



**CITY COUNCIL & REDEVELOPMENT AGENCY MEETING
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

MINUTES

**Monday, July 18, 2005
5:30 P.M. – Regular & Special Meeting**

REGULAR MEETING

Call to Order

The meeting was called to order and the cablecast playback schedule was announced by Mayor Cooley at 5:38 p.m.

Present: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Staff Present: Gaebler, Meyers, Hare, Olea-Moger, Junker, Trimberger, Thomas, Howard, Johns, Abhar, Haven

Pledge of Allegiance

Council Member Sander led the Pledge.

Invocation

1. Pastor Ron Johnson, Cordova Baptist Church, gave the invocation.

Presentation

2. Recognition of Student Artists from the 2005 Youth Graphics Arts Program.

Mayor Cooley presented Certificates of Recognition to the following students:

Alex Burdette, Brianna Bernal, Christabel Castillo, Henry Gomez, Joanna Gomes, Jennifer Hermosillo, Grace Jimenez, Griselda Martinez, Jared Melendez, Jarely Melendez, Alejandra Montelongo, Lucera Rangel, Jonelle Thill, Manuel Valenzuela, and Mariana Velazco.

AGENDA ITEM ADDITION

City Attorney Steve Meyers advised that the matter of comment period on US Fish & Wildlife Service's proposed designation of critical habitat for vernal pool crustaceans and plants (70 Federal Regulation 37, 739 June 30, 2005) arose after the agenda's posting and there was need for immediate action on the matter. It was his determination that a City response to this matter could be added to the agenda with a four-fifth's affirmative Council vote.

ACTION: Motion by Sander second by Budge and unanimously carried, Council added Item 11a for action on the agenda.

CONSENT CALENDAR – ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and carried by unanimous roll call vote, Council approved the Consent Calendar as listed below.

3. **Subject:** Minutes of City Council Meetings:
 - a. Regular Meeting of June 20, 2005**Recommendation:** Adopt Minutes.
4. **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Community Development Block Grant (CDBG)
Recommendation: Adopt Resolution No. 85-2005.
5. **Subject:** Second Reading of Ordinance No. 13-2005 Amending the Zoning Code on Assessor Parcel Number 072-0370-071 for Project Known as Grantline West Surface Mining Project No. RC-04-145 and Approving Resolution Related to a Use Permit for the Grantline West Mining Operation.
Recommendation: Waive second reading and adopt Ordinance No. 13-2005 and adopt Resolution No. 81-2005. **(Roll Call Vote)**
6. **Subject:** Resolution Authorizing the Acceptance and Execution of an Environmental Justice Transportation Planning Grant from the California Department of Transportation to Promote Alternative Transportation Modes for Trips in the Folsom South Canal Area.
Recommendation: Adopt Resolution No. 86-2005.

ORAL COMMUNICATIONS

7. Public Comment

Rex Albright, CEO of the Rancho Cordova Chamber, introduced new hire Lori Soldano who will be working on business retention.

PUBLIC HEARINGS

8. **Subject:** Target – RC-05-150 – Design Review - Design Review for Exterior Remodel and Addition to the Existing Store **(Continued from July 5, 2005)**.
Recommendation: Continue the Design Review Permit to the August 1, 2005 Regular City Council Meeting at which time adoption of Resolution No. 80-2005 approving the Design Review for the Target Store Remodel RC-05-150, subject to the findings, Conditions of Approval, and Design Review Package will be considered.

ACTION: Motion by Budge second by Sander and unanimously carried, Council continued the item to the August 1st meeting and requested that staff include the Planning Commission's comments at that time.

REGULAR CALENDAR

9. **Subject:** Resolution Authorizing City Manager to Execute Contracts Exceeding \$100,000 with Trade Contractors for Completion of Improvements to the new City Hall at 2729 Prospect Park Drive for period of July 18, 2005 to October 3, 2005.
Recommendation: Adopt Resolution No. 88-2005.

The following individual addressed the Council on this issue:

Walt Meyers inquired about the overall budget for this project and how it will be allocated.

ACTION: Motion by Budge second by McGarvey and unanimously carried, Council adopted Resolution No. 88-2005.

10. **Subject:** Resolution for the Expanded General Plan Scope of Services and Six-Month Extension and Recommended Findings Related to Processing Projects While the General Plan is Completed and Adopted.
Recommendation: Adopt Resolution No. 89-2005.

The following individuals addressed the Council on this item:

- (a) Tim Taron representing Rio del Oro Project, Preserve Project and Woodside East properties to encourage that projects be allowed to proceed along instead of trying to look at everything in advance. Mr. Taron advised he did not think the Davis firm was needed and suggested the Ralph Anderson model was more appropriate. Further that certain portions of the proforma study have the real potential to delay their projects and give false information. Mr. Taron expressed concern with findings being too rigid rather than being guidelines.
- (b) Jim Galavan representing Woodside Homes to state he does not see why additional process is needed when finding is important for General Plan conformance/approval. Also, when proforma is done citywide, the development community is ready to accept the outcome and leave it wide open to commit to doing it after in order to get around the chicken and egg problem.
- (c) Brian Vail to state he agrees with Mr. Taron's and Mr. Galavan's statements and to state developers are not interested in creating fiscal hardship for city. He recommended that projects go forward on their usual path and let Council consider them at time of approval.
- (d) Thad Johnson to echo previous speakers' comments.
- (e) Chuck Shaw to state it seemed that this proposed action might be leading to Mello Roos districts.
- (f) Artie Zahedani representing the Building Industry Association to suggest that every project be reviewed on its own merits.
- (g) Russ Davis representing Elliott Homes to support Mr. Taron and Mr. Galavan's comments and to remind Council that the Rio del Oro Project has been in process for three years now and that a fiscal analysis of the project will be done long before the proposed proforma is done. He supports projects be allowed to keep moving forward.

ACTION: Motion by Budge to approve completion of Task 1 (General Plan ProForma), Task 2 (Park & Open Space Standards), Task 3 (Capital Improvements/Roads Planning), Task 5 (PLACE³S Analysis), Task 6 (Additional Review/Revision Period) and Task 7 (General Plan EIR Water Assessment) and adopt the following findings:

- (a) The project is consistent with the General Plan Vision Book, General Plan Land Use Map Book, General Plan Draft Circulation Plan and other policies that there is a reasonable probability will be adopted in the General Plan effort.
- (b) The project provides all funding required for all operational costs that will be incurred by the City when providing services to the project. Such revenue contributions and municipal expenses must be considered at both the project level and in the context of the entire city. In order to provide evidence relevant to this finding, any project larger than either fifty residential parcels or 50,000 non-residential square feet of potential development shall either:
 - Wait until the General Plan Pro Forma is completed by the City and then demonstrate that the project satisfies this finding based upon the General Plan Pro Forma; or
 - Proceed before the City completes the General Plan Pro Forma by preparing a project Pro Forma.

Motion died for lack of a second.

ACTION: Motion by McGarvey second by Sander and unanimously carried, Resolution 89-2005 was adopted with the following amendments:

- (a) Paragraph reworded as follows, "...NOW, THEREFORE, the City Council...does hereby resolve as follows:
 - 1. To approve the expanded scope of services for the General Plan, as described in Exhibits A through H, attached hereto and to authorize the City Manager to select consultants and to execute contracts with selected consultants to accomplish the expanded services in the amounts identified in Exhibits A through H.
 - 2. To authorize the expenditure of additional amounts not to exceed \$200,000 to accomplish the services, in recognition of the fact that the expanded services are unique and therefore difficult to estimate exactly.
- (b) That Task 4 (Downtown Rancho Cordova Scope of Services) be modified and returned to Council for action at a future meeting.
- (c) That Finding #7 be modified to read, "Within the boundaries of residential projects, the project provides a minimum of ten percent of the residential portion of the project area as accessible open space. Resource areas that have significant restrictions on access and/or the construction of trails and related improvements shall not be used to satisfy this requirement. Open space areas that may be used to satisfy this requirement include, without limitation, areas where trails, trail access points, trail nodes, and related improvements may be constructed. The City anticipates that, prior to General Plan adoption, it will refine this finding based upon additional staff work and further input from developers and other stakeholders.
- (d) That an additional finding be added, Finding 10, entitled "Reality Test Finding," to provide flexibility of meeting the other nine (9) findings.

AT THIS POINT, Council took a brief recess. The full Council reconvened.

11. **Subject:** Conceptual Approval of Draft Agreement and Resolution Authorizing City Manager to Execute the Draft 7-Year Agreement with Lennar Renaissance, Inc. for Villages of Anatolia I and II Road Repair and Maintenance

Recommendation: Adopt Resolution No. 90-2005.

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 90-2005, with the amended agreement distributed at the meeting.

- 11a. **Subject:** US Fish and Wildlife Service Proposed Designation of Critical Habitat for Four Vernal Pool Plants in California and Southern Oregon and Rancho Cordova's Comments on Proposed Rule and Draft Economic Analysis.

Recommendation: Send letter to agency by 5 p.m. on Wednesday, July 20, 2005 supporting the excluded areas of Sacramento County from the designation of critical habitat.

ACTION: Motion by Cooley second by Budge and unanimously carried, Council directed the letter be sent to the US Fish and Wildlife Service, as drafted by Council Member Budge and distributed at the meeting, with the stipulation that staff could add language if needed.

ADJOURN TO SPECIAL MEETING OF RANCHO CORDOVA REDEVELOPMENT AGENCY

The meeting was called to order by Chairman Cooley at 10:20 p.m.

Present: Board Members Budge, McGarvey, Sander, Skoglund & Chair Cooley

Staff Present: Gaebler, Meyers, Haven, Hare, Olea-Moger

12. **Subject:** Resolution Retaining Consultant Services with Seifel Consulting to Prepare Redevelopment Plan Documents.

Recommendation: Adopt Resolution No. 91-2005.

ACTION: Motion by Budge seconded by McGarvey and unanimously carried, the Board adopted Resolution No. 91-2005.

RECONVENE RANCHO CORDOVA CITY COUNCIL MEETING

Mayor Cooley reconvened the City Council meeting at 10:25 p.m. All Members were present.

CORRESPONDENCE

Letter to Vice Mayor McGarvey from the Sacramento Metropolitan Air Quality Management District requesting support of AB 1221. Copies of the letter were distributed together with sample letter of support.

ACTION: Motion by Budge second by McGarvey and carried, Council directed the letter be sent in support of AB 1221.

COUNCIL REPORTS

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

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Cooley – Daytime curfew/truancy ordinance status in support of school district's efforts

Budge – Status of street racing and spectator ordinance

Sander – Consideration to form citywide e-group/chat room

Skoglund – Follow up and notification to Council and residents in older sections of Rancho Cordova regarding projects approved but no action yet evident; seek ways to keep residents informed

CITY MANAGER'S REPORT

Public Works Director Cyrus Abhar highlighted the summary of accomplishments of the Public Works Department in the areas of: Neighborhood/Community Services, Capital Improvement Projects, Development Support Services, and Long-Range Planning.

ADJOURNMENT

The meeting adjourned at 11:03 p.m. in memory of Sacramento County Sheriff Deputies Joseph Kievernagel and Kevin Blount tragically killed in a recent helicopter crash.


Anna Olea-Moger, Assistant City Clerk