



**RANCHO CORDOVA  
CITY COUNCIL & FINANCING CORPORATION BOARD OF DIRECTORS**

**MINUTES**

**Monday, May 16, 2005  
4:00 P.M. – Closed Session  
4:30 P.M. – Study Session  
5:30 P.M. – Regular & Special Meeting**

**Call to Order**

The meeting was called to order at 4:06 p.m. by Mayor Cooley.

**Roll Call**

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley  
Staff Present: Gaebler, Lindgren, Hare, Abhar, Junker, Thomas

**Oral Communications**

1. Public Comment

None

**Adjourn to Closed Session for the Following Purpose:**

2. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9 (two cases).

Present in Closed Session were all Council Members, Ted Gaebler, Adam Lindgren, Bill Thomas, Paul Junker, and Cyrus Abhar.

**Reconvene to Study Session**

Mayor Cooley reconvened the meeting to the study session at 4:55 p.m.

**Study Session**

3. **Subject:** Rio del Oro Specific Plan Study Session – RC-03-14 City Council study session to review the current project status and to discuss land use and circulation design issues associated with the project

**Recommendation:** Staff will provide an overview of the project, the currently projected schedule for project review, and issues currently under consideration within the project's review. The Council is requested to provide general comments and input, but no formal action is requested or proposed within this study session.

**OUTCOME:** Key issues of the Land Use Plan Revisions (i.e., noise contours, school sites, parks and open space, commercial sites, drainage improvements) and the Circulation Plan Revisions (i.e., modified grid, international road alignment) were discussed. Staff will continue working with the applicant team on the Specific Plan, Tentative Subdivision Maps and Development Agreements.

### **Regular Meeting**

#### **Call to Order**

Mayor Cooley called the meeting to order at 4:45 p.m. and announced the cablecast playback schedule for the meeting.

#### **Roll Call**

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley  
Staff Present: Gaebler, Lindgren, Hare, Olea-Moger, Junker, Abhar, Haven, Trimberger, Franklin, DeHaan, McMahon

#### **Reports from Closed Session**

Mayor Cooley advised that Council, in Closed Session, received advice, gave direction, and took no reportable action.

#### **Pledge of Allegiance**

Council Member Sander led the Pledge.

#### **Invocation**

1. Reverend Doctor Keith Posehn, Cordova Presbyterian Church, gave the invocation.

#### **Presentations**

2. Proclamation for National Public Works Week, May 15-21, 2005 Mayor Cooley presented Public Works Director Cyrus Abhar with a Proclamation in honor of National Public Works Week.
3. Sacramento County Sheriff's Department of Communication. Captain Mark Dickerson provided an overview of the Communications Center operations.

#### **Consent Calendar – Roll Call Vote**

**ACTION:** Motion by Sander second by McGarvey and passed by unanimous roll call vote, Council approved the Consent Calendar with the exception of Item #6 that was pulled for separate discussion.

4. **Subject:** Minutes of City Council Meetings:
  - a. Special Meeting of April 26, 2005
  - b. Regular Meeting of May 2, 2005

**Recommendation:** Adopt Minutes.

5. **Subject:** Resolution Adopting the Sacramento County Multi-Hazard Mitigation Plan as Rancho Cordova's Official Plan to meet the Requirements for Funding under the Federal Emergency Management Agency (FEMA) Pre and Post Disaster Mitigation Grant Programs  
**Recommendation:** Adopt Resolution No. 63-2005.

**This Item was pulled from the Consent Calendar for individual discussion.**

6. **Subject:** Resolution Amending the Findings on which Resolution No. 28-2005, Adopting Park and Open Space Standards, was Adopted  
**Recommendation:** Adopt Resolution No. 61-2005 amending Resolution No. 28-2005 and adding additional findings to park and open space standards.

The following individual addressed the Council on this item:

Ardie Zahedani, Legislative Advocate of the Building Industry Association of Superior California, concerning letter submitted to the Council from BIA's legal counsel outlining their belief that the City's park dedication requirement violates the Quimby Act.

**ACTION:** Motion by Budge second by Skoglund and passed by unanimous roll call vote, Council adopted Resolution No. 61-2005.

### **Consent Public Hearings**

Mayor Cooley opened the Consent Public Hearings. There being no speakers, the public hearings were closed.

7. **Subject:** Adoption of Disadvantaged Business Enterprise (DBE) Program for the City of Rancho Cordova and DBE Goals for Federal Fiscal Year 2005/06  
**Recommendation:** Adopt Resolution No. 59-2005 the DBE Program and Resolution No. 60-2005 approving the annual DBE goal of five percent for U.S. Department of Transportation-Assisted Projects for Federal Fiscal Year 2005/06
8. **Subject:** Resolution Documenting Findings for Local Electrical Code Amendments and Ordinance Updating the Rancho Cordova Electrical Code  
**Recommendation:** Adopt Resolution No. 54-2005 and waive first reading and introduce Ordinance No. 11-2005. **(Roll Call Vote)**

**ACTION:** Motion by Budge second by McGarvey and passed by unanimous roll call vote, Council adopted Resolution No. 59-2005, Resolution No. 60-2005, and Resolution No. 54-2005, and introduced Ordinance No. 11-2005.

### **Oral Communications**

#### **9. Public Comment**

The following individuals addressed the Council:

- a) Rex Albright, CEO of the Rancho Cordova Chamber, regarding recent and upcoming events.
- b) Kimee S. Kim, regarding a County road.

## **Public Hearings**

10. **Subject:** Northwest Exteriors – RC-04-137 – Sun Center Drive at Gold Pan Court - Design Review – Design Review for construction of two concrete tilt-up office/warehouse buildings in the MP zoning on a 1.65 acre site.

**Recommendation:** Adopt Resolution No. 56-2005 approving the Design Review for Northwest Exteriors, project No. RC-04-137, subject to the findings, evidence, Design Review Package and Conditions of Approval.

Mayor Cooley opened the public hearing. There being no speakers, Mayor Cooley closed the public hearing.

**ACTION:** Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 56-2005.

11. **Subject:** Rancho Cordova Interim General Plan - Adoption of the Draft Land Use Map Book and Draft Circulation Plan as part of the Interim General Plan: Provide direction to staff to proceed with the preparation of a Final Land Use Map and with the creation of a Draft General Plan that implements the Draft Land Use Map and Draft Circulation Plan and with the preparation of a Draft Environmental Impact Report based on the Draft Land Use Map.

**Recommendation:** Adopt Resolution No. 57-2005 and direct staff to proceed.

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

Chuck Shaw, Fite Development Company, in support of the recommendation.

Mayor Cooley closed the public hearing.

**ACTION:** Motion by Budge second by Sander and unanimously carried, Council approved changing the land use designation for White Rock Road at Zinfandel to commercial mixed use in the Interim General Plan Draft Land Use Map Book.

**ACTION:** Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 57-2005 with minor amendments, listed below:

### **Land Use Map Book Changes:**

- Introduction (page 1) - third paragraph - last sentence - strike the words "in Greenfield areas ... (to the end of the sentence)".
- Land use Designations (page 4) - in the notes under Transit-Oriented/Town Center Mixed Use, add the words "and horizontally" after the word "vertically" with reference to integrating a mix of uses.
- Land Use Designations (page 5) - in the notes under Downtown District, add the word "main" before "police and fire stations".
- Staff was directed to research the residential density issue in terms of potential conversion issues associated with existing residential lots. If adjustments are necessary to the density thresholds, staff will make the necessary corrections.
- Sunrise Boulevard South Planning Area (page 13) - strike the word "light" when listed before the word "industrial" in three locations in the conceptual land uses discussion

and add reference to the enhancement of Folsom South Canal for bicycle transportation and activity nodes under the conceptual circulation and transit discussion.

- Council directed the redesignation of the 3-acre parcel on the northeast corner of Zinfandel and White Rock Road from Office Mixed Use to Commercial Mixed Use on the General Plan Map

Circulation Plan Changes: In addition to the changes shown on the updated/corrected Circulation Plan distributed at the meeting, City Council provided the following comments:

- Roadway System Map - At Mather Field and Folsom, need to be sure we're showing support for a dual right turn lane
- Bikeway and Trails Map - Remove the Special Treatment Facility along the drainage channel in the northwestern part of the City
- Bikeway and Trails Map - Add an off-street trail along the railroad alignment near Rockingham and Old Placerville from just north of 50 to Mather Field Airport
- Bikeway and Trails Map - Add an off-street connection between the trails at Villages at Zinfandel and the Folsom South Canal
- Bikeway and Trails Map - Add an off-street connection between Stone Creek and the Folsom South Canal
- Bikeway and Trails Map - Add an off-street connection between Rio del Oro and Folsom Boulevard through Westborough
- Transit Map - Add a "Potential Location for Light-Rail Grade-Separations" notation at Watt Avenue and Folsom/Light Rail

**At this time, Council took a brief recess. The full Council reconvened.**

12. **Subject:** Urgency Resolution to Establish An Interim Traffic Impact Mitigation Fee to be Applied at the Same Rates as Those Adopted Previously as Part of Urgency Ordinance No. 30-2005 which Established an Interim Traffic Impact Mitigation Fee Applicable to New Commercial and Residential Developments in the City.

**Recommendation:** Adopt Urgency Resolution No. 58-2005.

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

Dave Kalembe, Pulte Homes, to advise it would be nice if developers could get a final number on the fee.

Mayor Cooley closed the public hearing.

**ACTION:** Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 58-2005.

### **Adjourn to Financing Corporation Board Special Meeting**

Mayor Cooley adjourned the Council meeting to convene the Rancho Cordova Financing Corporation Board Meeting.

### **Call to Order**

President Cooley called the Special Meeting of the Rancho Cordova Financing Corporation Board of Directors to order at 9:05 p.m.

### **Roll Call**

Present: Directors Budge, McGarvey, Sander, Skoglund & President Cooley  
Staff Present: Gaebler, Thomas, Hare, Olea-Moger

13. **Subject:** Resolution Authorizing the Execution and Delivery of Not to Exceed \$21 Million Certificates of Participation, Authorization and Directing Execution of Related Lease Financing Documents, Approving Official Statement and Authorizing Official Actions  
**Recommendation:** Adopt Resolution No. 2005-04.

**ACTION:** Motion by Budge second by Sander and unanimously carried, the Board adopted Resolution No. 2005-04.

### **Reconvene to Rancho Cordova City Council Meeting**

Mayor Cooley reconvened the City Council Meeting at 9:10 p.m.

### **Regular Calendar Items**

14. **Subject:** Resolution Authorizing the Execution and Delivery of Not to Exceed \$21 Million Certificates of Participation, Authorizing and Directing Execution of Related Lease Financing Documents, Trust Agreement, and Certificate Purchase Agreement, Approving Official Statement and Authorizing Official Actions  
**Recommendation:** Adopt Resolution No. 62-2005.

**ACTION:** Motion by Sander second by McGarvey and unanimously carried, Council adopted Resolution No. 62-2005.

### **Correspondence**

Mayor Cooley reported on various invitations and events to which Council was invited.

### **Council Reports**

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

### **Council Requests for Future Agenda Items**

Council Member Sander requested a status report on the development working group discussed at the May 2<sup>nd</sup> Council meeting.

Council Member Sander requested staff look into the posting of sign(s) in Sunrise/Douglas development referencing area as being in the Elk Grove School District.

Vice Mayor McGarvey requested Council consider modifying the City's logo to add "July 1" before the 2003 incorporation date.

**City Manager's Report**

Economic Development Director Curt Haven reported on the economic development and redevelopment goals and objectives.

**Adjournment**

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

  
Anna Olea-Moger, Assistant City Clerk