



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

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

Monday, April 3, 2006

**4:00 P.M. - Study Session/Joint Meeting
with Planning Commission**

5:00 P.M. - Regular Meeting

AGENDA

STUDY SESSION/JOINT MEETING

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey
Planning Commissioners Burke, Konarski, Moe, Savorn, Smith, Wentz and
Chairman Vance

Public Comment

At a study session, citizens are invited and encouraged to participate in discussion during the time the matter is discussed. *Citizens wishing to address the Council for any matter not on the agenda may do so at this time. Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk. Please state your name and community of residence. 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.*

Study Session Items

- 4:00 P.M. 1. **Subject:** Progress report to Council on Transit Master Plan Development summarizing initial workshop with regional stakeholders and property owners.
Recommendation: No action is required, information and discussion/input only.
Staff Report: Cyrus Abhar, Pubic Works

- 5:00 P.M. 2. **Subject:** Development Strategy for Folsom Blvd. Specific Plan
Recommendation: No action is required, information and discussion only on the findings of Development Strategy prepared for the Folsom Boulevard Specific Plan.
Staff Report: Paul Junker, Planning

ADJOURNMENT OF STUDY SESSION/JOINT MEETING

REGULAR MEETING

6:30 P.M. **Call to Order**

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

3. Reverend Becky Goodwin, United Methodist Church, will give the invocation.

Presentation

4. State Department of Parks and Recreation Presentation by Robert Williamson
5. Proclamation Honoring Shelley Blanchard as Assembly District 10's Woman of the Year

ORAL COMMUNICATIONS

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.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

7. **Subject:** Street Sign Project
Recommendation: Award the City's street sign project to the lowest responsive bidder, McGuire-Pacific Constructors, in the amount of \$446,995.
Result of Recommended Action: McGuire-Pacific Constructors will begin replacing old Sacramento County signs with our approved City of Rancho Cordova signs throughout the City of Rancho Cordova. Construction will begin in May 2006 upon City Council approval.
Staff Report: Cyrus Abhar, Public Works Advances Goal 1
8. **Subject:** Approval of Subdivision No. 95-0533.8 of Villages of Zinfandel Unit No. 10 Final Map and Execution of Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 34-2005
Result of Recommended Action: Action on this item will result in the City adopting a resolution to enter into a Subdivision Improvement Agreement with the developer and the recording of the final subdivision map
Staff Report: Marilyn Phelps, Public Works Advances Goals 6 & 3
9. **Subject:** Second Reading and Adoption of Ordinance No. 12-2006 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 second reading and adopt Ordinance No. 12-2006. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will prohibit 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 Report: Cyrus Abhar, Public Works and City Attorney Advances Goal 1
10. **Subject:** Second Reading and Adoption of Ordinance No. 09-2006 amending the Specific Plan and approving the Rezone of the Montelena project, within the Sunridge Specific Plan and Ordinance No. 10-2006 approving the Development Agreement for the Montelena project.
Recommendation: Waive reading and adopt Ordinances No. 09-2006 and Ordinance No. 10-2006. **(Roll Call Vote)**
Result of Recommended Action: The Montelena project will 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.
Staff Report: Bill Campbell, Planning and City Attorney Advances Goals 6 & 7

PUBLIC HEARING ITEMS

11. **Subject:** Amendment to City of Rancho Cordova Municipal Code Chapter 12.09 Street Trench Fee
Recommendation: Waive first reading and introduce Ordinance No. 17-2006 amending Chapter 12.09 of the City of Rancho Cordova Municipal Code
Result of Recommended Action: This change to the Street Trench Fee City Code will clean up titles left over from adoption of the Code, increase the length of moratorium time before a newly paved street can be opened, increase the guarantee time for trench work, increase the Trench Restoration Fee to what the cost of street construction was in 1999, delete requiring the Pavement Condition Index be published annually and Street Trench

Fees be calculated for every block. Companies that dig in City streets will be affected by these changes.

Staff Report: Cyrus Abhar, Public Works

Advances Goals 5, 3 & 10

12. **Subject:** Sunridge Specific Plan and Project Amendments

Recommendation: Waive first reading and introduce Ordinance No. 13-2006 amending the Sunridge Specific Plan, Ordinance No. 14-2006 amending the Conditions of Approval for land use Zoning Amendments within the Sunridge Specific Plan Area, Ordinance No. 15-2006, amending Development Agreements for the Anatolia III, Sunridge Park I and II, and North Douglas development projects, and adopt Resolution No. 31-2006 amending Mitigation Monitoring Reporting Program requirements for the Sunridge Specific Plan, and Resolution No. 32-2006 amending tentative map Conditions of Approval for the Anthology at Anatolia, Anatolia III, Sunridge Park I and II, Sundance, and North Douglas development projects.

Result of Recommended Action: The amendments to the Sunridge Specific Plan will allow for the orderly development of the necessary project improvements to serve the new developments in the Sunridge area.

Staff Report: William Campbell, Principal Planner

Advances Goals 2, 6, 7 & 10

13. **Subject:** City Council Consideration of Funding Housing, Community Improvement Programs, and Non-Profit Public Services from New Community Development Block Grant Funds and Review of the Draft Five-Year Consolidated Plan, Draft 2006-07 Action Plan, and Draft Citizen Participation Plan.

Recommendation: Staff recommends that the City Council approve:

- a. The allocation of \$704,227 CDBG funds for budget year 2006, starting July 1, 2006 to June 30, 2007 divided among the following programs:

Housing Rehabilitation, Rental Inspection, Emergency Repair, Home Repair Assistance, Public Facilities and Infrastructure, White Rock Improvements, Weed and Seed, Meals on Wheels, Roots and Horizons, Safe Harbor After-School Enrichment, Sacramento Self-Help Housing, Respite CLUB, General CDBG grant administration, and

- b. Distribute for public comment the draft five-year CDBG spending plan, referred to as the Consolidated Plan; the CDBG budget for July 1, 2006 to June 30, 2007 (FY 2006-07) referred to as the Action Plan; and The Citizen Participation Plan

Result of Recommended Action: This action will qualify the City to receive new revenue of \$704,227 for the FY 2006-07 City budget and thus provide federal funds for the City to address long-standing unmet community needs. The funding may be used to upgrade the quality of housing and make neighborhood improvements in Rancho Cordova, as well as to fund several necessary public services provided by local non-profit and community-based organizations. It is anticipated that starting in FY 2007-08, CDBG funding will support lease payments for the Rancho Cordova Neighborhood Center.

Staff Report: Jim Carney, Economic Development

Advances Goals 6 & 7

8:00 P.M. - BREAK

REGULAR CALENDAR ITEMS

14. **Subject:** SunCreek Specific Plan RC03-029 (Discussion Only)

Recommendation: Receive report from City staff regarding the proposed SunCreek Specific Plan and provide general direction regarding the proposed project. No formal action on this project shall occur at this meeting.

Result of Recommended Action This resolution will provide a Council update on the SunCreek Specific Plan. Comments from the City Council will provide guidance to the applicants and City staff for moving forward on development and processing of this application.

Staff Report: Paul Junker, Planning Department

Advances Goals 6 & 7

15. **Subject:** Report on the Implementation of the City's Housing Plan and Programs, Including Direction on the Proposed Housing Development Projects Considered in the "Pipeline" Pertaining to Affordable Housing Requirements and the Possible Creation of an Affordable Housing Task Force.

Recommendation:

- a. Provide direction on the process to finalize Housing Element and the prepare the City's Housing Plan
- b. Provide direction on the application of affordable housing provisions to the proposed housing development projects in the "pipeline"
- c. Consider next steps to implement the City's Housing Plan

Result of Recommended Action: Council will be updated about the implementation of the housing plans and programs. Also, Council will decide how new affordable housing requirements would apply to currently proposed, but not yet approved, residential development projects, known as "pipeline" projects. Council may consider forming an Affordable Housing Task Force consisting of community members and housing, real estate, and finance experts to oversee the implementation of a robust housing program in order to achieve the City Goal of Improving the Quality of Housing in Rancho Cordova

Staff Report: Paul Junker, Planning Department

Advances Goals 6 & 7

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURN TO CLOSED SESSION

CLOSED SESSION

Council will Adjourn to Closed Session for the Following Purpose:

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

OPEN SESSION – REPORT FROM CLOSED SESSION

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

ADJOURNMENT

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.

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

UPCOMING MEETINGS	
<i>Monday, April 17, 2006</i>	<i>5:30 p.m. - Regular Meeting</i>
<i>Tuesday, April 25, 2006</i>	<i>5:00 p.m. - Work Session</i>
<i>Monday, May 1, 2006</i>	<i>CANCELLED (Conflicts with Cap to Cap)</i>
<i>Monday, May 15, 2006</i>	<i>4:00 p.m. - Study Session on General Plan and/or Affordable Housing 5:30 p.m. - Regular Meeting</i>

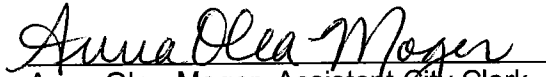
If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

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

CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the April 3, 2006 Special and Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on March 30, 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 30th day of March 2006 at Rancho Cordova, California.


Anna Olea-Moger, Assistant City Clerk