



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

**City Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, March 20, 2006

**3:30 P.M. – Closed Session
4:00 P.M. – Special Meeting
5:30 P.M. – Regular Meeting**

AGENDA

CLOSED SESSION

Council will Adjourn to Closed Session for the Following Purpose:

1. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

SPECIAL MEETING

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander & Mayor McGarvey

Metro Cable TV Telecast Announcement

Report from Closed Session

Presentations

2. Recognition of Dick Margarita, Deputy District Attorney, for service as Community Prosecutor for Rancho Cordova
3. Recognition of Council Member Cooley's Birthday

ORAL COMMUNICATIONS

4. 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 is an emergency or the need to take immediate action arose after the posting of the agenda.

CONSENT CALENDAR ITEMS

5. **Subject:** Minutes of City Council Meetings
- a. Special Meeting of November 15-16, 2005.
 - b. Special Meeting of November 29, 2005.
 - c. Regular Meeting of December 19, 2005.
 - d. Special Meeting of February 28, 2006.

Recommendation: Approve Minutes.

6. **Subject:** Central Sacramento County Groundwater Management Plan Conceptual Governance Structure

Recommendation: Conceptually approve the proposed governance structure of the Central Sacramento County Groundwater Management Plan.

Result of Recommended Action: Approval by the City Council will allow staff to move forward with development of a detailed governance structure. It is proposed that a joint powers agreement be formed to create an independent board of directors managing the objectives of the Central Sacramento County Groundwater Management Plan. Fiscal impact to the City would be roughly \$10,000 to \$15,000 per year to pay the City's share for ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is anticipated to be roughly \$300,000 per year.

Staff Responsible: Cyrus Abhar, Public Works

7. **Subject:** Contract Amendment #1, in the Amount of \$103,851.00, to Contract Between Beebe Corporation and the City of Rancho Cordova for the New City Hall Project, Site Work Trade.

Recommendation: Approve the contract amendment.

Result of Recommended Action: Approval of the contract amendment will provide saw cutting, removing and repairing of approximately 8,200 sq. ft. of failed asphalt. Also, a slurry seal will be applied over the entire parking area including the newly replaced asphalt sections at the new City Hall location.

Staff Responsible: Winfred DeLeon, Building Department

ACTION ITEMS

8. **Subject:** Senate Bill (SB) 1776 Redefining the American River Parkway Plan to Include the City of Rancho Cordova.
Recommendation: Authorize the City Council Subcommittee for the American River Parkway Plan (Mayor McGarvey and Council Member Budge) to attend the March 21, 2006 meeting of the Sacramento County Board of Supervisors and request that the Board postpone taking a position on SB 1776 until Senator Cox has convened a meeting of the three affected jurisdictions (County of Sacramento, City of Sacramento, and City of Rancho Cordova).
Result of Recommended Action: The action will allow two members of the City Council who have been involved with the American River Parkway Plan to speak on behalf of the City, requesting that the County Board of Supervisors delay taking a position on SB 1776 until all three agencies impacted by the bill can discuss the issues and implications.
Staff Responsible: Stephanie Snyder, City Manager's Office
9. **Subject:** Citywide Goals & Objectives
Recommendation: Approve the citywide goals and direct staff to develop action plans for objectives and incorporate objectives in current and future work through the annual budget process.
Result of Recommended Action: The action will approve 12 citywide goals developed over recent months of collaborative work between Council and staff for the purpose of guiding both existing and new projects with a sense of the City's priorities.
Staff Responsible: Stephanie Snyder, City Manager's Office

ADJOURN TO REGULAR MEETING

REGULAR MEETING

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander & Mayor McGarvey

Pledge of Allegiance

Invocation

10. Pastor David McFarland of the New Life Center will give the invocation.

ORAL COMMUNICATIONS

11. Public Comment

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PUBLIC HEARING ITEMS

12. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 10.24, "Parking Regulation," to Add Section 10.24.075, "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways".
Recommendation: Waive first reading and introduce Ordinance No. 12-2006.
Result of Recommended Action: Introducing the Ordinance is the first step to prohibiting the parking of specified vehicles, such as oversized vehicles, large recreational vehicles, semi-trucks and trailers, detached commercial trailers and similar vehicles, on public roads.
Staff Responsible: Cyrus Abhar, Public Works & Tom McMahon, Police Department
13. **Subject:** The Montelena Project is seeking a General Plan/Specific Plan Amendment , a Rezone, a Development Agreement, and a Tentative Tract Map that would create 879 single family homes on approximately 252 acres. The Project also proposes nearly 30 acres of parks and public open space and approximately 55 acres of wetland preserve. The application includes a Special Development Permit to vary building setbacks and minimum lot sizes in the RD-10 Zone.
Recommendation: Adopt Resolution 25-2006 determining the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines and approving the General Plan Amendment; and waive first reading and introduce Ordinance 09-2006, amending the Specific Plan and approving the Rezone of the Montelena project, within the SunRidge Specific Plan, according to the attached exhibits; and waive first reading and introduce Ordinance 10-2006, approving the Development Agreement; and, adopt Resolution 26-2006 approving the Montelena Tentative Subdivision Map, subject to the Conditions of Approval.
Result of Recommended Action: Approval of the project would allow the middle portion of the SunRidge Specific Plan to develop in a manner consistent with the City's Draft General Plan. The project will provide major road connections of Rancho Cordova Parkway (Jaeger Road) and Chrysanthy Blvd., and the project Development Agreement will assure funding for City services.
Staff Responsible: Bill Campbell, Planning
14. **Subject:** 5 Star Liquor-Project No. RC-06-221-Public Convenience and Necessity Hearing
Recommendation: Continue to April 17, 2006 at the request of the applicant.
Result of Recommended Action: Continuation will allow more time for the applicant to consult with legal counsel.
Staff Responsible: Anne Hersch, Planning

REGULAR CALENDAR ITEM

15. **Subject:** Adoption of the Rancho Cordova Redevelopment Project Area

Recommendation: Adopt Agency Resolution No. 29-2006 approving the Preliminary Report on the Rancho Cordova Plan Adoption and authorizing transmittal of the Report to each affected taxing entity, ratifying the Draft Environmental Impact Report (DEIR) for the Rancho Cordova Redevelopment Plan and authorizing transmittal of the DEIR to each affected taxing entity, and approving the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project and referring the Draft Redevelopment Plan to the Planning Commission.

Result of Recommended Action: Adoption of these documents is a major step in the Redevelopment Plan adoption process which will enable the Agency to leverage and reinvest property tax increment generated in the proposed Project Area. Redevelopment will be powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown

Staff Responsible: Curt Haven, Economic Development/Redevelopment

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

<i>UPCOMING MEETINGS</i>	
<i>Tuesday, March 28, 2006</i>	<i>5:30 p.m. – Work Session – Open Space Performance Standards & Fees and tentatively General Plan</i>
<i>Monday, April 3, 2006</i>	<i>4:00 p.m. – Study Session – Transit Plan and tentatively Development Strategies for Folsom Blvd. Specific Plan 5:30 p.m. – Regular Meeting</i>
<i>Monday, April 17, 2006</i>	<i>5:30 p.m. – Regular Meeting</i>
<i>Tuesday, April 25, 2006</i>	<i>5:30 p.m. – Work Session – Code Enforcement Program</i>

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays prior to the Regular City Council Meeting. If you have any technical questions related to the agenda items, please contact the appropriate departments as follows:

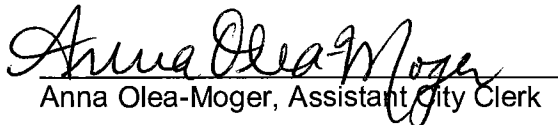
DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

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 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF AGENDA POSTING

I, Anna Olea-Moger, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 20, 2006 Special & Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on March 16, 2006 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.cityofranhocordova.org.

Signed this 16th day of March 2006 at Rancho Cordova, California.


Anna Olea-Moger, Assistant City Clerk