forth in the form of Unit Price Bid Item Proposal included herewith. Price proposal(s) for Unit Price Bid Item(s) will not form the basis for the Owner's award of the Contract for the above-identified Bid Package unless a Unit Price Bid Item is incorporated into the scope of Work of the Contract awarded for the Bid Package. The requested unit prices are all inclusive of fully burdened labor, supervision, material, equipment, insurance, overhead and profit as applicable.

Provide cost for adding additional phones per station during maintenance agreement period.

1.5.1 Unit Price 1 - Executive. Dollars (\$ 457.21)

1.5.2 Unit Price 2 - Standard. Dollars (\$ 320.11)

1.5.3 Unit Price 1 - Basic. Dollars (\$ 233.38)

1.5.4 Unit Price 1 - Remote IP Hard Set. Dollars (\$ 320.11)

1.5.5 Unit Price 1 - IP Soft Phone. Dollars (\$ 168.30)

- 1.6 **Documents Accompanying Bid Proposal.** Each Bid Proposal shall be accompanied by: the required Bidder's Bond Bid Security, Designation of Subcontractors, Drug-Free Workplace, Experience/Qualifications Statement, and Non-Collusion Affidavit. All information or responses of a Bidder in its Bid Proposal and other documents

accompanying the Bid Proposal shall be complete, accurate and true; incomplete, inaccurate or untrue responses or information provided therein by a Bidder shall be grounds for the Owner to reject such Bidder's Bid Proposal for non-responsiveness.

- 1.7 **Award of Contract.** If the Bidder submitting this Bid Proposal is awarded the Contract, the undersigned will execute and deliver to DPR Construction, Inc. the Contract in the form attached hereto within five (5) days after notification of award of the Contract. Concurrently with delivery of the executed Agreement, the Bidder awarded the Contract shall deliver: (a) Certificates of Insurance evidencing all insurance coverages required under the Contract Documents; (b) the Performance Bond; (c) the Labor and Material Payment Bond; (d) the Certificate of Workers' Compensation Insurance; (e) the Drug-Free Workplace Certificate; (f) Verification of a valid Contractors License for the work the Contractor is planning to perform. Failure of the Bidder awarded the Contract to strictly comply with the preceding may result in the rescission of the award of the Contract and/or forfeiture of the Bidder's Bid Security. In such event, the Owner may, in its sole and exclusive discretion elect to award the Contract to the responsible Bidder submitting the next lowest Bid Proposal, or to reject all Bid Proposals.
- 1.8 **Contractor's License.** The undersigned Bidder is currently and duly licensed in accordance with the California Contractors License Law, California Business & Professions Code §§7000 et seq., under the following classification(s) C7 bearing License Number(s) 450987, with expiration date(s) of 01-31-06. The Bidder certifies that: (a) it is duly licensed, in the necessary class(es), for performing the Work of the Contract Documents; (b) that such license shall be in full force and effect throughout the duration of the performance of the Work under the Contract Documents; and (c) that all Subcontractors providing or performing any portion of the Work shall be so properly licensed to perform or provide such portion of the Work.
- 1.9 **Acknowledgment and Confirmation.** The undersigned Bidder acknowledges its receipt, review and understanding of the Drawings, the Specifications and other Contract Documents pertaining to the proposed Work. The undersigned Bidder certifies that the Contract Documents are, in its opinion, adequate, feasible and complete for providing, performing and constructing the Work in a sound and suitable manner for the use specified and intended by the Contract Documents. The undersigned Bidder certifies that it has, or has available, all necessary equipment, personnel, materials, facilities and technical and financial ability to complete the Work for the amount bid herein within the Contract Time and in accordance with the Contract Documents.

By: [Signature]

(Signature)

(Corporate Seal)

John M. [Signature]

(Typed or Printed Name)

Title: General Manager

California Home

Thursday, November 10, 2005

**License Detail****CALIFORNIA CONTRACTORS STATE LICENSE BOARD****Contractor License # 450987****DISCLAIMER**

A license status check provides information taken from the CSLB license data base. 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, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.
- Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.
- Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
- Due to workload, there may be relevant information that has not yet been entered onto the Board's license data base.

Extract Date: **11/10/2005******* Business Information *****

INTER-TEL TECHNOLOGIES INC
1667 N BATAVIA STREET
ORANGE, CA 92867
Business Phone Number: (714) 283-1600

Entity: **Corporation**
Issue Date: **01/06/1984** Expire Date: **01/31/2006**

***** License Status *****

This license is current and active. **All information below should be reviewed.**

***** Classifications *****

Class	Description
C-7	LOW VOLTAGE SYSTEMS

***** Bonding Information *****

CONTRACTOR'S BOND: This license filed Contractor's Bond number **103482483** in the amount of **\$10,000** with the bonding company
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA.
Effective Date: **01/01/2004**

Contractor's Bonding History

BOND OF QUALIFYING INDIVIDUAL(1): This license filed Bond of Qualifying Individual number **103482484** for CRAIG WILLIAM RAUCHLE in the amount of **\$7,500** with the bonding company **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA.**

Effective Date: **03/19/2005**

BQI's Bonding History

***** Workers Compensation Information *****

This license has workers compensation insurance with the
FEDERAL INSURANCE COMPANY
Policy Number: **71707383** Effective Date: **11/30/2002** Expire Date: **11/30/2005**

Workers Compensation History

Personnel listed on this license (current or disassociated) are listed on other licenses.

Personnel List **Other Licenses**

License Number Request

Contractor Name Request

Personnel Name Request

Salesperson Request

Salesperson Name Request

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Rancho Cordova City Hall
City of Rancho Cordova
DPR Job No. 02-25021-00

October 7, 2005
Bid Bond

CITY OF RANCHO CORDOVA

BIDDER'S BOND

KNOW ALL MEN/WOMEN BY THESE PRESENTS,

THAT we, INTER-TEL, INCORPORATED, as Principal, and

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, as Surety,

are held and firmly bound unto the City of Rancho Cordova, hereinafter called CITY, in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Rancho Cordova, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, administrators, and executors and successors, jointly and severally, firmly by these presents. In no case shall the liability of the Surety hereunder exceed the sum of \$ 19,002.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT,

WHEREAS, the Principal has submitted the above-mentioned bid to the City of Rancho Cordova, for certain construction specifically described as follows, for which bids are to be opened at Rancho Cordova, California, on **August 31, 2005**, for the work described in Bid Package DPR Job No. 02-25021-00
(Bid Package Number and Title)

NOW, THEREFORE, if the aforesaid Principal is awarded the contract and within the time and manner required under the Specifications, after the prescribed forms are presented to him/her for signature, enters into a written contract, in the prescribed form, in accordance with the bid, and files the two bonds with the City of Rancho Cordova, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law and in all other aspects perform the agreement and obligations created by the acceptance of the Bid, then this obligation shall be null and void; otherwise, it shall be and remain in full force and virtue. In the event suit is brought upon this bond by the Obligor and judgment is recovered, the Surety shall pay all costs incurred by the Obligor in such suit including a reasonable attorney's fee to be fixed by the court.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 9TH day of NOVEMBER, 2005.

Principal

By: [Signature]

Signature

John MOLEY

Print or Type

Title: GENERAL MANAGER

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we **Inter-Tel, Incorporated**

as Principal, hereinafter called the Principal, and **Travelers Casualty and Surety Company of America**

a corporation duly organized under the laws of the State of **Connecticut**

as Surety, hereinafter called the Surety, are held and firmly bound unto

**City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670**

as Obligee, hereinafter called the Obligee, in the sum of 10% of the amount of the bid.

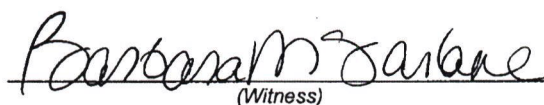
(10% of bid) Dollars

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for installation of phone system and various applications requested in RFP.

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

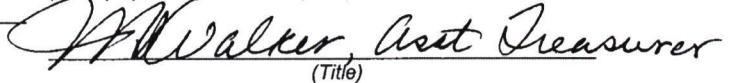
Signed and sealed this 19th day of October, 2005


(Witness)

Inter-Tel, Incorporated

(Principal)

(Seal)

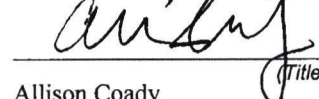

(Title) Asst. Treasurer


(Witness)

Travelers Casualty and Surety Company of America

(Surety)

(Seal)


(Title)

Allison Coady

Attorney-in-Fact

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
TRAVELERS CASUALTY AND SURETY COMPANY
FARMINGTON CASUALTY COMPANY
Hartford, Connecticut 06183-9062**

POWER OF ATTORNEY AND CERTIFICATE OF AUTHORITY OF ATTORNEY(S)-IN-FACT

KNOW ALL PERSONS BY THESE PRESENTS, THAT TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, corporations duly organized under the laws of the State of Connecticut, and having their principal offices in the City of Hartford, County of Hartford, State of Connecticut, (hereinafter the "Companies") hath made, constituted and appointed, and do by these presents make, constitute and appoint: **Carl N. Carter, Lisa L. Heppler, Allison Coady, of Phoenix, Arizona,** their true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge, at any place within the United States, the following instrument(s): by his/her sole signature and act, any and all bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking and any and all consents incident thereto and to bind the Companies, thereby as fully and to the same extent as if the same were signed by the duly authorized officers of the Companies, and all the acts of said Attorney(s)-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Standing Resolutions of said Companies, which Resolutions are now in full force and effect:

VOTED: 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.

VOTED: 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.

VOTED: 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.

This Power of Attorney and Certificate of Authority is signed and sealed by facsimile (mechanical or printed) under and by authority of the following Standing Resolution voted by the Boards of Directors of TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, which Resolution is now in full force and effect:

VOTED: 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 upon the Company in the future with respect to any bond or undertaking to which it is attached.

CITY OF RANCHO CORDOVA

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.

DESCRIPTION OF WORK	SUBCONTRACTOR NAME	SUBCONTRACTOR LOCATION (City & State)
	None	

INTER-TEL TECHNOLOGIES, INC.
Contractor's Name (Printed)

10/19/05
Date


Bidder's Signature
(same signature as on Bid Proposal)

John Morey
Bidder's Name (Printed)

GENERAL MANAGER
Bidder's Title

(COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY)

CITY OF RANCHO CORDOVA
NON-COLLUSION AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

John MOREY, being first duly sworn, deposes and says that he or she is GENERAL MANAGER of INTER-TEL TECHNOLOGIES, INC. the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix 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, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that 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, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid

INTER-TEL TECHNOLOGIES, INC.
Contractor's Name (Printed)

10/19/05
Date

John MOREY
Bidder's Signature
(same signature as on Bid Proposal)

John MOREY
Bidder's Name (Printed)

GENERAL MANAGER
Bidder's Title

Subscribed and sworn to before me by John MOREY
this 19 day of October, 2005 DH

Denee Hernandez
Signature of Notary Public



DRUG-FREE WORKPLACE CERTIFICATION

I, John MOREY, am the GENERAL MANAGER of
(Print Name) (Title)
INTER-TEL TECHNOLOGIES, INC., I declare, state and certify to all of the
(Contractor Name)
following:

1. I am aware of the provisions and requirements of California Government Code §§8350 et seq., the Drug Free Workplace Act of 1990.
2. I am authorized to certify, and do certify, on behalf of Contractor that a drug free workplace will be provided by Contractor by doing all of the following:
 - A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in Contractor's workplace and specifying actions which will be taken against employees for violation of the prohibition;
 - B. Establishing a drug-free awareness program to inform employees about all of the following:
 - i. The dangers of drug abuse in the workplace;
 - ii. Contractor's policy of maintaining a drug-free workplace;
 - iii. The availability of drug counseling, rehabilitation and employee-assistance programs; and
 - iv. The penalties that may be imposed upon employees for drug abuse violations;
 - C. Requiring that each employee engaged in the performance of the Contract be given a copy of the statement required by subdivision (A), above, and that as a condition of employment by Contractor in connection with the Work of the Contract, the employee agrees to abide by the terms of the statement.
 - D. Contractor agrees to fulfill and discharge all of Contractor's obligations under the terms and requirements of California Government Code §8355 by, inter alia, publishing a statement notifying employees concerning: (a) the prohibition of any controlled substance in the workplace, (b) establishing a drug-free awareness program, and (c) requiring that each employee engaged in the performance of the Work of the Contract be given a copy of the statement required by California Government Code §8355(a) and requiring that the employee agree to abide by the terms of that statement.

3. Contractor and I understand that if the District determines that Contractor has either: (a) made a false certification herein, or (b) violated this certification by failing to carry out and to implement the requirements of California Government Code §§8355, the Contract awarded herein is subject to termination, suspension of payments, or both. Contractor and I further understand that, should Contractor violate the terms of the Drug-Free Workplace Act of 1990, Contractor may be subject to debarment in accordance with the provisions of California Government Code §§8350, et seq.
4. Contractor and I acknowledge that Contractor and I are aware of the provisions of California Government Code §§8350, et seq. and hereby certify that Contractor and I will adhere to, fulfill, satisfy and discharge all provisions of and obligations under the Drug-Free Workplace Act of 1990.

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

Executed at SACRAMENTO, CA 95815 this 18TH day of
OCTOBER, 2005.
(City and State)

Jh My
(Signature)

JOHN MOREY
(Handwritten or Typed Name)

CITY OF RANCHO CORDOVA

EXPERIENCE/QUALIFICATIONS STATEMENT

The Bidder has been engaged in the contracting business, under the present business name for 36 years. Experience in work of a nature similar to that covered in the proposal extends over a period of 36 years.

The Bidder, as a Contractor, has never failed to satisfactorily complete a Contract awarded to it, except as follows:

The following contracts have been satisfactorily completed in the last three (3) years for the persons, firm or authority indicated, and to whom reference is made:

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

(COPY AND ATTACH ADDITIONAL SHEETS AS NECESSARY)

MEMORANDUM

DATE: November 21, 2005
TO: The Mayor and City Council
FROM: Paul Junker, Planning Director
SUBJECT: Zoning Text Amendment - Planning Director Revisions



Continued Item from November 21, 2005 Regular City Council Meeting.

Based on direction received by the City Council at the hearing of November 21, 2005 Regular City Council Meeting staff requires more time to make additional revisions to duties and assignments of the Planning Director within the current zoning code revisions. This item has been continued to the December 19, 2005 Regular Council Meeting.

AGENDA ITEM # 6

MEMORANDUM

DATE: December 5, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **AN URGENCY ORDINANCE EXTENDING URGENCY ORDINANCE NO. 24-2005 ADOPTING A PERMANENT CITYWIDE FEE AND INTRODUCTION OF A NON-URGENCY ORDINANCE ADOPTING A PERMANENT CITYWIDE TRANSPORTATION IMPACT FEE**



RECOMMENDATION

1. Adopt Urgency Ordinance No. 32-2005, extending Urgency Ordinance No. 24-2005 for 30-days
2. Introduce and waive first reading of Ordinance No. 33-2005, adopting a permanent Citywide Transportation Impact Fee.

DISCUSSION

On November 7, 2005 the Council adopted Urgency Ordinance No. 24-2005, adopting a permanent transportation impact fee and Urgency Resolution No. 127-2005 establishing the amount of the transportation impact fees. The action taken on that date added, for a temporary period of time, Chapter 16.84 to the Rancho Cordova Municipal Code relating to development impact fees for transportation improvements.

Until the permanent fees take effect, approximately February 19, 2006, it will be necessary to extend Urgency Ordinance 24-2005 two times, and adopt another urgency ordinance to ensure that there is no lapse in the applicability of transportation impact fees prior to February 19, 2006. Urgency Ordinance No. 32-2005 (attached as **Exhibit A**) extends the authorization for the fees collected under Urgency Ordinance No. 24-2005 for 30 days, i.e., until January 5, 2006.

In order to establish the transportation impact fees on a permanent basis and to permanently add Chapter 16.84 to the Rancho Cordova Municipal Code, it is necessary to introduce and ultimately adopt a non-Urgency Ordinance adopting the permanent Citywide Transportation Impact Fee. Ordinance No. 33-2005 (attached hereto as **Exhibit B**) essentially mirrors the Urgency Ordinance adopted by the Council on November 7, 2005 without the urgency findings and with minor technical edits. The second reading and possible adoption of Ordinance 33-2005 would occur on December 19, 2005, and the fees would take effect 60 days thereafter.

Attachments:

Exhibit A – Urgency Ordinance No. 32-2005

Exhibit B – Ordinance No. 32-2005

CITY OF RANCHO CORDOVA

ORDINANCE NO. 32-2005

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
RANCHO CORDOVA EXTENDING THE AUTHORIZATION FOR
DEVELOPMENT IMPACT FEES FOR TRANSPORTATION IMPROVEMENTS
(ORDINANCE 24-2005) FOR 30 DAYS**

WHEREAS, the City Council held a public hearing and enacted Urgency Ordinance No. 24-2005 on November 7, 2005, which established development impact fees in the City of Rancho Cordova (City) for transportation improvements and provisions related thereto; and

WHEREAS, on November 7, 2005, the City Council adopted Ordinance 24-2005, adding Chapter 16.84 to the Rancho Cordova Municipal Code, relating to development impact fees in the City for transportation improvements, and Resolution 127-2005 establishing the amount of such fees; and

WHEREAS, the amount of the impact fees for transportation improvements was based on actual estimated costs of planned transportation system improvements in the City's Capital Improvement Program (CIP), and a Nexus Study calculating the impact fees necessary to offset additional traffic impacts created by new development; and

WHEREAS, in enacting Ordinance 24-2005 and Resolution 127-2005, the City made several findings establishing that the fees adopted thereby were necessary to immediately preserve and protect the public's health, safety, and welfare, because the then existing County Roadway and Transit Development Fees were insufficient to meet the demand generated by new development in the City; and

WHEREAS, for the same reasons expressed by the City Council in Ordinance 24-2005, the City Council now finds that an extension for 30 days of the fees established thereby is necessary to immediately preserve and protect the public health, safety and welfare of the City by ensuring that funds are collected to address the demand generated by new development; and

WHEREAS, the City faces a current and immediate threat due to the number of new commercial and residential developments now planned or under review in the City. If development is allowed to occur without establishing a transportation impact fee to fund infrastructure and mitigate traffic impacts from new development in the City, the City's circulation system will further degrade; and

WHEREAS, unless increased funding for transportation improvements is made available, congested conditions on the City's roadways will be significantly exacerbated by new development, compromising public health, safety and welfare by delaying police, fire, and paramedic emergency response times, and forcing motorists to endure long, costly delays while commuting to and from school, work, local services, and other destinations; and

WHEREAS, a failure to adopt a citywide transportation impact fee will place the residents of new residential development, the public's use of new commercial development, and/or the existing citizens of the City, in a condition dangerous to their health, safety or welfare; and

WHEREAS, any delay in securing adequate funding will result in a deterioration of the City's level of services and will threaten the City's ability to keep pace with development demand, thereby creating immediate harm to existing and future residents, and other members of the public in the City; and

WHEREAS, without taking further action, the fees authorized by Ordinance 24-2005 would expire on December 7, 2005, by operation of law pursuant to Government Code Section 66017(b). To avoid exacerbating the already substantial funding shortage for transportation improvements that now exists in the City, the City desires to extend the fees for 30 days from December 7, 2005 (i.e., until January 6, 2006); and

WHEREAS, Resolution 127-2005, establishing the amount of the development impact fees for transportation improvements will remain in full force and effect for the additional 30-day extension period; and

WHEREAS, the City, after publishing adequate public notice, held a hearing on December 5, 2005, to receive public comments on this extension of the fees established by Urgency Ordinance 24-2005.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES HEREBY RESOLVE AS FOLLOWS:

1. To approve the extension of Urgency Ordinance No. 24-2005 and continue in full force and effect the development impact fees for transportation improvements established thereby, in the amounts pursuant to Resolution 127-2005 (also as shown in **Attachment 1**), until January 6, 2006; and
2. To find that extension of Urgency Ordinance No. 24-2005 is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15273 because the Urgency Resolution extension involves the establishment of a public agency fee for the purpose of

obtaining funds for capital projects that will offset transportation-related development impacts within the City's existing service area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of December, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

Alternative 4 - Fee Schedule
City of Rancho Cordova Transportation Impact Fee

		Area 1	Area 2
Detached Dwelling Units	per Unit	\$8,132	\$17,284
Attached Dwelling Units	per Unit	\$5,429	\$11,540
Mobile Homes in Parks	per Unit	\$4,254	\$9,042
Commercial Lodging Units	per Unit	\$4,278	\$5,388
Commercial	per S.F.	\$7.64	\$12.83
Office	per S.F.	\$7.40	\$9.85
Industrial/Manufacturing	per S.F.	\$5.02	\$5.02
Administration (2%)	[1]		

[1] Administration is charged as 2% of the total transportation impact fee

[2] For land uses not shown on this table, contact the Public Works Department. The rates established by Public Works shall be based upon \$235.03 per daily trip-mile in Area 1 and \$499.54 in Area 2

CITY OF RANCHO CORDOVA**ORDINANCE NO. 33-2005****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADDING CHAPTER 16.84 TO THE RANCHO CORDOVA MUNICIPAL CODE
RELATING TO DEVELOPMENT IMPACT FEES FOR TRANSPORTATION IMPROVEMENTS**

The City Council of the City of Rancho Cordova ordains as follows:

SECTION 1. Purpose and Authority. The purpose of this ordinance is to add Chapter 16.84 to the City of Rancho Cordova Municipal Code for the establishment of development impact fees in the City of Rancho Cordova ("City") for transportation improvements and provisions related thereto. The City Council enacts this ordinance pursuant to the authority granted to cities by Article XI, Section 7 of the California Constitution.

SECTION 2. Findings. The City Council determines and finds as follows:

- a. Upon its incorporation, the City of Rancho Cordova adopted the Sacramento County General Plan as the City's General Plan, and has since taken several actions as part of a process of adopting its own general plan (the general plan and such additional actions are collectively referred to herein as the "General Plan").
- b. The General Plan includes a description of the general location, capacity, and types of public facilities planned and needed to accommodate development anticipated to occur in the City. As reflected in the General Plan, the City must ensure that adequate public facilities are provided to serve new growth and maintain or improve existing levels of service within the City.
- c. Subsequent to incorporation, the City enacted ordinances that continued in effect the Roadway and Transit Development Fees of Sacramento County (Sacramento County Code Chapter 16.87), as part of the Rancho Cordova Development Impact Fee program. These fees, however, were recently determined by the City Council to be insufficient to achieve the roadway, bicycle, and pedestrian improvements necessary to meet the demand directly or indirectly generated by new development in the City because the fees were based on outdated information that had not been revised or updated since 1993.
- d. Recognizing that this insufficiency posed an immediate threat to the public health, safety and welfare of the residents of the City, the City Council notified the public of its intent to initiate a study of the cost of facilities needed and fees necessary to offset traffic impacts created by new development, and its intent to adopt a citywide traffic impact mitigation fee. On February 22, 2005, the City adopted Urgency Resolution No. 30-2005, which established an interim Traffic Impact Mitigation Fee in order to protect the health, safety and welfare of the community by ensuring that funds were collected to offset the impacts created by new development while the citywide traffic impact mitigation fee was being studied and formulated.
- e. Thereafter, the City Council contracted with a consultant (Psomas) to assist it in evaluating the cost of necessary improvements, as shown in the General Plan. In addition, it contracted with a consultant (Revenue and Cost Specialists LLC) to prepare a nexus study ("Nexus Study") to calculate the development impact fees necessary to offset additional traffic

impacts created by new development and address the deficiency in the City's transportation system.

- f. The completed Nexus Study calculates the costs of the proposed transportation improvements and quantifies the development impact fees necessary to mitigate the impact of new development in the City, and discusses ways to fund improvements that cannot be wholly funded by new development.
- g. To finance the needed public facilities, the City established an appropriate schedule of development impact fees that, consistent with statutory requirements (i.e., Government Code section 66000, et seq.), ensures that new development in the City pays no more nor less than its fair share of the cost of providing these public facilities.
- h. City staff and the City Council have considered and analyzed the basis for establishment of the fees authorized by this Ordinance, and the need for and cost of the new public facilities and improvements necessitated by new development in the City to be funded by those fees, as further set forth in the Nexus Study. The City Council finds that the Nexus Study adequately establishes the basis for establishment of the fees, and describes the need for and cost of the new public facilities and improvements necessitated by new development in the City, to be funded by those fees, and accordingly approves of the Nexus Study.
- i. Pursuant to California Public Resources Code Section 21080 (b)(8) and Title 14, Chapter 3 of the California Code of Regulations Section 15273(a)(4), the establishment of these development impact fees is statutorily exempt from the California Environmental Quality Act, because the fees are for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas in the City.
- j. The purpose of the Transportation Impact Fee Program and the development impact fees established by this ordinance is to finance transportation improvements necessary to offset the impacts to the City's transportation system of new development in the City, to ensure that adequate funding is provided for improvements required to meet the demands of such new development, and to fund administration of the Fee Program.
- k. The use of the Transportation Impact Fees is to fund the transportation improvements identified in the Transportation Impact Fee Program and to fund administration of the Fee Program.
- l. There is a reasonable relationship between the use of the Transportation Impact Fees and the type of development projects on which the fees will be imposed because the fees will be imposed on commercial and residential development projects in the City that generate or contribute to the need for roadway, transit and/or pedestrian improvements, and are not imposed on projects that do not contribute to such need, as further set forth in the Nexus Study.
- m. There is a reasonable relationship between the need for the identified transportation improvements and the type of development project on which the fee is imposed because the need for such improvements varies depending on the type of development project at issue, and the Transportation Impact Fee Program takes into account the type of development project at issue by only applying a fee to development that is likely to contribute to such need, and ensuring that such fee is proportional to the need, as further set forth in the Nexus Study

- n. There is a reasonable relationship between the amount of the Transportation Impact Fees and the cost of the identified transportation improvements or portion of the identified transportation improvements attributable to the development on which the fees are imposed. As discussed in the Nexus Study, the amount of the Transportation Impact Fees is based on the type of development at issue, the number of building permits being generated by such development, and the anticipated impact of such development on the City's transportation system. The amount of the fees contemplates the relationship between such development's impact and the cost of roadway improvements that will be required to offset the impacts of such development.
- o. The City Council, on November 7, 2005, adopted Urgency Ordinance No. 24-2005, adding, for a temporary period of time, Chapter 16.84 to the Rancho Cordova Municipal Code relating to development impact fees for transportation improvements. In addition, the Council adopted Resolution 127-2005, establishing the amount of the fees. The purpose of this Non-Urgency Ordinance is to permanently add Chapter 16.84 to the Rancho Cordova Municipal Code.

SECTION 3. Additions. Chapter 16.84 is hereby added to the City of Rancho Cordova Municipal Code, to read in its entirety as follows:

CHAPTER 16.84

ESTABLISHMENT OF DEVELOPMENT IMPACT FEES TO FINANCE THE COST OF TRANSPORTATION FACILITIES

Sections:

16.84.010	Purpose
16.84.020	Definitions
16.84.030	Establishment and Administration of the City of Rancho Cordova Transportation Fund
16.84.040	Establishment and Administration of the City of Rancho Cordova Transportation Administration Fund
16.84.050	Imposition of Transportation Impact Fee
16.84.060	Payment of Transportation Impact Fees
16.84.070	Adoption and Compliance with Schedule of Transportation Impact Fee Component
16.84.080	Establishment of Transportation Impact Fees
16.84.090	Calculation of Transportation Impact Fee Component
16.84.100	Establishment of Cost Per Unit for Land Uses
16.84.110	Credit for Construction of Transportation Improvements
16.84.120	Reimbursement for Construction of Transportation Improvements
16.84.130	Annual Program Fee Adjustment
16.84.140	Alternative Method and Compliance With Other Laws

16.84.010 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, roadway facilities and transit 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 transportation facilities.

- (c) The purpose of this chapter is to implement the General Plan requirements set forth in subdivisions (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 transportation 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.

16.84.020 DEFINITIONS.

- (a) "Areas" means those geographic areas established for public facilities financing purposes within the City of Rancho Cordova depicted in Figure 1 attached to this ordinance and incorporated herein by reference. Area 1 comprises the Infill area within the City. Area 2 comprises the specific plan area for new development within the City. A detailed map of each Area depicted on Figure 1 is on file with the City Public Works Department, and such maps are incorporated by reference herein.
- (b) "Building Permit" means the permit issued or required for Residential Development, Non-Residential Development, Commercial Development, or other development within the City, pursuant to and as further defined by the City of Rancho Cordova Building Code.
- (c) "City" means the City of Rancho Cordova.
- (d) "City of Rancho Cordova Transportation Fund" means that special interest bearing trust fund established pursuant to Section 16.84.03.
- (e) "City of Rancho Cordova Transportation Administration Fund" means that special interest bearing trust fund established pursuant to Section 16.84.040.
- (f) "Commercial Development" means buildings constructed for the purpose of occupancy by retail, services, and other principally non-office businesses located on sites zoned SC Shopping Center, LC Limited Commercial, TC Travel Commercial, AC Auto Commercial, or GC General Commercial in accord with the City of Rancho Cordova Zoning Code or designated Commercial or Commercial Mixed Use (CMU). For purposes of this chapter, residential dwellings constructed on sites designated CMU or another commercial zone pursuant to the Zoning Code are Residential Development rather than Commercial Development.
- (g) "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.
- (h) "Council" or "City Council" means the City Council of the City of Rancho Cordova.

- (i) "Department" means the City of Rancho Cordova Public Works Department.
- (j) "Development Impact Fee" or "Transportation Impact Fee" means the fee levied by this chapter upon the approval of one or more Building Permits.
- (k) "Development Unit" means a dwelling unit, for Residential Development, or square foot of building floor area, for Non-Residential Development.
- (l) "Director" means the Director of the Rancho Cordova Public Works Department.
- (m) "Facilities" means those public facilities designated in the Rancho Cordova Transportation System Development Impact Fee Program.
- (n) "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 Transportation Impact Fees.
- (o) "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 pursuant to Chapter 12.03 of the Rancho Cordova Municipal Code prior to the issuance of a building permit for the property.
- (p) "Land Use Category" means detached dwelling units, attached dwelling units, mobile homes, commercial lodging units, or commercial uses as further defined in the Fee Resolution.
- (q) "Non-Residential 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 mobilehomes, or improvements thereto. Non-Residential Development includes Commercial Development. Typically, Non-Residential 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 Non-Residential Development for purposes of this chapter.
- (r) "Office Development" means buildings constructed for the purpose of occupancy by principally business and professional office uses located on sites zoned BP Business and Professional Office in accord with the City of Rancho Cordova Zoning Code or designated Commercial or CMU Commercial Mixed Use.
- (s) "Planning Director" means the Planning Director of the City of Rancho Cordova.
- (t) "Program Fee per Development Unit" 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 transportation system costs, as identified in Transportation System Capital Improvement Program, and total additional trip miles based on land use categories identified in the Nexus Study developed for the Transportation System Development Impact Fee Program.

- (u) "Programmed Cost" means the estimated cost of constructing a facility based upon the unit costs for each construction item plus a fixed 30% for engineering and permits and a fixed 15% for construction contingency as set forth in the City of Rancho Cordova Transportation Impact Fee Program and its public facilities project cost estimates, as periodically updated and adopted by resolution of the Council.
- (v) "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 CMU or another commercial zone. Institutional uses or other non-housing development allowed by special use permit to be constructed on sites zoned for residential use are Non-Residential Development for purposes of this chapter.
- (w) "Single Family Residential Development" means buildings consisting of individual dwelling units or no more than two attached dwelling units for residential occupancy as single-family detached homes, single-family attached homes, duplexes, halfplexes, manufactured homes, mobilehomes, and residential accessory dwellings.
- (x) "Transportation System Capital Improvement Program" means the projects identified and the cost estimates prepared, and as may be updated, for the transportation system facilities identified in the Interim General Plan Circulation Element and on the roadway sizing diagram within the City limits.
- (y) "Transportation System Development Impact Fee Program", or "Transportation 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 each Area of the City of Rancho Cordova as established.

16.84.030 ESTABLISHMENT AND ADMINISTRATION OF THE CITY OF RANCHO CORDOVA TRANSPORTATION FUND.

- (a) There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the City of Rancho Cordova Transportation Fund. All amounts collected from Transportation Impact Fees from Area 1 and Area 2 pursuant to this chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs identified in the transportation capital improvement program of the City of Rancho Cordova Transit System Development Impact Fee Program.
- (b) The Transportation Fund shall be administered by the Director.

16.84.040 ESTABLISHMENT AND ADMINISTRATION OF THE CITY OF RANCHO CORDOVA TRANSPORTATION ADMINISTRATION FUND.

- (a) There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the City of Rancho Cordova Transportation Administration Fund. All administration fees collected from Area 1 and Area 2

pursuant to this chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs associated with administering the City of Rancho Cordova Transportation Impact Fee Program.

- (b) The Transportation Administration Fund shall be administered by the Director.

16.84.050 IMPOSITION OF TRANSPORTATION IMPACT FEE.

No change in a land use zoning designation shall be approved within the City of Rancho Cordova unless payment of the Transportation Impact Fees established by this chapter is required of the property owner as a condition of such approval. No building permit shall be approved for property within the City of Rancho Cordova unless the Development Fees for that property are paid as required by this chapter.

16.84.060 PAYMENT OF TRANSPORTATION IMPACT FEES.

The Transportation Impact Fees imposed pursuant to this chapter shall be paid by the property owner to the Department, in an amount calculated pursuant to Section 16.84.090. The fees shall be calculated upon the approval of subdivision maps and shall be paid upon issuance of building permits. For projects that are subject to building permits, but not subdivision map approval, the fees shall be both calculated and paid upon issuance of the building permits.

16.84.070 ADOPTION OF THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM AND COMPLIANCE WITH PRIORITY LIST OF CITY OF RANCHO CORDOVA TRANSPORTATION IMPACT FEE PROGRAM.

- (a) The Council shall by resolution adopt the City of Rancho Cordova Transportation System Capital Improvement Plan of the City of Rancho Cordova Transportation System Development Impact Fee Program. The Council shall review the transportation capital improvement plan not less than annually and may amend it by resolution at its discretion.
- (b) With the exception of facilities approved by the Director for construction by a property owner pursuant to Section 16.84.120, all facilities shall be funded in accordance with the priority list established for the City of Rancho Cordova Transportation Impact Fee Program.

16.84.080 ESTABLISHMENT OF TRANSPORTATION IMPACT FEES AND CREATION OF AREAS.

- (a) A separate Transportation Impact Fee is hereby established for each of the following categories:
 - 1. Specific Plan Transportation Impact Fee;
 - 2. Infill Transportation Impact Fee;
 - 3. Regional Transportation Impact Fee;
 - 4. Transportation Administration Fee.
- (b) There is hereby created two (2) initial Areas of the City of Rancho Cordova, as shown in Figure 1, attached to this ordinance and incorporated herein by reference.

- (c) The Specific Plan Transportation Impact Fee shall apply to property within Area 2. The Infill Transportation Impact Fee shall apply to property within Area 1. The Regional Transportation Impact Fee shall apply to the Sunridge Specific Plan Area and the Villages of Zinfandel Special Planning Area within Area 2 and Area 1, respectively. The Transportation Administration Fee shall apply to all property within Areas 1 and 2.
- (d) Future Areas of the Transportation System Development Impact Fee Program may be created as additional public facilities financing plans are implemented for remaining undeveloped areas outside of the City of Rancho Cordova that may be annexed to the City in the future.

16.84.090 CALCULATION OF TRANSPORTATION IMPACT FEE.

- (a) For Residential Development, the Transportation Impact Fee shall be calculated by multiplying the number of units per land use category by a per unit cost as identified in the Transportation Impact Fee Program and Fee Resolution.
- (b) For Non-Residential Development, the Transportation Impact Fee shall be calculated by multiplying the number of building square feet per land use category by a per square foot cost as identified in the Transportation System Impact Fee Program and Fee Resolution.
- (c) For the purpose of calculating the Transportation Impact Fee for land use categories not specifically named in the Transportation Impact Fee Program and Fee Resolution, the Planning Director is hereby authorized to determine the land use category that corresponds most directly to the land use in question. Alternatively, the Planning Director can determine that no land use category adequately corresponds, and request the Public Works Director to determine the Transportation Impact Fee. Said Transportation Impact Fee will be determined using the applicable trip generation factors as found in the Institute of Transportation Engineers Trip Generation Manual.
- (d) For the purpose of calculating the Regional Fee, the Regional Fee shall be calculated as the difference between the Transportation Impact Fee for Area 1 or Area 2, (depending on the location of the property at issue), and the transportation component of the specific plan fee, if any. If no specific plan fee exists, then the Regional Fee and the Transportation Impact Fee are equivalent.
- (e) The Transportation Administration Fee per building permit shall be calculated as two percent (2%) of the sum of the transportation impact fees calculated pursuant to subsections (a), (b), or (c) above.
- (f) The Transportation Impact Fees shall be paid by the property owner in the amount as calculated pursuant to subdivision (a), (b), (c) and (d) of this section for the categories of facilities established by Section 16.84.080.
- (g) For the purpose of calculating Transportation Impact Fees pursuant to subdivision (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 per-unit or per-square foot costs for each fee category that corresponds most directly to the use and density.

- (h) For the purpose of calculating Transportation Impact Fees pursuant to subdivision (a), (b), (c), and (d) of this section for building permits for land use categories not specifically named in this ordinance or the Transportation Impact Fee Program, the Director is hereby authorized to determine the per-unit or per-square foot costs for each fee category that corresponds most directly to the use and density.

16.84.100 ESTABLISHMENT OF COSTS PER UNIT FOR LAND USES WITHIN THE CITY OF RANCHO CORDOVA.

- (a) Fees per unit for various land uses identified in the Fee Resolution were established using an allocation of transportation system costs as identified in Transportation System Capital Improvement Plan and total additional trip miles based on land use categories identified in the Nexus Study developed for the Transportation Impact Fee Program.
- (b) For specific land uses not identified in the Fee Resolution, the cost per daily trip-mile established by the Nexus Study and the trip generation rates established by the Institute of Traffic Engineers shall be used to calculate the fee per Dwelling Unit.

16.84.110 CREDIT FOR CONSTRUCTION OF TRANSPORTATION FACILITIES.

- (a) Upon application by the property owner or his authorized agent, the Director may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the Priority List in the Transportation System Development Impact Fee Program in lieu of all, or a portion of, the Transportation Impact Fee required by this chapter. If so authorized, the credit toward Transportation Impact Fees to be provided to the property owner for such in lieu construction shall be equal to eighty percent (80%) of the programmed cost of the facility, as set forth in the Transportation System Development Impact Fee Program in effect at the time when the in lieu construction is so authorized, including, but not limited to, unit prices, quantities and project descriptions. Prior to credit being given and/or issuance of any of the approvals set forth in Section 16.84.060 (e.g., approvals of building permits, subdivisions or zoning amendments), the construction of any facility authorized by this section must either be accepted by the Department, or the property owner must post security for the complete performance of the construction in a form acceptable to the Director and the City Attorney.
- (b) Upon acceptance of the completed facility and after reconciliation of the final facility costs, the remaining twenty percent (20%) of the programmed cost as designated in the Transportation System Development Impact Fee Program may be issued as a credit balance to the property owner that may be utilized within the City of Rancho Cordova as determined by the Director.
- (c) Where the amount of the credit is less than the amount of the Transportation Impact Fee otherwise applicable to the development in question, the property owner must pay to the City the difference in accordance with Section 16.84.060.
- (d) Where the amount of the credit is greater than the amount of the Transportation Impact Fee, the property owner shall be paid the difference only from the applicable Transportation Fund within a reasonable time after the project is accepted by the Department pursuant to Section 16.84.120 in order of priority on the Priority List in the Transportation System Development Impact Fee Program when funds are available.

- (e) Where a facility is proposed for construction by the property owner, the Director at his discretion may either (1) provide the property owner with a credit pursuant to this section or (2) enter into a reimbursement agreement with the property owner pursuant to Section 16.84.120.

16.84.120 REIMBURSEMENT FOR CONSTRUCTION OF TRANSPORTATION PROJECTS IN ADVANCE OF THE TRANSPORTATION SYSTEM DEVELOPMENT IMPACT FEE PROGRAM PRIORITY LIST SCHEDULE.

- (a) Upon application by the property owner or his authorized agent, the Director may enter into a reimbursement agreement authorizing the construction of any transportation facilities, or portions thereof, designated in the Transportation System Development Impact Fee Program. In addition to the requirements of subsection (d), the agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall state that reimbursement by the City will only be made from the applicable Transportation Fund when funds are available.
- (b) The amount of reimbursement shall be the actual cost of the facility up to the programmed cost of the facility as set forth in the Transportation System Development Impact Fee Program in effect at the time the construction contract is awarded for that specific facility. The time of reimbursement shall be the end of the fiscal year in which the facility is scheduled for construction, based on the Priority List in the Transportation System Development Impact Fee Program, or as different timing is otherwise authorized by the Director.
- (c) By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the Transportation Impact Fees in the manner and amount specified by this chapter.
- (d) If the Director enters into an agreement authorized by subdivision (a) of this section, or credit agreement as authorized by Section 16.84.110(c) the agreement shall provide that: (1) The general fund of the City is not liable for payment of any obligations arising from the agreement; (2) the credit or taxing power of the City is not pledged for the payment of any obligations arising from the agreement; (3) the landowner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the agreement; and (4) the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the Transportation Impact Fees deposited in the applicable Transportation Fund.
- (e) Property owner or his authorized agent shall apply for reimbursement as set forth in subdivisions (a) (b) (c) and (d) of this Section no later than four (4) years after the transportation project is constructed and accepted. Property owner shall waive the right of reimbursement for construction costs payable under this Section when the reimbursement is not applied for within said four (4) year limitation.

16.84.130 ANNUAL PROGRAM FEE ADJUSTMENT.

Beginning March 1, 2006, and thereafter each year no later than March 15, the Program Fee per Development Unit 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 January 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 January, however, the March 2006 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for August 2005, and, 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 shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- (d) The estimated cost of the facilities used in the Transportation System Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.84.110 and 16.84.120 shall be adjusted annually using the same adjustment factor pursuant to subsections (a), (b) and (c) of this section.

16.84.140 ALTERNATIVE METHOD AND COMPLIANCE WITH OTHER LAWS.

- (a) This chapter is intended to establish a supplemental method for funding the cost of certain facilities the need for which is expected to be generated by the level and type of development proposed in the City of Rancho Cordova. Excepted as provided in Section 4 of this Ordinance (continuance in effect of Roadway and Transit Development Fees established by Sacramento County), the provisions of this chapter shall not be construed to limit the power of the Council to impose any other fees or exactions or to continue to impose existing ones, on development within the City of Rancho Cordova, but shall be in addition to any other fee, exactions or other requirements that the City is authorized to impose, or has previously imposed, as a condition of approving plans, rezonings or other entitlements within the City of Rancho Cordova pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and/or pay other exactions authorized or required by, but not limited to: (1) the City of Rancho Cordova Public Works Department Improvement Standards; (2) the Sacramento County Municipal Services Agency Improvement Standards; (3) the Quimby Act (Government Code Section 66477 et seq.) and implementing ordinances (Chapter 22.40 of this Code); (4) school impact fees (Government Code Sections 65970 et. seq.) and implementing ordinances; and (5) Sacramento County drainage fees (County Water Agency Ordinance No. 1). Any credits or repayments pursuant to Sections 16.84.110 and 16.84.120 shall not include credits or repayment for the funding, construction or dedications described in this section.
- (b) The construction of facilities by a private owner pursuant to Section 16.84.110 16.84.120 shall be performed and contracted for only as required by law, including but not limited to, compliance with the Department's Improvement Standards, and requirements for public works, if applicable to the particular facility."

SECTION 4. In Lieu Levy. The payment and administration of Transportation Impact Fees levied pursuant to this chapter will be in lieu of all other roadway fees paid and administered pursuant to City Ordinance No. 19-2003 that continued in effect the Roadway and Transit Development Fees established by Sacramento County Code Chapter 16.87 (as originally continued in effect by, and made applicable to the City pursuant to, City Ordinance No. 01-2003).

SECTION 5. No Effect. The payment and administration of Transportation Impact Fees levied pursuant to this chapter will not be in lieu of transportation fees paid and administered pursuant to Chapter 16.83 and Chapter 16.81 of the Rancho Cordova Municipal Code for the Sunridge Specific Plan and Villages of Zinfandel Special Planning Area roadway fee components.

SECTION 6. 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 7. Effective Date . 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.

ADOPTED, this ____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

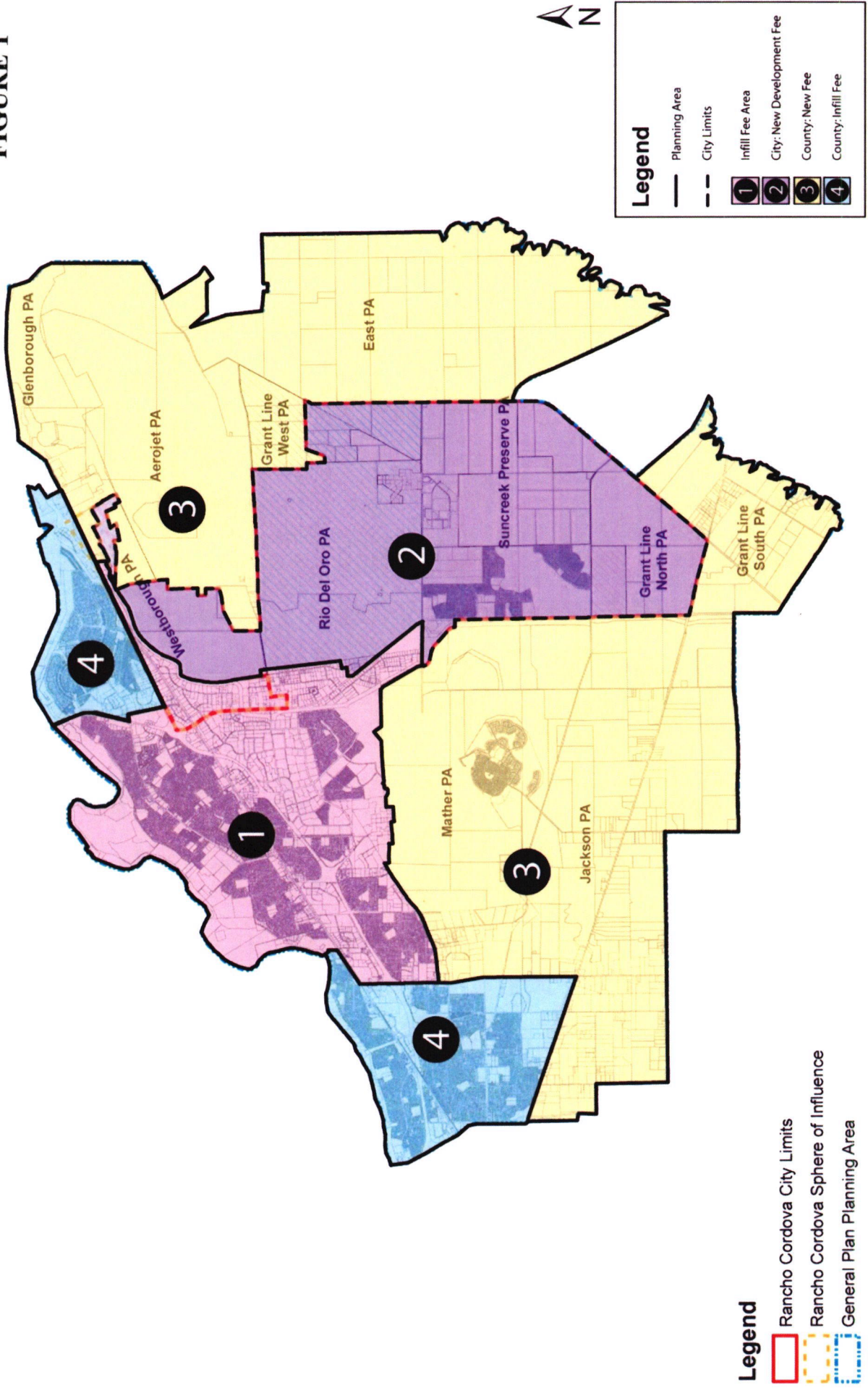
ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

FIGURE 1



MEMORANDUM

DATE: December 5, 2005
TO: Mayor and City Council
FROM: Adam Lundgren, Assistant City Attorney
Christopher Jordan, Planning Department
SUBJECT: General Plan Extension Application



RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 148-2005 (Attachment 1), formally requesting a nine-month extension from the State of California for completion of the City's first General Plan, with completion anticipated by June 30, 2006.

BACKGROUND

In May of 2004, the City officially began work on its first General Plan. Under State law (Government Code section 65360), the City is obligated to adopt the General Plan within 30 months of incorporation (December 2005). Staff has been actively working towards completion of the General Plan by this date. However, as directed at the July 18, 2005 City Council meeting, several issues have been identified that require additional time to consider, analyze, and reflect upon prior to adoption of the General Plan. These topics include:

- Completion of a General Plan Pro Forma that will analyze the fiscal impact of new development on the City and "truth" out the land uses identified on the Draft Land Use Map that was adopted May 16, 2005;
- Completion of work on the City's first Capital Improvement Plan and update of the City's Transportation Impact Fee (adopted November 7, 2005);
- Development of Parks and Open Space standards, in conjunction with the Cordova Parks and Recreation District, as these will have a bearing on land uses in the City (in process)
- Expansion of the scope of work for the General Plan Environmental Impact Report to address water supply issues and other concerns identified in ongoing litigation of the Sunrise-Douglas Community Plan / Sunridge Specific Plan EIR (in process);
- Refinement of the definition and scope of the proposed Downtown Rancho Cordova, its role in the City, and general parameters for its development through further work efforts (in process);

- Providing additional time to “reflect” and review the draft General Plan prior to adoption.

At the City Council meetings of June 15, June 20, and July 18, staff presented a recommendation to request a one-year extension for completion of the General Plan from the State. While the Council was sensitive to the breath and complexity of the issues at hand, there was an overwhelming concern that any delay of completion of the Plan could dampen development and growth of the City. As such, the Council directed staff to prepare a request to OPR for an extension, and to complete the General Plan by June 30, 2006. The Council acknowledged the possibility that it could request additional time beyond that date so as to facilitate additional public review if needed without necessitating a second request for General Plan extension. For this reason, staff is recommending that the City request a nine-month extension from the State, setting a revised deadline for adoption of September 30, 2006.

As part of its application for General Plan extension the City is required (per Government Code section 65361) to adopt a resolution detailing the “reasons why the General Plan was not previously adopted as required by State law...including one or more findings” that justify the granting of the extension. This resolution is provided as Attachment 1.

Staff has already begun working with OPR on the request for an extension. Staff has sent OPR a comprehensive application package. OPR has begun to review it, pending final approval of the request by the City Council's adoption of the attached resolution.

As stated earlier, staff is actively working towards adoption of the General Plan by June 30, 2006, as directed by Council. As requested by the State, a schedule to completion has been drafted and is attached here as Attachment 2. The schedule reflects the original scope of work (adopted in May of 2004) and the revisions approved in July of 2005 (Attachment 3).

Attachments:

1. Resolution No. 148-2005
2. Schedule to completion of the General Plan
3. Complete Scope of Work

CITY OF RANCHO CORDOVA

RESOLUTION NO. 148-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REQUESTING AN EXTENSION FROM THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH FOR THE ADOPTION OF THE CITY'S GENERAL PLAN, MAKING FINDINGS REQUIRED BY STATUTE THEREFOR, AND AUTHORIZING STAFF TO SUBMIT AN APPLICATION FOR AN EXTENSION

Recitals

A. The City of Rancho Cordova ("City") was incorporated on July 1, 2003.

B. After incorporation, the City adopted the Sacramento County General Plan as its general plan (Resolution No. 04-2003), the County's zoning ordinance as its zoning ordinance (Ordinance No. 01-2003), and provided for all of the County's ordinances to remain in effect in the City (Ordinance No. 01-2003).

D. Since that time, the City has been in the process of preparing its own general plan, as required by Government Code Section 65360. It is required to complete adoption of the plan by December 31, 2005.

E. The City is planning for dramatic growth. The City has a current population of 55,000. The City is planning to more than double its population by 2030. But the entitlements and land use approvals for much of that growth are expected to be approved within the next few years. The City has already approved or is currently considering land use plans or permits for over 35,000 new dwelling units.

F. The City is redeveloping and revitalizing. The City has designated a redevelopment area and is in the process of preparing a redevelopment plan. The City is revitalizing its major existing arterial, Folsom Boulevard, through grants, focused code enforcement, and anticipated redevelopment.

G. The City faces unusual fiscal challenges because under the terms of its incorporation, the County of Sacramento will receive most of the City's property tax revenues until 2033. The terms of incorporation have made it critical for the City to carefully evaluate the fiscal impacts of its planning decisions.

H. The City Council, the Planning Commission, City staff, the City's General Plan consultant, Pacific Municipal Consultants (PMC), and the City's

General Plan Advisory Committee (GPAC) have taken dozens of actions and worked diligently to prepare the City's general plan. The following specific actions are examples of the City's steady, determined and diligent progress toward adoption of its general plan:

- On May 17, 2004, the City Council approved the general plan scope of work and authorization for staff to proceed;
- A series of Visioning Workshops with the public were held on June 15, June 26, June 29, July 6, and July 22, 2004, to solicit input on the future of the City. The Workshops generally included presentations, an overview of the General Plan process, and mapping and surveying exercises;
- In the summer of 2004, two surveys – a mail and web-based survey (the "General Plan Vision Survey") and a visual preference survey - were conducted;
- On July 6, 2004, the City Council formed the General Plan Advisory Committee (GPAC);
- On July 21, 2004, the Council and GPAC held a joint Study Session to review the draft Vision Book, a compilation of ideas on a wide variety of topics related to the future of the City, some presented on a conceptual level, and others that relate to specific sites;
- On August 2, 2004, the City Council approved the Vision Book as the interim General Plan;
- On September 30, 2004, GPAC held a meeting to define the role of the General Plan, review issues to be addressed through the General Plan process, and develop a draft conceptual Land Use map;
- On October 21, 2004 the GPAC held a meeting to review the draft Land Use map and Land Use Policies;
- On November 18, 2004, the GPAC reviewed the District/Village/Neighborhood concept, drafted a definition of the Downtown (with boundaries and conceptual uses), and reviewed Circulation terms and concepts;
- On December 16, 2004, the GPAC reviewed the draft Land Use Map and made a recommendation to the City Council to adopt as the interim General Plan Land Use Map;
- On December 20, 2004 and January 3, 2005, the Council reviewed the Draft General Plan Land Use Map/Draft Land Use Map Book and adopted it on January 18, 2005;

- January 20, 2005 – Presentation of Housing issues;
- On January 31, 2005, during a study session the Council discussed various circulation issues;
- February 17, 2005 – Identification of issues relative to each of the General Plan elements;
- On March 16, 2005, during a joint study session with the GPAC, the Council held a discussion of Housing Element policy and options;
- On March 17, 2005 the GPAC reviewed and discussed drafts of the Land Use, Natural Resources, Cultural and Historic Resources, Open Space, Parks, and Trails, and Housing Elements;
- On March 21, 2005, during a study session, the Council discussed an economic development vision plan;
- On March 29, 2005, during a study session, the Council reviewed the Traffic and Transit Circulation Plan and Roadway Fee Nexus study;
- On April 18, 2005, the Council discussed Housing Element policy and options
- On April 21, 2005 – the GPAC reviewed and discussed drafts of the Urban Design, Economic Development, Circulation, Infrastructure, Services, and Finance, Safety, Air Quality, and Noise Elements;
- On May 2, 2005 the Council discussed the application of the Draft Circulation Plan and the Draft Land Use Map Book as the interim General Plan while the General Plan is being completed
- On May 16, 2005 the Council adopted the Draft Circulation Plan and the Draft Land Use Map Book as the interim General Plan, pursuant to Resolution 57-2005;
- On June 6, 2005 the Council heard landowner requests in relation to the General Plan Land Use Map;
- On June 15 during a study session and on June 20, 2005, the Council held a discussion of the General Plan scope of services;
- On July 18, 2005 the City Council approved an expansion to the General Plan scope of services and authorized staff to pursue a six-month extension from the Governor's Office of Planning and Research to allow additional time to complete the General Plan;

- On August 18, 2005 the GPAC held a meeting to discuss the revised scope and schedule of the General Plan;
- On October 20, 2005 the GPAC reviewed revised drafts of the Natural Resources, Cultural and Historic Resources, and Air Quality Elements;
- On November 7, 2005 the Council adopted a revised Traffic Impact Fee and Nexus Study; and
- On November 17, 2005 the GPAC reviewed a revised Draft Land Use Map and conceptual land use diagrams for three of the fourteen Planning Areas.

I. As a result of the pace of development and the fiscal constraints of incorporation detailed in Recitals E, F and G, the City Council and its staff recognized that additional detailed work and analysis was needed to complete the General Plan. On July 18, 2005, the City Council directed the following additional work:

- Truthing of the land use mix as described on the Draft Land Use Map to ensure an adequate mix of balanced uses;
- The preparation of an innovative, comprehensive mathematical model of the fiscal impacts of multiple alternative new development scenarios (the General Plan Pro Forma), in order to ensure that the General Plan land use designations would contribute to the fiscal solvency of the City;
- A visioning discussion for the creation of a Downtown that will be the heart of the City (further work to be undertaken after completion of the General Plan);
- Establishment of parks and open space standards as these may influence the outcomes of the General Plan Pro Forma;
- The update of the Capital Improvement Plan and Roadway Planning as these may influence the outcomes of the General Plan Pro Forma;
- An increase in the scope of work of the Environmental Impact Report to address detailed land use planning and conduct a water supply analysis to address concerns identified in on-going litigation of the Sunrise-Douglas Community Plan/Sunridge Specific Plan EIR; there were significant legal decisions and developments in this litigation after the City began initial work to prepare its General Plan; and
- Allowing for additional public review and revision of the draft General Plan.

J. At the July 18, 2005 public hearing, the City Council received a report from staff, heard evidence from the public, considered the general plan

adoption schedule, and deliberated on the need for additional time beyond December 31, 2005 to complete a general plan for the City of Rancho Cordova. After deliberating, the City Council determined that additional time would be necessary to complete the adoption of the general plan and directed staff to prepare the required application and documentation for an extension.

K. On December 5, 2005, the City Council held properly noticed public hearing at which it set forth and discussed in detail the reasons why an extension pursuant to Government Code section 65361 was necessary to prepare the General Plan.

NOW, THEREFORE, the City Council of the City of Rancho Cordova resolves as follows:

1. The above Recitals are adopted as findings to this Resolution. These Findings are based on the attached exhibits and the information presented to the City Council both written and oral, including oral information provided by staff, as reflected in the minutes of such meetings (hereafter the "Record"). These findings and the evidence that will be presented to the Director of Planning and Research are findings pursuant to Government Code section 65361(a)(6) that justify the granting of an exception, so that the timely preparation and adoption of a general plan is promoted.

2. On the basis of the above Findings, the City Council hereby requests from the Governor's Office of Planning and Research an additional nine-months from December 31, 2005 as necessary to complete the preparation and adoption of the General Plan.

3. The Planning Director is authorized and directed to submit an application and to take any further actions as may be necessary to process this extension with the Director of Planning and Research pursuant to Government Code section 65361.

PASSED AND ADOPTED this 5th day of December, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

**Nothing has been provided
in the Agenda Packet for
Item 9. This item will be
continued to January 17,
2006 City Council Meeting**

MEMORANDUM

DATE: December 5, 2005

TO: Mayor and Council Members

FROM: William J. Thomas, Chief Financial Officer

SUBJECT: **RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS FOR THE SALE OF CFD 2003-1, SERIES 2005 BONDS FOR THE SUNRIDGE ANATOLIA COMMUNITY FACILITIES DISTRICT**



RECOMMENDATION

Adopt proposed Resolution No. 151-2005 authorizing issuance of special tax bonds for the Sunridge Anatolia Community Facilities District 2003-1, approving and directing the execution of a supplemental fiscal agent agreement, approving the form of the Preliminary Official Statement, approving sale of bonds and approving other related documents and actions.

BACKGROUND AND DISCUSSION

The City formed the Sunridge Anatolia CFD in August 2003 for the purpose of funding certain public infrastructure within the area. The District is located at the south-east corner of Douglas Road and Sunrise Boulevard. The District runs south to Kiefer Blvd. and east to Jaeger Rd. The District will include approximately 2,800 single family homes as well as multifamily and commercial uses. The City Council authorized the District to levy a special tax and to issue bonds in an amount not to exceed \$65 million. The District issued its first series of Bonds in October 2003 in the amount of \$23,415,000. The proceeds from the bond issue have been used by the City to acquire completed infrastructure over the last 24 months.

The financing program for the CFD was structured so that future bonds would be issued based on the level of development to date as well as the projected funding needs of the District. It was expected that the District would issue approximately 4 series of bonds in amounts that would total less than the not to exceed amount of the District. Residential development in the northern portion of the District has progressed rapidly over the last 12 months and large amounts of infrastructure in the area have been completed by the developers. Further, most of the proceeds from the Series 2003 Bonds have been used for the acquisition of improvements and it is expected that the fund will be completely drawn down

by the end of the year. Therefore, the developers requested that the City issue the second Series of Bonds. The Series 2005 Bonds will have an equal lien on the special tax revenues in the District to the Series 2003 Bonds. The bonds were structured so that the special tax revenues coming from properties that are developed or far along in the development process would be sufficient to meet debt service on both the Series 2003 & 2005 Bonds. Furthermore, the Bonds are secured solely by the Special Taxes levied within the District and are not a debt of the City's general fund.

The Series 2005 Bonds are expected to be issued in the approximate par amount of \$15 million, generating bond proceeds of \$13.2 million – the difference being various cost of issuance and the debt service reserve fund. The proceeds are expected to be sufficient for the City to acquire facilities through summer 2006, at which point the third series of bonds is expected to be issued for the District.

An appraisal of the property in the District has been undertaken by Seevers, Jordan, Ziegenmeyer – an MAI appraiser based in Rocklin. This firm appraised the property for the 2003 Bonds. Based on the current status of the property in the District, the preliminary appraisal estimates value the property at approximately \$428 Million. Based on an outstanding par amount of the Series 2003 bonds of \$23,415,000 and a projected Series 2005 Bond amount of \$15,000,000, this would produce a value to bonded debt lien of 11:1. This is far in excess of the minimum 3:1 requirement detailed in the City's Debt Issuance Policies and Procedures.

Assuming that the City Council approves this financing, a preliminary official statement will be finalized and mailed to investors in the next week. Assuming that the market remains stable, the City, the Financial Advisor and Piper Jaffray will hold a pre-pricing call on December 13th to review the bond market conditions and preliminary interest rates. Finally, assuming the City approves the release of the 2003 Certificates, they will be sold on May 20th. The Chief Financial Officer of the City of Rancho Cordova will enter into the Bond Purchase Contract with Piper Jaffray finalizing the bond pricing. The Bond Issue will close two weeks later on December 28th, at which point the bond proceeds will be delivered to the City.

The financing-related resolutions approve the sale of the Series 2005 Bonds in a total amount not to exceed \$20,000,000, Preliminary Official Statement, Supplemental Fiscal Agent Agreement, Bond Purchase Agreement, and other necessary documents in the form on file, and authorize them to be executed and distributed in connection with the sale of the Bonds. Finally, the resolutions authorize staff to take all actions as may be necessary to close the financing, including the execution of all required closing documents.

Attached to this report is the Resolution. The remaining documents that include the Supplemental Agreement No. 1 to Fiscal Agent Agreement, and Preliminary Official Statement are available for review in the Finance Department.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 151-2005

**A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS
FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA SUNRIDGE
ANATOLIA COMMUNITY FACILITIES DISTRICT NO. 2003-1, APPROVING
AND DIRECTING THE EXECUTION OF A SUPPLEMENTAL FISCAL AGENT
AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL
STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING
OTHER RELATED DOCUMENTS AND ACTIONS**

RESOLVED, by the City Council of the City of Rancho Cordova (the "City") that:

WHEREAS, the City Council has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form the Sunridge Anatolia Community Facilities District No. 2003-1 (the "District"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements within the District; and

WHEREAS, the City Council, as legislative body of the District, authorized the issuance of special tax bonds of the City for the District in the maximum principal amount of not to exceed \$75,000,000 (the "Authorization") and caused bonds to be issued for the District in the original principal amount of \$23,415,000 on November 5, 2003 designated City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1 Special Tax Bonds Series 2003 (the "2003 Bonds"); and

WHEREAS, the City Council, as legislative body of the District, desires to authorize a second series of special tax bonds for the District pursuant to the Authorization, in the maximum principal amount of not to exceed \$18,000,000 designated City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1 Special Tax Bonds Series 2005 (the "2005 Bonds"); and

WHEREAS, there has been submitted to the City Council a First Supplement to Fiscal Agent Agreement (the "First Supplement") to supplement that Fiscal Agent Agreement dated as of November 1, 2003 (the "Original Fiscal Agent Agreement") and to provide for the issuance the 2005 Bonds of the City for the District, and the City Council, with the aid of City staff, has reviewed the First Supplement and found it to be in proper order, and now desires to approve the First Supplement and the issuance of the 2005 Bonds; and

WHEREAS, the City proposes to sell the Bonds to Piper Jaffray & Co. (the "Underwriter") pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the City and the Underwriter, and the Underwriter proposes to offer the Bonds to the investing public by means of a Preliminary Official Statement (the "Preliminary Official Statement"); and

WHEREAS, it appears that each of said documents and instruments which are now before this meeting is in appropriate form and is an appropriate document or instrument to be executed and delivered for the purpose intended; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act; and

WHEREAS, it appears that each of said documents and instruments which are now before this meeting is in appropriate form and is an appropriate document or instrument to be executed and delivered for the purpose intended; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the 2005 Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

Section 1. Pursuant to the Act, this Resolution, the Original Fiscal Agent Agreement and the First Supplement, special tax bonds of the City for the District designated as "City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1 Special Tax Bonds Series 2003" in an aggregate principal amount not to exceed \$18,000,000 are hereby authorized to be issued. The 2005 Bonds shall be executed in the form set forth in and otherwise as provided in the First Supplement.

In furtherance of the issuance of the 2005 Bonds, the City Council hereby makes the following findings and determinations: (i) it is prudent in the management and development of the City and the District to issue the 2005 Bonds for the purpose of providing moneys for the construction and acquisition of improvements within the District, (ii) the 2005 Bonds and the District are in compliance with the City's guidelines for issuance of Mello-Roos bonds, and (iii) the value of the real property within the District subject to the special tax to pay debt service on the 2005 Bonds, based upon the findings of an independent appraiser hired by the City for the purpose of determining such value, is at least three times the combined principal amount of the 2003 Bonds and the proposed 2005 Bonds to be secured by a special tax levied pursuant to the Act on property within the District.

The City Council hereby approves the First Supplement in the form presented to the City Council at this meeting. The Chief Financial Officer, the City Manager or such other person or persons as either of them may designate (collectively, the "Authorized Officers") are each hereby authorized and directed to execute the First Supplement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel. The proceeds of the 2005 Bonds shall be applied by the City for the purposes and in the amounts as set forth in the Original Fiscal Agent Agreement and the First Supplement and a Supplement No. 1 to Acquisition Agreement to be dated on or about the date of issuance of the 2005 Bonds. The City Council hereby authorizes the delivery

and performance by the City of the First Supplement and such supplement to the Acquisition Agreement as an Authorized Officer deems appropriate.

Section 2. The City Council hereby approves the Bond Purchase Agreement between the City and the Underwriter in the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to accept the offer of the Underwriter to purchase the 2005 Bonds contained in the Bond Purchase Agreement and to execute the Bond Purchase Agreement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel (provided that no additions or changes shall authorize an aggregate principal amount of 2005 Bonds in excess of \$20,000,000 or result in an underwriter's discount in excess of two percent (2%), or an average true interest rate on the 2005 Bonds in excess of eight percent (8%) per annum. The City Council hereby authorizes the delivery and performance by the City of the Bond Purchase Agreement.

The City Council hereby finds and determines that the sale of the 2005 Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

Section 3. The City Council hereby approves the Preliminary Official Statement in the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to execute a final Official Statement (the "Official Statement"), for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel. The City Council hereby authorizes and directs the Underwriter to distribute copies of said Preliminary Official Statement to persons who may be interested in the purchase of the 2005 Bonds and to deliver copies of the Official Statement to all actual purchasers of the 2005 Bonds. The City Council hereby authorizes the delivery by the City of the Official Statement.

The Authorized Officers are each hereby authorized and directed to execute a certificate or certificates to the effect that the Official Statement and the Preliminary Official Statement were deemed "final" as of their respective dates for purposes of Rule 15c2-12 of the Securities Exchange Act of 1934, and the Authorized Officers are each hereby authorized to so deem such statements final.

Section 4. The City Council hereby approves the Continuing Disclosure Agreement (the "Disclosure Agreement"), between the City and the Dissemination Agent named therein, in the form presented to the City Council at this meeting (as an exhibit to the Preliminary Official Statement). The Authorized Officers are each hereby authorized and directed to execute the Disclosure Agreement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel. The City Council hereby authorizes the delivery and performance by the City of the Disclosure Agreement.

Section 5. The City hereby covenants, for the benefit of the Bondowners, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of interest or principal of the 2005 Bonds,

said foreclosure action to be commenced and pursued as more completely set forth in the Original Fiscal Agent Agreement.

Section 6. The 2005 Bonds, when executed, shall be delivered to the Fiscal Agent for authentication. The Fiscal Agent is hereby requested and directed to authenticate the 2005 Bonds by executing the Fiscal Agent's certificate of authentication and registration appearing thereon, and to deliver the 2005 Bonds, when duly executed and authenticated, to the Underwriter in accordance with written instructions executed on behalf of the City by one or more of the Authorized Officers, which instructions such officers are each hereby authorized, for and in the name and on behalf of the City, to execute and deliver to the Fiscal Agent. Such instructions shall provide for the delivery of the 2005 Bonds to the Underwriter or its designee in accordance with the Bond Purchase Agreement, upon payment of the purchase price therefor.

Section 7. All actions heretofore taken by the officers and agents of the City with respect to the establishment of the District and the sale and issuance of the 2005 Bonds are hereby approved, confirmed and ratified, and the proper officers of the City are each hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the 2005 Bonds in accordance with this Resolution, and any certificate, agreement, and other document described in the documents herein approved. Any document herein approved and executed and delivered by any one of the Authorized Officers shall be a valid and binding agreement of the City.

Section 8. This Resolution shall take effect from and after its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Rancho Cordova, California, at a regularly scheduled meeting thereof, held on the 5th day of December, 2005, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

MEMORANDUM



DATE: December 5, 2005
TO: Mayor and City Council
FROM: Paul Junker, Planning Director
Pam Speciale, Planner
SUBJECT: Upper Laguna Creek Collaborative Resolution

RECOMMENDATION

Adopt Resolution No. 150-2005 endorsing and supporting participation in the Upper Laguna Creek Collaborative.

BACKGROUND

Development along the Upper Laguna Creek Corridor will require the construction of various types of drainage, water, transportation, sewer, recreation and environmental infrastructure. It is most advantageous that the planning of these facilities be done in a coordinated and collaborative manner to minimize conflict between different types of facilities.

In June of 2004 Sacramento County - Municipal Services Agency, Department of Water Resources initiated by resolution the formation of the Upper Laguna Creek Collaborative. The Upper Laguna Creek Collaborative (ULCC) group is comprised of representatives of the various agencies that have an interest in the Upper Laguna Creek Corridor. The group will comprehensively consider the different projects planned along the corridor and identify potential opportunities to combine efforts in the areas of land/right-of-way acquisition effort (approaching affected property owners one time when possible), environmental review and assessment, federal/state environmental permitting and mitigation and to avoid conflicts between projects. In addition, the ULCC process will include public outreach to ensure that local landowners understand what is planned along the corridor.

- Participants who have adopted resolutions of support and participation in the Upper Laguna Creek Collaborative include:
 - County of Sacramento - Municipal Services Agency
 - Department of Water Resources*
 - Department of Transportation*
 - Sacramento County Regional County Sanitation District (SRCSD)*

- Sacramento County Water Agency*
- County Sanitation District 1 (CSD-1)
- Southgate Recreation and Parks District
- Elk Grove Community Services District
- City of Elk Grove

*The asterisk denotes that the agency works on projects within the jurisdiction of Rancho Cordova.

ANALYSIS

The objective of the Collaborative coordinates with the draft City of Rancho Cordova General Plan, specifically the proposed Open Space, Parks, and Trails Element and the Natural Resources Elements.

The Open Space, Parks, and Trails Element goals include:

- A system of accessible paseos, parkways and other open space areas which connect all parts of the community;
- A system that provides opportunities for recreation, walking and bicycling free from conflicts with motor vehicles, and which provides examples of natural communities open to the public for enjoyment;
- Generally 10% of all new residential developable areas should be provided as accessible open space areas in addition to public parks.

The Natural Resources Element goals include:

- Policies addressing biological resources, creek corridors, storm drainage, hydrology water supply and water quality.

The multi-agency strategy:

- Accommodates Regional Sanitation District's Interceptor;
- Supports County Department of Water Resources Stormwater Quality program;
- Promotes an outdoor recreation facility and provides connectivity to other trails and parks;
- Provides regional transportation opportunity for pedestrian, bike and horse;
- Allows for potential environmental mitigation area.

Approval of the attached resolution will provide an endorsement of the ULCC process, allowing the various agencies and interested parties to work together to plan a multi-functional corridor along Upper Laguna Creek.

FINANCIAL IMPLICATIONS

There is no financial implication to the City at this time.

ATTACHMENTS

1. Resolution No. 150-2005

RESOLUTION NO. 150-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TO SUPPORT PARTICIPATION IN THE UPPER LAGUNA CREEK COLLABORATIVE**

WHEREAS, the City of Rancho Cordova has interest in planning certain improvements along Upper Laguna Creek, located in the southern portion of the City; and

WHEREAS, there are other agencies operating within the City of Rancho Cordova who have similar needs and interests in making certain different improvements along Upper Laguna Creek; and

WHEREAS, in making these improvements, each agency may undertake master planning, perform environmental assessment and review, and obtain environmental permits from the U.S. Army Corps of Engineers, California Department of Fish and Game, and the U.S. Fish and Wildlife Service; and

WHEREAS, it is recognized that the Upper Laguna Creek Corridor provides a benefit to the community because of its natural resource values; and

WHEREAS, there is interest in preserving this scenic open space corridor as it provides habitat for many protected plant and other species; and

WHEREAS, it is the goal of the Upper Laguna Creek Collaborative to facilitate the development of a multi-use corridor that shall provide sufficient drainage especially during times of flooding, improve water quality, treat urban runoff prior to its discharge into the creek channel, create a space for the future interceptor sewer, provide a public recreational trail, provide buffers and preserve habitat that supports native plant and animal species, and provide a maintenance road.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council determines to endorse and support participation in the Upper Laguna Creek Collaborative whereby multiple agencies will work together and maximize resources while involving the public in outreach efforts to create a multi-use corridor along Upper Laguna Creek.

PASSED AND ADOPTED by the City Council of on the 5th day of December, 2005 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

**Nothing has been provided
in the Agenda Packet for
Item 12. This item will be
continued to December 19,
2005 City Council Meeting**