

CITY OF RANCHO CORDOVA

Minutes of Meeting of The City Council October 20, 2003

The Regular Meeting of the City Council of the City of Rancho Cordova was held on Monday, October 20, 2003 at the City Council Chambers. Mayor Dave Roberts called the meeting to order at 6:35 p.m.

<u>ROLL CALL:</u> Council Members Present:	Cooley, McGarvey, Sander, Budge, Roberts
Council Members Absent:	None
Staff Present:	City Manager Ted Gaebler City Attorney Steve Meyers Assistant to City Manager Curt Haven Assistant City Lisa Johnson Secretary Clerk Patty O'Connor

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

The invocation was presented by Reverend Elder Dr. Freda Smith, Senior Pastor of the Cathedral of Promise Metropolitan Community Church at Mather.

AGENDA APPROVAL

Upon a motion by Council Member Budge, seconded by Council Member McGarvey, the agenda was approved as presented. Motion carried.

AYES:	Council Members:	Cooley, Budge, McGarvey, Roberts, Sander
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

APPROVAL OF MINUTES

5a. Special Meeting August 20, 2003

5b. Special Meeting August 25, 2003

5c. Special Meeting August 25, 2003 (Page 2, should be Sander, not Sanders).

Upon a motion by Council Member Sander, seconded by Council Member Budge, the above minutes were approved by a 5-0 vote with the correction. Motion carried.

AYES:	Council Members:	Cooley, McGarvey, Sander, Budge, Roberts
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

PUBLIC COMMENT

None

PRESENTATIONS

None

CONSENT CALENDAR

8a. Waive reading and adopt Ordinance No. 217-2003, an Ordinance of the City Council of the City of Rancho Cordova Approving the Development Agreement for RC-03-003, the Anatolia III Project. (Second Reading)

8b. Waive reading and adopt Ordinance No. 18-2003, An Ordinance of the City Council of the City of Rancho Cordova Establishing a City of Rancho Cordova Planning Commission (Second Reading)

8e. Resolution No. 68-2003, Authorizing the City Manager or His Designee to Authority to accept Grant Deeds, Rights-of-Way and Easements.

8c. Treasurer's Report for Month Ending September 30, 2003, (Receive & File

Upon a motion by Council Member Budge, seconded by Council Member McGarvey, items 8d and 8f were approved by a 5-0 vote. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

8d. Resolution No. #9-2003, A Resolution of the City of Rancho Cordova Endorsing Policies to Encourage Investment in Local Telecommunications Services in California, Investment in Local Communities and Increased Employment Opportunities.

This item was pulled and discussed separately all providers to follow the same guidelines. Upon a motion by Council Member Cooley, seconded by Council Member Budge, item 8d was approved by a 5-0 vote. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

8f. Departmental Activity Reports (Receive & File)

It was requested Items 8c, 8d and 8f be pulled from the consent calendar for separate discussion. Upon a motion by Council Member Budge, seconded by Council Member Cooley, it was voted 5-0 to approve items 8a, 8b, and 8e of the Consent Calendar.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

PUBLIC HEARINGS

9a. Approve Mather-East Project No. RC-03-004 – Parcel Map: Location/APN Southwest Corner of Sunrise Boulevard and Douglas Road APN: 067-0030-027.

1. Adopt Resolution No. 63-2003, A Resolution of the City Council of Rancho Cordova Approving a Tentative Parcel Map for Assessor Parcel Number 067-0030-027, For the Mather East Project No. RC-03-004, Subject to the Findings and Conditions of Approval /MMRP.

William Campbell, Principal Planner, presented a brief background and summary of the staff report for this project. The Applicant is requesting a Tentative Parcel Map to divide the parcel into 4 lots. The initial study recommended a mitigation measure that prohibits residential development on Parcel 4, as long as the shooting range remains operational. Staff, however, does not recommend this.

Mayor Roberts opened the public hearing. Orin Bennet, representing the applicant, MHM Engineers and Surveyors, was present for questions. After much discussions the following conditions were amended: #9 should be "Morrison Creek"; #11 (first sentence should be at building permit, second sentence should be as part of improvement plan;); #13 (all land use types); #16 (deleted); #17 (prior to building permit); #19 (at building permit, add "or a loop system"); #23 (as part of improvement plan); #25 ("east and west as appropriate"); #30 (new condition, middle of filing map); #34 (add planning department); g (delete); remove references to single family residential; reference exhibits with "final" and date.

Public Comment

Ryan Fong of Ross Development representing AKT requested clarification on the 10x40 area outside of the landscape easement. Who will be responsible for developing? Staff reported they will work with AKT and the developer to resolve this issue.

The Applicant agreed to dedicate the 250 sq.ft. easement to the landscape corridor.

Mayor Roberts closed the public hearing.

Upon a motion by Council Member Budge, seconded by Council Member Sander, it was voted 5-0 that the City Council adopt the Mitigated Negative Declaration, except for the mitigation measure prohibiting residential development from parcel #4, prepared for this project, subject to the findings included in the Resolution dated October 20, 2003.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

Upon a motion by Council Member Budge, seconded by Council Member Cooley, it was voted 5-0 that the City Council adopt Resolution No. 63-2003, approving the Tentative Parcel Map as submitted in Exhibit A, along with the amended Conditions of Approval/MMRP Exhibit B, and subject to the findings contained in Resolution No. 63-2003 dated October 20, 2003.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

9b. McDonald's Restaurant Rebuild – Project No. RC-03-006 – Conditional Use Permit.

1. Resolution No. 67-2003, A Resolution of the City Council of the City of Rancho Cordova Approving the Conditional Use Permit for the McDonald's Restaurant Drive-Thru Project #RC-03-006.

Kathleen Franklin, Assistant Planner, presented a brief background and summary of the staff report for this project. The requested Conditional Use Permit would allow drive-thru service lanes within 300 feet of a residential zone. The applicant has complied with the requests by the CorPAC. The City Council expressed their concerns over the safety of the driveway and parking. They suggested eliminating the parking stalls on the right and extending the landscaping up 25 feet by the driveway for safer entry and exit. They also requested landscaping with no bushes or trees.

Mayor Roberts opened the public hearing. Efrain Corona, of GPMS, Inc. representing McDonald's Corporation, applicant, was present for questions. He stated they are eager to get the project moving and will comply with the City Council's request.

Public Comment

Dan Skoglund of CorPAC expressed his support for the project.

Mayor Roberts closed the public hearing.

Upon a motion by Council Member Budge, seconded by Mayor Roberts, it was voted 5-0 that the City Council adopt Resolution No. 67-2003, approving the Conditional Use Permit, with the site Map (Exhibit A) and Conditions of Approval (Exhibit B), and subject to the findings contained in the Resolution. This included the alternate to extend the planter and appropriate landscaping. Staff will study the parking and traffic concerns and Applicant will work with Engineer to resolve the concerns of the City Council. Motion Carried. Upon a motion by Council Member Sander, seconded by Mayor Roberts, the motion was amended to add a pedestrian walkway in the northwest direction. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None

9c. Aerojet Groundwater Remediation Program C1 and C7 Project No. RC-03-035 Conditional Use Permit.

1. Resolution No. 66-2003, A Resolution of the City Council of the City of Rancho Cordova Approving a Conditional Use Permit for the Aerojet Groundwater Treatment Facilities Located on the Northwest Corner of International Drive and Reserve and the Northwest Corner of Zinfandel Drive and Cordova Lane Project #RC-03-035.

William Campbell, Principal Planner, presented a brief background and summary of the staff report for this project. The requested Conditional Use Permit would allow Aerojet to develop ground water remediation wells and treatment facilities for two sites in the City known as C1 and C7. Aerojet has been ordered by State and Federal agencies to perform this water remediation. Site C1 is located on the southwest corner of International and Reserve Drives. It is already under construction. Site C7 is near the corner of Zinfandel and Cordova Lanes. There are 12 total wells in Rancho Cordova.

Mayor Roberts opened the public hearing. Robert Fagerness of Central Valley Environmental, representing Aerojet, was present for questions. He explained the process of the Mod Flow model to be used, which will produce 200 gallons/minute. He noted there is limited open space for the facility in the area. Council Member Cooley expressed concern over the flow through the residential area with the open channel having kid appeal. Council Member Budge suggested the water could possibly be used for irrigation by the park district.

Public Comment

Tim Foley of Rancho Cordova noted the City wants clean water, there is nowhere else to go.

Richard Farrell asked about construction noise and dust.

Greg Voetsch of Rancho Cordova noted Aerojet has been very cooperative in recognizing the local residents' needs.

Terry Hallon of Rancho Cordova noted they had no options. They were concerned about vagrants in the park hidden by the facility; the resident should have a written agreement with Aerojet.

Mr. Fagerness noted Aerojet has worked with residents and offered to recede the facility into the ground to not be visible, work with neighbors re: walls and landscape, work with church to match existing walls, kennel pets during drilling if needed.

Mayor Roberts closed the public hearing.

Upon a motion by Council Member McGarvey, seconded by Mayor Roberts, it was initially voted 5-0 that the City Council adopt Resolution No. 70-2003, approving the Conditional Use Permit, for well Area 1, C-1, as submitted according to the site plans Exhibit A and B, along with the Conditions of Approval Exhibit C, and subject to the findings contained in Resolution 66-2003.

The Conditional Use Permit for Well C-7 would be continued until the November 3rd meeting. Upon a motion by Council Member McGarvey, seconded by Council Member Sander, the motion was amended to continue the approval on both wells until November 3rd, 2003. Motion carried. Staff was directed to include new conditions as suggested by public comments, and to work with Aerojet to get more information on alternatives such as routing and possible future use of treated water.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

Mayor Roberts called a recess at 10:20 and reconvened the meeting at 10:32 p.m.

ACTION ITEMS

10a. Community Workshop on Solid Waste – Presentation by R3 Consulting Group; consideration and possible action on concurrent solid waste procurement options.

Steve Hariman and Ric Hutchinson of R3 Consulting Group made a brief Power Point presentation to the City Council. It was noted commercial collection could not start until January 2006. The City council had requested residential collection start in July 2004, but R3 suggested October of 2004 would give more time to transition after contract is awarded. Mr. Hutchinson also noted they are researching putting out an RFP concurrent with Citrus Heights and Rancho Murieta. There would be separate contracts but possibly better rates. R3 will now make their presentation to the Community Council.

10b. Consider Ordinances Continuing Sacramento County Development Impact Fees Beyond the Interim Period.

- 1. Ordinance No. 19-2003, an Urgency Ordinance of the City of Rancho Cordova Continuing Development Impact Fees in Effective, to Become Effective Immediately.**

Upon a motion by Council Member Budge, seconded by Council Member McGarvey, it was approved by a 5-0 vote to waive reading and adopt urgency ordinance No. 19-2003; schedule and notice a public hearing on continuation of all impact fees. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

10c. Consider Ordinances Continuing the Sacramento County Code and Zoning Code Beyond the Interim Period.

- 1. Ordinance No. 20-2003, An Urgency Ordinance of the City of Rancho Cordova Providing for the Adoption by Reference of Certain Provisions of the County Code and Zoning Code of the County of Sacramento.**

2. Waive reading and introduce Ordinance No. 21-2003, An Ordinance of the City of Rancho Cordova Providing for Adoption by Reference of Certain Provisions of the County Code and Zoning Code of the County of Sacramento (First Reading).

Upon a motion by Council Member Budge, seconded by Mayor Roberts, it was approved by a 5e to read and adopt urgency ordinance No.****. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

Upon a motion by Council Member Sander, seconded by Council Member Budge, it was approved by a 5-0 vote to waive the reading and introduce the ordinance. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

10d. Resolution No. 69-2003, A Resolution of the City Council of Rancho Cordova Revising, Approving and Adopting a Conflict of Interest Code for the City of Rancho Cordova.

Upon a motion by Council Member McGarvey, seconded by Council Member Cooley, it was voted 5-0 to adopt Resolution No. 69-2003 revising, adopting and approving a Conflict of Interest code for the City of Rancho Cordova. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

10e. Consider Memorandum of Understanding Between the City of Rancho Cordova and the County of Sacramento Wildlife Services.

Upon a motion by Council Member Cooley, seconded by Council Member McGarvey, it was voted 5-0 to enter into an agreement with the County of Sacramento, Agricultural Commissioner Weights and Measures to perform wildlife services to residents of the City of Rancho Cordova. Motion carried.

AYES: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

NOES: Council Members: None

ABSENT: Council Members: None

ABSTAIN: Council Members: None

COUNCIL REPORTS

- Council Member Sander and Mayor Roberts reported on the victory of Cordova High School over Oakridge. There was a lot of pride displayed.
- Council Member Sander reported he attended the school board meeting re: boundaries for Sunridge.
- Council Member Budge reported she was in Portland with SACOG; there were lots of issues discussed at the mobility workshop; discussions with Mervyns Owner (City engineer is analyzing traffic options and will report recommendations to the Council).
- Council Member McGarvey reported on the community workday at Mather; open house at Boys Ranch.
- Council Member Colley reported on the League of cities measure on the ballot, noise oversight committee meeting at 2:00 on 10/21 at the Board of supervisors; STA survey on voter attitudes; 10/28 is the grad opening of the student union at CHS; 11/3 Elk Grove-Rancho Cordova connector discussions

WRITTEN CORRESPONDENCE

- 12a. California Debt and Investment Advisory Commission Letter regarding investment portfolio reporting requirements.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mather 2X2 process; presentation from Boys Ranch.

CITY MANAGER'S/CITY ATTORNEY'S REPORT

Mr. Gaebler reported he spoke at the Cordova Community Council. He reported they are in the midst of hiring a permanent city clerk and one should be hired soon.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 11:40 p.m.

Respectfully submitted,



Lillian E. Hare, City Clerk