



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

**City Hall – Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, April 17, 2006

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

AGENDA

CLOSED SESSION

Council will Meet in Closed Session for the Following Purpose:

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

REGULAR MEETING

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

2. Reverend Cecil Smith, Pastor of Jubilee Sacramento Valley Church, will give the invocation

Closed Session Report

3. The City Attorney will report on action taken in Closed Session

Presentations

4. Proclamation for 16th Annual Creek Week
5. Recognition of Capital Air Show Volunteer Groups
6. Recognition of Dennis Dunn's Retirement
7. 2-1-1 Service in Sacramento County Presentation by Community Services Planning Council

ORAL COMMUNICATIONS

8. Public Comment

Citizens wishing to address the Council for any matter on the Consent Calendar 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

9. **Subject:** Resolution for City Manager Authorization to Execute Banking Services Agreement with Wells Fargo Bank
Recommendation: Adopt Resolution No. 20-2006
Result of Recommended Action: This action will authorize the City Manager to sign the Banking Services Agreement necessary to establish a full service government banking relationship with Wells Fargo Bank.
Staff Report: Bill Thomas, Finance Advances Goal 10
10. **Subject:** Reintroduce Ordinance Amending the City of Rancho Cordova Municipal Code Chapter 12.09 Street Trench Fee
Recommendation: Waive the first reading and introduce Ordinance No. 17-2006 amending Chapter 12.09 of the City of Rancho Cordova Municipal Code (**Roll Call Vote**)
Result of Recommended Action: On April 3rd, the Council held a public hearing regarding amendments to Municipal Code Chapter 12.09, "Street Trench Fee". As a result of formatting issues with the ordinance, staff decided to bring back the ordinance for a renewal of the first reading. No substantive changes to the ordinance have been made since the discussion at the April 3rd Council meeting.
Staff Report: Cyrus Abhar, Public Works Advances Goals 5, 3 & 10
11. **Subject:** Update on General Plan Review Process and Schedule
Recommendation: Approve the Council recommended schedule for preliminary Council review of the Draft General Plan

Result of Recommended Action: At the Council's request, staff has identified dates to conduct focused review of the Draft General Plan prior to the formal Planning Commission and City Council adoption hearings. This review is proposed to occur during two full-day working sessions that will be conducted in a workshop format. City Council, Planning Commission and community input will likely result in revisions to the Draft General Plan.

Staff Report: Paul Junker & Pam Johns, Planning Advances Goals 2, 4, 6, 7 & 9

12. **Subject:** Sacramento Transportation and Air Quality Collaborative Final Report

Recommendation: Receive the Sacramento Transportation and Air Quality Collaborative (Collaborative) Agreements and Recommendations, along with other sections of the Final Report, direct staff to draw upon these planning documents when considering development projects and when amending City codes and regulations.

Result of Recommended Action: Approval of staff's recommendations would establish the Collaborative's Agreements and Recommendations as referenced material to inform the City in making policy-level and project-level decisions. This action would not require formal analysis of whether City decisions would be consistent with the Collaborative's recommendations.

Staff Report: Paul Junker, Planning

Advances Goals 2, 7 & 12

13. **Subject:** Approval of 2006/2007 Measure "A" Transportation Expenditure Request

Recommendation:

- a. Approve the attached FY 2006/2007 expenditure plan for Measure "A" funds requesting allocation of future revenues to City roadway projects, programs and maintenance, and direct staff to submit the request to the Sacramento Transportation Authority (STA)
- b. Approve the attached expenditure plan for FY 2005/2006 Supplemental Measure "A" Revenues and direct staff to submit the request to STA.

Result of Recommended Action: This action will allow the City to submit an allocation request and expenditure plan to the STA for \$2,757,094 in Measure "A" funds for fiscal year 2006/2007 in addition to the \$288,035 in Supplemental Revenues from fiscal year 2005/2006. These funds will be used for road maintenance and construction projects.

Staff Report: Cyrus Abhar, Public Works

Advances Goals 2, 5 & 10

14. **Subject:** Sunridge Specific Plan Traffic Threshold Amendments – Adoption of Ordinances and Resolutions

Recommendation: Adopt Ordinance No. 13-2006 amending the Sunridge Specific Plan; adopt Ordinance No. 14-2006 amending the Conditions of Approval for land use Zoning amendments within the Sunridge Specific Plan area; adopt Ordinance No. 15-2006, amending Development Agreements for the Anatolia III, Sunridge Park I and II, and North Douglas development projects; adopt Resolution No. 31-2006 amending Mitigation Monitoring Reporting Program requirements for the Sunridge Specific Plan; adopt Resolution No. 32-2006 amending tentative map Conditions of Approval for the Anthology at Anatolia, Anatolia III, Sunridge Park I and II, Sundance, and North Douglas development projects. **(Roll Call Vote)**

Result of Recommended Action: The amendments to the Sunridge Specific Plan Traffic Thresholds will allow for the orderly development of the necessary road system to serve the new developments in the Sunridge Specific Plan area. The Sunridge Specific Plan amendments will provide the City a better monitoring system to gauge and control the number of new homes and the impacts of traffic created by the residents on the road system.

Staff Report: Bill Campbell, Planning

Advances Goals 2, 3, 7 & 10

15. **Subject:** Resolution Approving Subdivision No. RC-03-002.1 Final Map of North Douglas Village 1 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 36-2006 approving the subdivision titled "Final Map North Douglas Village 1", consisting of 88 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 88 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

16. **Subject:** Resolution No. 37-2006 Approving Subdivision No. RC-03-002.2 Final Map of North Douglas Village 2 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 37-2006 approving the subdivision titled "Final Map North Douglas Village 2", consisting of 80 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 80 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

17. **Subject:** Resolution Approving Subdivision No. RC-03-002.3 Final Map of North Douglas Village 3 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 38-2006 approving the subdivision titled "Final Map North Douglas Village 3", consisting of 72 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 72 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

18. **Subject:** Resolution Approving Subdivision No. RC-03-002.4 Final Map of North Douglas Village 4 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution 39-2006 approving the subdivision titled "Final Map North Douglas Village 4", consisting of 82 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 82 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

19. **Subject:** Resolution Approving Subdivision No. RC-03-002.5 Final Map of North Douglas Village 5 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 40-2006 approving the subdivision titled “Final Map North Douglas Village 5”, consisting of 77 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 77 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

20. **Subject:** Resolution Approving Subdivision No. RC-03-002.6 Final Map of North Douglas Village 6 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 41-2006 approving the subdivision titled “Final Map North Douglas Village 6”, consisting of 75 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 75 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

21. **Subject:** Resolution Approving Subdivision No. RC-03-002.7 Final Map of North Douglas Village 7 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution 42-2006 approving the subdivision titled “Final Map North Douglas Village 7”, consisting of 129 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB North Douglas, LLC and the recording of the final subdivision map creating 129 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

22. **Subject:** Resolution Approving Subdivision No. RC-03-002.8 Final Map of North Douglas Village 8 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 43-2006 approving the subdivision titled “Final Map North Douglas Village 8”, consisting of 62 proposed lots, located on the north side of Douglas Road approximately 4,200 feet west of Grant Line Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with US Home/KB Douglas, LLC and the recording of the final subdivision map creating 62 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

23. **Subject:** Resolution Approving Subdivision No. RC-03-001.1 Final Map of Sunridge Park Unit A and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 44-2006 approving the subdivision titled “Final Map Sunridge Park Unit A”, consisting of 145 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of

public roads and utilities with Sunridge Park LLC, a California Limited Liability Company and the recording of the final subdivision map creating 145 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

24. **Subject:** Resolution Approving Subdivision No. RC-03-001.1A Final Map of Sunridge Park Village No. 1A and Executing Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 45-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 1A", consisting of 20 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Bella Brisa Inc., a California Corporation and the recording of the final subdivision map creating 20 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works
Advances Goals 3, 6 & 7
25. **Subject:** Resolution Approving Subdivision No. RC-03-001.03 Final Map of Sunridge Park Village No. 3 and Executing Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 46-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 3", consisting of 67 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Rancho 80 LLC, a California Limited Liability Company and the recording of the final subdivision map creating 67 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works
Advances Goals 3, 6 & 7
26. **Subject:** Resolution Approving Subdivision No. RC-03-001.04A Final Map of Sunridge Park Village No. 4A and Executing Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 47-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 4A", consisting of 55 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Mariposa, Inc., a California Corporation and the recording of the final subdivision map creating 55 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works
Advances Goals 3, 6 & 7
27. **Subject:** Resolution Approving Subdivision No. RC-03-001.06 Final Map of Sunridge Park Village No. 6 and Executing Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 48-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 6", consisting of 108 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Eclipse Inc., a California Corporation and the recording of the final subdivision map creating 108 new residentially zoned lots.
Staff Report: Marilyn Phelps, Public Works
Advances Goals 3, 6 & 7
28. **Subject:** Resolution Approving Subdivision No. RC-03-001.07 Final Map of Sunridge Park Village No. 7 and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 49-2006 approving the subdivision titled “Final Map Sunridge Park Village No. 7”, consisting of 76 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Vista Inc., a California Corporation and the recording of the final subdivision map creating 76 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works Advances Goals 3, 6 & 7

29. **Subject:** Resolution Approving Subdivision No. RC-03-001.08A Final Map of Sunridge Park Village No. 8A and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 50-2006 approving the subdivision titled “Final Map Sunridge Park Village 8A”, consisting of 109 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Woodside Vista Inc., a California Corporation and the recording of the final subdivision map creating 109 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works Advances Goals 3, 6 & 7

30. **Subject:** Resolution Approving Subdivision No. RC-03-001.09A Final Map of Sunridge Park Village No. 9A and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 51-2006 approving the subdivision titled “Final Map Sunridge Park Village 9A”, consisting of 38 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holdings Corp., a Delaware Corporation and the recording of the final subdivision map creating 38 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works Advances Goals 3, 6 & 7

31. **Subject:** Resolution Approving Subdivision No. RC-03-001.10A Final Map of Sunridge Park Village No. 10A and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 52-2006 approving the subdivision titled “Final Map Sunridge Park Village No. 10A”, consisting of 47 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Beazer Homes Holding Corp., a Delaware Corporation and the recording of the final subdivision map creating 47 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works Advances Goals 3, 6 & 7

32. **Subject:** Resolution Approving Subdivision No. RC-03-001.11A Final Map of Sunridge Park Village No. 11A and Executing Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 53-2006 approving the subdivision titled “Final Map Sunridge Park Village 11A”, consisting of 36 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of

public roads and utilities with Woodside Bella Brisas Inc., a California Corporation and the recording of the final subdivision map creating 36 new residentially zoned lots.

Staff Report: Marilyn Phelps, Public Works

Advances Goals 3, 6 & 7

CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

33. **Subject:** Anatolia IV RC-03-023 - a 25.1-Acre Residential Project with 203 Single-Family Homes and a 2.6-Acre Park. The Requested Development Approvals are: a Specific Plan Amendment, a Rezone; a Tentative Tract Map, a Special Development Permit, and a Development Agreement.

Recommendation: Determine the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines; waive first reading and introduce Ordinance No. 18-2006, amending the Specific Plan and approving the Rezone of the Anatolia IV project, within the Sunridge Specific Plan, according to the exhibits contained within the staff report; adopt Resolution No. 54-2006 approving the Anatolia IV Tentative Subdivision Map, subject to the Conditions of Approval and waive first reading and introduce Ordinance No. 19-2006, approving the Development Agreement. **(Roll Call Vote)**

Result of Recommended Action: The approval will allow development of a 25.1-acre site located at the southwest corner of Chrysanthy Boulevard and Jaeger Road according to the Specific Plan by allowing the construction of a residential development with 203 detached single-family homes and a neighborhood park. The project will extend a local street network through the project to Chrysanthy Boulevard and Jaeger Road. The Development Agreement provides financial assurances that will ensure fiscal stability, as the City builds out the Specific Plan.

Staff Report: Jeff Beiswenger, Planning

Advances Goals 2, 7 & 10

34. **Subject:** Sunridge Lot J RC-03-027 – The Requested Development Approvals are: a Rezone, a Development Agreement, and a Tentative Subdivision Map.

Recommendation: Determine the Mitigated Negative Declaration prepared for the project is adequate and consistent with the requirements of CEQA and waive first reading and introduce Ordinance No. 20-2006 approving the rezone, adopt Resolution No. 55-2006 approving the Tentative Subdivision Map for the Sunridge Lot J, according to the Map (Exhibit A) and subject to the draft Conditions of Approval/MMRP (Exhibit B) and waive first reading and introduce Ordinance No. 21-2006, approving the Development Agreement. **(Roll Call Vote)**

Result of Recommended Action: The approval will allow the middle portion of the Sunridge Specific Plan to develop according to the General Plan. The needed major road connection of Jaeger Road to Douglas Road and Chrysanthy Blvd. will be extended by this project, closing the loop with Douglas Road and Sunrise Blvd.; and providing financial assurances in the Development Agreements that will ensure fiscal stability, as the City builds out the Specific Plan.

Staff Report: William Campbell, Planning

Advances Goals 2, 7 & 10

35. **Subject:** Sundance RC-04-122 – A Development Agreement for a 129-Unit Residential Development Located within the Sunridge Specific Plan.

Recommendation: Waive first reading and introduce Ordinance No. 22-2006 approving a Development Agreement between the City of Rancho Cordova and RHNC Sundance-Sacramento GP for the Sundance development. **(Roll Call Vote)**

Result of Recommended Action: The Development Agreement will provide the City with an additional funding source to support the community services, such as police service, road maintenance and park improvements for the Sunridge planning area. This project is contributing its fair share to advancing improvement funds to the City to construct the major roads.

Staff Report: William Campbell, Planning

Advances Goals 7 & 10

36. **Subject:** Resolution for Silverado at Stone Creek RC-05-191 – Tentative Subdivision Map and Design Review for a 218-unit Condominium Project, within the Villages of Zinfandel Special Planning Area.

Recommendation: Adopt Resolution No. 56-2006 approving Silverado at Stone Creek Condominiums Tentative Subdivision Map for Condominiums, subject to the Conditions of Approval and the Design Review Package, as submitted.

Result of Recommended Action: This project will complete the residential component of the Villages of Zinfandel Special Planning Area. This project and the Alexander Collection will provide medium density housing opportunities according to the plan and give the homebuyer another housing product, besides the single-family detached unit. The project connects to the planned green belt traversing through the planning area to connect future commercial to homes and jobs.

Staff Report: William Campbell, Planning

Advances Goals 7 & 10

37. **Subject:** Resolution to Vacate a Portion of Armstrong Avenue Located at the Northeast Corner of Grissom Avenue and Bleckely Street.

Recommendation: Adopt Resolution No. 35-2006. Staff recommends the City Council recognize the exempt status of this proposed vacation and abandon a portion of Armstrong Avenue by determining the proposed vacation is exempt under General Rule, Section 15061(b)(3)1 shown in environmental certificate entitled "Notice of Exemption".

Result of Recommended Action: Approval of this recommended action will result in forcing traffic onto the newly constructed portion of Armstrong and the termination of use by the public of the old Armstrong Avenue as a public road right of way, reserving the public utility easement.

Staff Report: Cyrus Abhar, Public Works

Advances Goals 2

PUBLIC HEARING ITEMS

38. San Joaquin Valley College RC-05-208 - Appeal of Planning Commission Denial of a Conditional Use Permit for a Sign Along the Highway 50 Frontage that Exceeds Size Guidelines within Special Sign Corridor. At the hearing the Council may consider all information relating to the item, including new information and testimony that was not presented to the Planning Commission.

Recommendation: Continue the item to May 15, 2006 at the request of the applicant.

Result of Recommended Action: Continuation of the item allows the applicant additional preparation time needed before the matter is considered by the Council.

Staff Report: Jeffrey Beiswenger, Planning

Advances Goals 1 & 7

39. **Subject:** Olson Plaza Conditional Use Permit Appeal RC-05-215 – Consider an appeal of Planning Commission denial of a Conditional Use Permit for an oversized sign in the Highway 50 Special Sign Corridor. At the hearing the Council may consider all information relating to the item, including new information and testimony that was not presented to the Planning Commission.

Recommendation: That the City Council determine the project Categorically Exempt under Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines and adopt Resolution No. 58-2006 approving a Conditional Use Permit for an oversized sign located at 10910 Olson Drive within the Highway 50 Special Sign Corridor.

Result of Recommended Action: Approval of the Conditional Use Permit will allow the applicant to construct a sign that is 92 square feet in area (not including the supporting structure) and twenty (20) feet in height along the street frontage of Olson Plaza (10910 Olson Drive) as depicted in the staff report.

Staff Report: Jeff Beiswenger, Planning

Advances Goals 1 & 7

***7:30 P.M. - BREAK**

REGULAR CALENDAR ITEMS

40. **Subject:** Betty's Kitchen – Update on Coordinated Community Prosecution and Code Enforcement Efforts in the Lincoln Village Neighborhood.

Recommendation: Receive the update and provide staff with any additional direction.

Result of Recommended Action: Staff will continue to pursue opportunities to improve the Lincoln Village Neighborhood.

Staff Report: Adam Lindgren, Asst. City Attorney; Tom Trimberger, Richard Hodnett, Building & Safety, Bob Stone, Code Enforcement; and Tom McMahon, Police

Advances Goals 1, 5 & 7

41. **Subject:** Ordinance Establishing Deemed Approved Alcoholic Beverage Sales Regulations. **(Roll Call Vote)**

Recommendation: Waive first reading and introduce Ordinance No. 23-2006 establishing the Deemed Approved Alcoholic Beverage Sale regulations.

Result of Recommended Action: Ordinance No. 23-2006 will establish the Deemed Approved Alcoholic Beverage Sale regulations in an effort to enforce existing nuisance laws to protect the public health, welfare, and safety.

Staff Report: Steve Meyers, City Attorney

Advances Goals 1, 5 & 7

42. **Subject:** Appeal of Business License Denial by Phil Snyder

Recommendation: Conduct appeal hearing

Result of Recommended Action: By conducting the appeal hearing, Council conforms to the business license denial appeal process outlined in Ordinance No. 45-2004 and provides an opportunity for the applicant to be heard.

Staff Report: Bill Thomas, Finance

Advances Goals 5, 6 & 7

43. **Subject:** Review of Community Room Rental Policy

Recommendation: Review and comment on the proposed City Hall community room rental policy.

Result of Recommended Action: The proposed policy addresses both the objective of operating revenues and serving the community. Once Council has reviewed the policy, City staff will begin renting City Hall facilities.

Staff Report: Tom Trimberger, Building & Alexandra Miller, City Manager's Office

Advances Goals 1, 3 & 10

44. **Subject:** Sister City Program

Recommendation: Approve in concept the development of a Sister City Program, and direct staff to conduct outreach to the community and assist in the formation of a citizen's committee with the goal of establishing ties to at least one Sister City by December 31, 2006.

Result of Recommended Action: The recommended action will begin the process of reaching out to community, business and youth groups to engage citizen involvement in determining a Sister City relationship with at least one city by December 31, 2006.

Staff Report: Stephanie Snyder, City Manager's Office Advances Goals 1, 7, 8 & 9

45. **Subject:** Comprehensive Annual Financial Report (FY 2005 CAFR)

Recommendation: Information presentation only. Staff recommends Council receive and file the report.

Result of Recommended Action: The FY 2005 CAFR will be formally presented to Council and their receipt of the report will allow the City to distribute it to interested parties as well as publish the document on the City's website so it is available to the public.

Staff Report: Bill Thomas, Finance Advances Goal 10

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

ADDITIONAL INFORMATION

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

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Ensure the Availability of the Best Public Services in the Region
4.	Establish a Vibrant Downtown
5.	Ensure a Safe Community
6.	Improve the Quality of Housing In Rancho Cordova
7.	Sustain a Livable Community
8.	Drive Diverse Economic Opportunities
9.	Foster Responsible Citizenship
10.	Practice Sound Fiscal Management
11.	Establish Logical (City) Boundaries
12.	Continue To Provide Regional Leadership

Note: *Time listed on the agenda is approximate and for convenience only

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ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

UPCOMING MEETINGS	
<i>Tuesday, April 25, 2006</i>	<i>5:30 p.m. - Work Session on Code Enforcement and Branding</i>
<i>Monday, May 1, 2006</i>	<i>CANCELLED (Conflicts with Cap to Cap)</i>
<i>Monday, May 15, 2006</i>	<i>4:00 p.m. - Study Session Jt. Meeting w/Planning Commission on General Plan</i> <i>5:30 p.m. – Regular Meeting</i>
<i>Tuesday, May 23, 2006</i>	<i>12:00 p.m. - Budget Work Session, Update on Goals & Objectives and Results of Public Opinion Survey</i>
<i>Wednesday, May 31, 2006</i>	<i>5:30 p.m. - Street Design Guidelines and Dan Burden Walkability Strategies</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the April 17, 2006 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on April 13, 2006 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 13th day of April 2006 at Rancho Cordova, California.


Anna Olea-Moger, Assistant City Clerk