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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 16, 2010

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Cooley called the regular meeting to order in the David B. Roberts Council Chambers at 5:44 p.m.

Council Members Present: Sander, Budge (arrived at 6:11 p.m.), Skoglund, McGarvey, and Mayor Cooley

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Lehr, Diamond, Blair, Snyder, Pearl, Haven, Junker, Johns, Angell, Abhar, Boerger, Hadley, Canfield, Silva, Beiswenger, Lohse, Gassaway, and Harriman

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Susan McKee from Senator Steinberg's Office in attendance to lead the Pledge.

4. INVOCATION

Larry Stafford, Cordova Church of Christ gave the invocation.

5. PRESENTATIONS

5.1 Mark Arnez, Debbie Andrus, and two students from Mills Middle School gave a presentation regarding thanking the City Council for the Math/Science Camp cash donation.

5.2 Matt Cummings and members of the association gave a report to Council on the Rancho Cordova Association of Neighborhoods (RCAN).

5.3 The National Civic League delegation gave a presentation of the 2010 All-America City competition and a video of the competition was aired for public viewing.

BREAK

Mayor Cooley announced a celebration of the City's 2010 All-America City Award was held in the lobby. A video cast of the competition held in Kansas City, MO, on June 18, 2010 was shown in the Council Chambers during the reception.

6. PUBLIC COMMENT

Mayor Cooley opened the public comment period. The following individuals addressed the Council:

- Steve Chapman regarding the dead landscaping at Coloma Road and Vehicle Drive after damage to underground irrigation
- Gary Heinz in opposition to Agenda Item 8.4
- Courtney Sheats in opposition to Agenda Item 8.4
- Bryan Davies in support of Agenda Item 8.4 and requests that fees be reduced

Mayor Cooley closed the public comment period.

7. COUNCIL REPORTS

Council Members reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION 1: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote, Council approved the Consent Calendar Agenda Items 8.1, 8.2, 8.3, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, and 8.13.

ACTION 2: Motion by Budge second by McGarvey and carried by a 4:1 roll call vote (Skoglund dissenting), Council approved the Consent Calendar Agenda Item 8.4.

8.1 **Subject:** Meeting Minutes:
a) Regular meeting of July 19, 2010; and
b) Special meeting of August 2, 2010.
Recommendation: Adopt Minutes.

8.2 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.
Result of Recommended Action: This report provides Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department

8.3 **Subject:** Ordinance Amending the Rancho Cordova Municipal Code Relating to Updates of User Fees
Recommendation: Waive second reading and adopt Ordinance No. 6-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will amend Chapter 16.90 of the Rancho Cordova Municipal Code pertaining to the establishment of construction permit fees, Title 4 of the Rancho Cordova Municipal Code pertaining to business license fees and fines, and Chapter 12.09 of the Rancho Cordova Municipal Code pertaining to street trench fees to change the procedures for the adoption and establishment of these fees. As a result, of these amendments, the construction permit fees and street trench fees will be set by resolution of the City Council, instead of being embedded in the Municipal Code and the Tobacco License fee will be established by the City Manager. There are no changes to fee levels as a result of this amendment.
Staff Report: Donna Silva, Finance Department
GROWING STRONG NEIGHBORHOODS

8.4 **Subject:** Ordinance Regarding the Regulation of Cultivation of Marijuana within the City
Recommendation: Waive second reading and adopt Ordinance No. 17-2010. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this will establish regulations on the cultivation of marijuana within the City of Rancho Cordova.
Staff Report: Adam U. Lindgren, City Attorney's Office; Ted A. Gaebler, City Manager's Office; Doug Diamond, Rancho Cordova Police Department; Donna Silva, Finance Department; and Kerry Simpson, Neighborhood Services

8.5 **Subject:** Resolution Authorizing the City Manager to Execute the First Amendment (Contract No. 89-2010) to the First Restated Grant Agreement (Contract No. 124-2008) Between the City of Rancho Cordova and the Cordova Community Council Foundation
Recommendation: Adopt Resolution No. 77-2010.
Result of Recommended Action: Adoption of this resolution will allow the City to make funds available to the Cordova Community Council for a three-year renewal of a grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide civic engagement, volunteer management and community event support.
Staff Report: Stephanie Snyder, City Manager's Office
GROWING STRONG NEIGHBORHOODS

8.6 **Subject:** Resolution Authorizing the City Manager to Execute an Easement to Pacific Gas and Electric (PG&E) Company for Installation and Maintenance of a Gas Pipeline within City Owned Property
Recommendation: Adopt Resolution No. 88-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager, upon payment from PG&E, to execute an easement to PG&E for the installation and maintenance of a gas pipeline crossing in two locations within city owned property located on the south side of North Mather Boulevard between Bear Hollow Drive and Zinfandel Drive.
Staff Report: Cyrus Abhar, Public Works Department

8.7 **Subject:** Resolution Rescinding Resolution No. 86-2009 and Authorizing Submittal of an Application to the California State Department of Housing and Community Development for $3,677,385 in Affordable Rental Housing Funding under the Neighborhood Stabilization Program (NSP), the Execution of a Standard Agreement if Selected for Such Funding Including any Amendments and any Related Documents Necessary to Participate in the NSP Loan Program
Recommendation: Adopt Resolution No. 93-2010.
Result of Recommended Action: Adoption of this resolution will result in rescission of Resolution No. 86-2009, and a revision to the language in order to satisfy a request by the California State Department of Housing and Community Development in order to execute a Standard Agreement for grant funding.
Staff Report: Reed Flory and David Gassaway, Housing Services

8.8 **Subject:** Resolution of Support for Strategic Growth Council Grant Application for Folsom Boulevard in Cooperation with Regional Partners
Recommendation: Adopt Resolution No. 96-2010 to demonstrate City support for a cooperative Strategic Growth Council grant application with Sacramento County, Regional Transit, SACOG and Local Government Commission to fund infrastructure studies related to Folsom Boulevard Transit Oriented Development.
Result of Recommended Action: If the City is successful at obtaining these grant funds along with the other regional partners, infrastructure studies will be completed for sites along Folsom Boulevard within a 1/2 mile radius of the Mather Field / Mills and Cordova Town Center. This will make these sites more attractive to developers by reducing expenses and adding more certainty to the development process.
Staff Report: Jeff Beiswenger, Planning Department

8.9 **Subject:** Resolution Authorizing the City Manager to Execute an Easement to Sacramento Area Sewer District Within City Owned Property
Recommendation: Adopt Resolution No. 98-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute an easement to Sacramento Area Sewer District (SASD) for the installation and maintenance of a sewer line within City owned property located at the southeast corner of Sunrise Boulevard and Douglas Road.
Staff Report: Cyrus Abhar, Public Works Director

8.10 **Subject:** Resolution Authorizing the City Manager to Execute an Assignment and Assumption of Option Agreement for the Purchase of a Parcel of Land, Formerly an Alleyway, Located Between 10477 and 10465 Folsom Boulevard; Identified as Assessor's Parcel Number 057-0221-009-000
Recommendation: Adopt Resolution No. 100-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the Assignment and Assumption of Option Agreement.
Staff Report: Reed Flory and David Gassaway, Housing Services

8.11 **Subject:** Resolution of the Community Redevelopment Agency of the City of Rancho Cordova Authorizing the Executive Director to Execute an Assignment and Assumption of Option Agreement for the Purchase of a Parcel of Land, Formerly an Alleyway, Located between 10477 and 10465 Folsom Boulevard; Identified as Assessor's Parcel Number 057-0221-009-000; a Certificate of Acceptance of Grant Deed; and Take All Other Reasonably Necessary Actions for the Purchase
Recommendation: Adopt Agency Resolution No. CRA-8-2010.
Result of Recommended Action: Adoption of this resolution will authorize the Executive Director to execute the Assignment and Assumption of Option Agreement and a Certificate of Acceptance of Grant Deed, and such modifications that may be approved by Agency counsel.
Staff Report: Reed Flory and David Gassaway, Housing Services
COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

8.12 **Subject:** Resolution Authorizing the City Manager to Execute First Amendment Contract No. 111-2010 for the Weed and Seed Grant Final Reporting Period in the amount of $3,900
Recommendation: Adopt Resolution No. 101-2010.
Result of Recommended Action: Adoption of this resolution will extend the contract amount from $37,500 to $41,400, and extend the term until September 30, 2010. The total of all Weed and Seed contracts executed since July 1, 2006 totals an amount of $143,750. The inclusion of the current Contract No. 111-2010 in the amount of $3,900 will increase the total of all contracts to $147,650.
Staff Report: Donna Silva, Finance Department

8.13 **Subject:** Resolution Requiring the Governing Board for Each Public Entity to Designate a Position or an Individual to Official Act on Behalf of and Enter Into Agreement with the CSAC Express Insurance Authority (EIA)
Recommendation: Adopt Resolution No. 99-2010.
Result of Recommended Action: Adoption of this resolution will allow the Risk Manager to officially act on behalf of and enter into agreements with the EIA.
Staff Report: Donna Silva, Finance Department

9. CONSENT PUBLIC HEARING ITEMS

Mayor Cooley opened the public comment period. There were no speakers. Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 roll call vote, Council approved the Consent Public Hearing Items.

9.1 **Subject:** Resolution to Abandon a 110 Foot Irrevocable Offer of Dedication and Adjacent 12.5 Foot Public Utility Easement Located on Two Parcels Fronting Airpark Drive South of International Drive
Recommendation: Adopt Resolution No. 85-2010.
Result of Recommended Action: Adoption of this resolution will remove the reservation for a 110 foot future right-of-way and the adjacent public utility easement increasing the net building area for Assessor Parcel Numbers 072-0690-104 and 072-0690-105 located on the east and west side of Airpark Drive south of International Drive.
Staff Report: Cyrus Abhar, Public Works Department

9.2 **Subject:** Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Tax Bill
Recommendation: Adopt Resolution No. 90-2010.
Result of Recommended Action: Adoption of this resolution will authorize delinquent refuse service charges to be added to the tax roll thereby allowing Allied Waste Services to collect past due accounts. The City Municipal Code allows the property tax rolls to be utilized to collect delinquent charges. The City's contract with Allied Waste Services requires the City to assist Allied Waste Services with the collection of delinquent refuse accounts.
Staff Report: Donna Silva and Patty Lohse, Finance Department

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Resolution and Ordinance for South White Rock Rezone: Zoning Map Amendments; Zoning Text; and General Plan Amendment
Recommendation: That Council:
a) Waive first reading and introduce Ordinance No. 20-2010 to rezone property in the industrial area south of White Rock Road to Light Industrial (M-1) and Heavy Industrial (M-2) designations; amend the zoning code text to require a Conditional Use Permit (CUP) for Auto Dismantlers in M-2 **(Roll Call Vote)**; and
b) Adopt Resolution No. 97-2010 to amend the General Plan consistent with zoning designations.

Result of Recommended Action: The proposed zoning map and text changes will maintain, and in some cases, expand the land use opportunities for the majority of properties within the industrial area. The M-1 and M-2 industrial classifications will more closely match existing land uses by reducing the number of nonconforming uses in the area.
Staff Report: Jeff Beiswenger, Planning Department

Mayor Cooley opened the public comment period. The following individuals addressed the Council:

- Terrence McNamara in support of the item

Mayor Cooley closed the public comment period.

ACTION: Motion by Sander second by Budge and carried by a 5:0 roll call vote, Council waived first reading and introduced Ordinance No. 20-2010 and adopted Resolution No. 97-2010.

10.2 **Subject:** Ordinances and Resolution Approving the Limited Entitlement for Rio del Oro Specific Plan, a Project that Proposes Mixed Use Development on Approximately 3,828 Acres Northeast of Sunrise and Douglas Boulevards – Project No. RC-04-052 – Amendment to Aerojet Special Planning Area, Development Agreement, and Environmental Impact Report

Recommendation: That Council:

a) Waive first reading and introduce Ordinance No. 14-2010 approving the Rio del Oro Specific Plan that would establish a land plan, zoning standards, and design guidelines, as well as preliminary phasing and financing concepts to guide subsequent detailed finance and phasing plans **(Roll Call Vote)**; and
b) Waive first reading and introduce Ordinance No. 15-2010 amending the Aerojet Special Planning Area that was previously approved by Sacramento County. Approval would affect land within the Rio del Oro project area and amend the City's Zoning Map and Section 23.322.030(C)(4) of the Zoning Code to delete the Rio Del Oro Specific Plan Area from the Aerojet Special Planning Area **(Roll Call Vote)**; and
c) Waive first reading and introduce Ordinance No. 16-2010 approving a Development Agreement that will establish necessary guarantees for the City and Applicant regarding current and future project entitlements and approving Two Tier 1 Development Agreements for the Rio del Oro Project **(Roll Call Vote)**; and
d) Resolution No. 92-2010 will establish Certification of the Environmental Impact Report with adopting findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Plan for the Rio del Oro Specific Plan for Tier 1 approvals.

Result of Recommended Action: Public hearing with the City Council to consider the Planning Commission recommendation and take action on the Rio del Oro limited entitlement project. The actions listed above will complete the first stage of project review (Tier 1 Approvals) for the Rio del Oro project. The approvals will establish the mix of land uses within the project (residential, commercial, office, etc.), major road alignments, and the general character of the project. A later stage of the project review, Tier 2 approvals, will address detailed issues related to the project, including obligations that the developer must meet during project construction. No construction may occur within the project until the Tier 2 approvals have been completed.

Staff Report: Paul Junker, Pam Johns, and Patrick Angel, Planning Department

GROWING STRONG NEIGHBORHOODS

Mayor Cooley opened the public comment period. The following individuals addressed the Council:

- William D. Kopper in opposition to the item
- Conrad Mayer in support of the item

Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 roll call vote, Council continued Agenda Item 10.2 to September 7, 2010.

11. REGULAR CALENDAR ITEMS

NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member Budge requested a follow-up on letter from Leadership Rancho Cordova class to guide a program of Art in Public Places

13. CITY MANAGER'S REPORT

NONE

14. ADJOURNMENT

Mayor Cooley adjourned the regular meeting at 9:41 p.m.

Mindy Cuppy

Mindy Cuppy, City Clerk