

**CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC**

Tuesday, September 7, 2010

5:30 p.m. – Regular and Special Meeting

AGENDA



Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Linda Budge, Council Member

Dan Skoglund, Council Member

Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.

If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg

CANCELLED MTG

City Council Special Mtg

CANCELLED MTG

CITY HALL CLOSED

2010

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CITY HALL CLOSURE DATES						
Fri, Jan 1	-	New Years Day Holiday				
Mon, Jan 18	-	Martin Luther King Jr. Day Holiday				
Mon, Feb 15	-	Presidents Day Holiday				
Fri, Apr 2	-	Furlough Day				
Fri, May 28	-	Furlough Day				
Mon, May 31	-	Memorial Day Holiday				
Mon, Jul 5	-	Independence Day Observed				
Mon, Jul 26	-	Furlough Day				
Fri, Sep 3	-	Furlough Day				
Mon, Sep 6	-	Labor Day Holiday				
Mon, Oct 11	-	Furlough Day				
Thu, Nov 11	-	Veteran's Day Holiday				
Wed, Nov 24	-	Furlough				
Thu, Nov 25	-	Thanksgiving Holiday				
Fri, Nov 26	-	Day After Thanksgiving Day Holiday				
Thu, Dec 23	-	Christmas Observed				
Fri, Dec 24	-	Christmas Observed				
Mon, Dec 27	-	Furlough Day				
Fri, Dec 31	-	New Year's Eve Holiday				

* Tuesday, November 9 - Special Meeting -
Closed Session for City Manager & Department
Annual Review & Development

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CITY HALL CLOSURE DATES						
Mon, Jan 17	-	Martin Luther King Jr. Day Holiday				
Fri, Feb 18	-	Furlough Day				
Mon, Feb 21	-	President's Day Holiday				
Fri, Mar 11	-	Furlough Day				
Fri, Apr 22	-	Furlough Day				
Fri, May 27	-	Furlough Day				
Mon, May 30	-	Memorial Day Holiday				
Fri, Jun 17	-	Furlough Day				
*Mon, Jul 4	-	Independence Day Holiday				
*Mon, Sep 5	-	Labor Day Holiday				
*Fri, Nov 11	-	Veteran's Day Holiday				
*Thu, Nov 24	-	Thanksgiving Holiday				
*Fri, Nov 25	-	Day After Thanksgiving Day Holiday				
*Thu, Dec 22	-	Christmas Observed				
*Fri, Dec 23	-	Christmas Observed				
*Fri, Dec 30	-	Day Before New Year's Eve Holiday				

*Dates Pending Approval

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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, September 7, 2010

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

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Council Members Sander, Budge, Skoglund, McGarvey, and Mayor Cooley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Paul Thome, Sunriver Church, will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of proclamation in honor of National Disaster Preparedness Month to Metro Fire Outreach Coordinator Betty Taylor; and presentation by Betty Taylor regarding Metro Fire Community Emergency Response Team (CERT) Program/Professional Responder to reach 10,000 citizens in one year by offering disaster preparedness information and emergency kits.
- 5.2 Presentation by Natalla Franklin regarding Embry Riddle Aeronautical University overview at Mather.
- 5.3 Introduction of new City employee Michelle Mingay, Senior Finance Analyst by Finance Director Donna Silva.
- 5.4 Recognition of Council Member Skoglund's Birthday on September 16, 2010.

BREAK

Council will break for celebratory refreshments in honor of Council Member Skoglund's Birthday.

6. 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8.1 **Subject:** Meeting Minutes:

- a) Regular Meeting of August 16, 2010; and
- b) Special Meeting of August 24, 2010.

Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinance 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

Recommendation: Waive second reading and adopt Ordinance No. 20-2010 (**Roll Call Vote**)

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

Advances Goals: 8, 9, and 12

8.3 **Subject:** Resolution Appointing Representatives to the Governing Board of the Sacramento Central Groundwater Authority

Recommendation: Adopt Resolution No. 102-2010.

Result of Recommended Action: Adoption of this resolution will appoint a City and Golden State Water Company representative to the Sacramento Central Groundwater Authority (SCGA) Governing Board

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 4, 6, 8, 10, 13

8.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Orders No. 1 and No. 2 with North West Surfacing for Construction of the Horn Road Sidewalk Improvements Project in the Amount of \$53,115.22

Recommendation: Adopt Resolution No. 105-2010.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract Change Order No. 1 and No. 2 with North West Surfacing (Contract No. 23-2010) to increase the current contract amount from \$161,205.40 to \$214,320.62 for the construction of the Horn Road Sidewalk Improvements Project. Change Order No. 1 covers the cost associated with unforeseen conditions encountered during construction for a total of \$49,751.60. Change Order No. 2 covers the cost associated with reconciling the quantities of the bid form with the actual quantities placed during construction for a total of \$3,363.62.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 4, 6, and 7

- 8.5 **Subject:** Approval of Parcel Map Titled Rockingham Plaza Parcel Map located at the Southwest Corner of Mather Field Road and Rockingham Drive
Recommendation: Approve Parcel Map.
Result of Recommended Action: Approval of Parcel Map titled “Rockingham Plaza Subdivision No. DD-6856 Being a Portion of Lots 57, 58, 59 and 63 of The Amended Map of Natomas American River Subdivision No. 4, 15 BM44”; located on the southwest corner of Mather Field Road and Rockingham Drive. Approval of this parcel map will result in its recordation and creation of four new commercial parcels with an existing building on each parcel.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, and 8

9. CONSENT PUBLIC HEARING ITEMS

- 9.1 **Subject:** Resolution Approving the Issuance by the California Statewide Communities Development Authority (CSCDA) of Recovery Zone Facility Revenue Bonds for the SunEdison Portfolio No. 2
Recommendation: That Council:
a) Conduct a public hearing for the proposed issuance by the California Statewide Communities Development Authority (CSCDA) of bonds in an amount not to exceed \$1,300,000 (Bonds), for the purpose of financing the installation of solar equipment located at 11051 Olson Drive and generally known as SunEdison Portfolio No. 2 (Project); and
b) Adopt Resolution No. 104-2010 approving the issuance of the Bonds for the financing of the Project (as described herein) by the CSCDA.
Result of Recommended Action: Adoption of this resolution will allow the CSCDA, or its designee, to proceed with tax-exempt bond financing for improvements at 11051 Olson Drive, a privately owned parcel, currently housing the Kohls Department Store. This would not be a debt of the City, rather, it allows the owners to utilize tax-exempt financing for their project. If Council declines adoption of the resolution, the CSCDA may seek other financing at higher interest rates or not proceed with the project.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 11

10. PUBLIC HEARING ITEMS

- 10.1 **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 (**CONTINUED FROM AUGUST 16, 2010**)
PUBLIC COMMENT PERIOD CLOSED
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: The actions listed above will complete the first stage of project review (Tier 1 Approvals) for the Rio del Oro project. These 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 can occur within the project until the Tier 2 Approvals have been completed.

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

Advances Goals: 1, 2, 4, 7, 8, and 9

GROWING STRONG NEIGHBORHOODS

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Resolution Authorizing the City Manager to Execute First Amendment and Restatement of Memorandum of Understanding (MOU) and Cooperative Agreement Between the City of Rancho Cordova (City) and the Cordova Recreation and Park District (CRPD) to Increase the Park Renovation Fee Allocation for Parks to \$2,500,000

Recommendation: Adopt Resolution No. 110-2010.

Result of Recommended Action: Adoption of this resolution will allow the City to reimburse CRPD for costs incurred to renovate Rancho Cordova Parks and implements proposed improvements at existing parks throughout the City. The first amendment to the MOU increases the amount of park renovation fee funding from \$1,000,000 to \$2,500,000 for six park projects; therefore, requires approval by the City Council.

Staff Report: Joe Chinn, City Manager's Office

Advances Goals: 4, 8, 11, and 13

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Department Updates: City Manager's Office, Management Support & Analysis, Special Projects, and Communications & Administrative Support.

14. ADJOURNMENT OF REGULAR MEETING

The Mayor may adjourn the regular meeting to closed session in the Community Board Room.

15. CLOSED SESSION

Council may adjourn to closed session to discuss the following item(s):

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(b) – (one case) – Name of case: City of Rancho Cordova v. Simon Building, LLC; Sacramento Superior Court Case No. 34-2009-00032782

Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9(b) (one potential case).

16. OPEN SESSION – REPORT FROM CLOSED SESSION

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

17. ADJOURNMENT OF CLOSED SESSION

ADDITIONAL INFORMATION

Rancho Cordova Great Health Challenge - Rancho Cordova has launched a program intended to promote a healthier community by building awareness for those who live, work, play, or pray here. You are encouraged to join our commitment to get healthy, stay fit, and have fun! Go to <http://www.20tonsin2010.com/> to register.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, 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.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

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

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

UPCOMING MEETINGS	
<i>Tuesday, September 14, 2010</i>	<i>5:30 p.m. Work Session - CANCELLED</i>
<i>Monday, September 20, 2010</i>	<i>4:00 p.m. Joint Study Session on City Gateways 5:30 p.m. Regular Meeting</i>
<i>Tuesday, September 28, 2010</i>	<i>5:30 p.m. Joint Work Session on Development Project Update and Status Report - Specific Plans Application Update and Land Use Discussion</i>
<i>Monday, October 4, 2010</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, October 11, 2010</i>	FURLOUGH DAY – City Hall Closed
<i>Tuesday, October 12, 2010</i>	<i>5:30 p.m. Work Session on 2010-11 Fiscal Status Update and 2009-10 Fourth Quarter Financial Report</i>
<i>Monday, October 18, 2010</i>	<i>4:00 p.m. Study Session - CANCELLED 5:30 p.m. Regular Meeting</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
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Department	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. 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) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the September 7, 2010 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on September 2, 2010 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 2nd day of September, 2010 at Rancho Cordova, California.


Mindy Cuppy, City Clerk