

CONCURRENT MEETING CITY COUNCIL/CRA/RCFC

Monday, June 5, 2006

4:00 p.m. – Closed Session

5:30 p.m. – Regular Meeting

AGENDA



Robert J. McGarvey, Mayor
David M. Sander, Vice Mayor
Linda Budge, Council Member
Ken Cooley, Council Member
Dan Skoglund, Council Member



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, June 5, 2006

**4:00 P.M. – Closed Session – Community Board Room
***41 Atlantic Lode Drive, Breckenridge, CO 80424**

5:30 P.M. – Regular Meeting – David B. Roberts Council Chambers

AGENDA

CLOSED SESSION

Council will Meet in Closed Session for the Following Purpose:

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

REGULAR MEETING – CALL TO ORDER

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Ranch Cordova Police Department Officers Jim Waters and Jackie Todd will present the US Flag flown on patrol in Baghdad on election day and lead the Pledge of Allegiance

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*****NOTE: Council Member Sander will be joining the Closed Session via conference call from Colorado**

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SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL**

Invocation

2. Pastor Jim Boyd from Sun River Church, will give the invocation

Closed Session Report

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

Presentations

4. Introduction of New Employees
5. PB&J Club of Cordova High \$1,600 Donation to City for Kilgore Cemetery Restoration
6. Proclamation for Robert "Bob" Burns "Outstanding Lodge Secretary of the Year" California-Hawaii Elks Association

ORAL COMMUNICATIONS

7. 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

8. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of April 23, 2006
 - b. Special Meeting of April 27, 2006

Recommendation: Adopt Minutes.

9. **Subject:** Resolution of Intention to Grant Water Franchises to the Golden State and California American Water Companies.

Recommendation: Adopt Resolution No. 80-2006

Result of Recommended Action: Passage of this resolution will announce the intention of the City to grant water franchises to the Golden State and California American Water Companies for the purposes of operating and maintaining water pipelines within the City's rights-of-way. The resolution will also set a public hearing date for consideration of the franchises.

Staff Report: Cyrus Abhar, Public Works Department; Joseph Chapman, City Attorney's Office

Advances Goals: 7 and 10

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10. **Subject:** A Resolution Creating Special Tax Area Zone 27 and an Ordinance Establishing a Special Tax for Police Protection Services for the Arista Del Sol Subdivision, Owned by Arista Del Sol, LP; Project No. RC-04-077.
Recommendation: Adopt Resolution No. 87-2006 and waive the first reading and introduce Ordinance No. 30-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Arista Del Sol Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
11. **Subject:** A Resolution Creating Special Tax Area Zone 28 and an Ordinance Establishing a Special Tax for Police Protection Services for the Douglas 98 Subdivision, Owned by Douglas Road 98, LP; Project No. RC-03-025.
Recommendation: Adopt Resolution No. 89-2006 and waive the first reading and introduce Ordinance No. 32-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Douglas 98 Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
12. **Subject:** A Resolution Creating Special Tax Area Zone 29 and an Ordinance Establishing a Special Tax for Police Protection Services for the Douglas 103 Subdivision, Owned by Douglas Grantline 103, LLC; Project No. 05-134.
Recommendation: Adopt Resolution No. 90-2006 and waive the first reading and introduce Ordinance No. 33-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Douglas 103 Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
13. **Subject:** A Resolution Creating Special Tax Area Zone 30 and an Ordinance Establishing a Special Tax for Police Protection Services for the Montelena Subdivision, Owned by CP Sunridge, LLC; Project No. RC-04-132.
Recommendation: Adopt Resolution No. 81-2006 and waive the first reading and introduce Ordinance No. 24-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Montelena Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10

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14. **Subject:** A Resolution Creating Special Tax Area Zone 31 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia IV Subdivision, Owned by Sunridge – Anatolia, LLC; Project No. RC-03-023.
Recommendation: Adopt Resolution No. 86-2006 and waive the first reading and introduce Ordinance No. 29-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Anatolia IV Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
15. **Subject:** A Resolution Creating Special Tax Area Zone 32 and an Ordinance Establishing a Special Tax for Police Protection Services for the Cresleigh Sunridge Subdivision, Owned by Cresleigh Homes, Inc.; Project No. RC-03-027.
Recommendation: Adopt Resolution No. 88-2006 and waive the first reading and introduce Ordinance No. 31-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Cresleigh Sunridge Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
16. **Subject:** A Resolution Creating Special Tax Area Zone 33 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 2B, 5C and 5D, Owned by Sunridge Park, LP; Project No. RC-04-096.
Recommendation: Adopt Resolution No. 84-2006 and waive the first reading and introduce Ordinance No. 27-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park - Phase II Subdivision, Villages 2B, 5C and 5D.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
17. **Subject:** A Resolution Creating Special Tax Area Zone 34 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 1B, 4C, 4D, 8C and 11B, Owned by Pleasant Valley Investments, LC; Project No. RC-04-096.
Recommendation: Adopt Resolution No. 83-2006 and waive the first reading and introduce Ordinance No. 26-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Villages 1B, 4C, 4D, 8C and 11B.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10

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18. **Subject:** A Resolution Creating Special Tax Area Zone 35 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 9B and 10B, Owned by Beazer Homes Holding Corp.; Project No. RC-04-096.
Recommendation: Adopt Resolution No. 85-2006 and waive the first reading and introduce Ordinance No. 28-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Villages 9B and 10B.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
19. **Subject:** A Resolution Creating Special Tax Area Zone 36 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Lots D, E, F, G and 11, Owned by Sunridge Park, LLC; Project No. RC-04-096.
Recommendation: Adopt Resolution No. 82-2006 and waive the first reading and introduce Ordinance No. 25-2006 establishing a Special Tax for Police Protection Services.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Lots D, E, F, G and 11.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goals: 5 and 10
20. **Subject:** Resolution to Transfer Delinquent Refuse Service Charges to Tax Bills
Recommendation: Adopt Resolution No. 79-2006 and set a public hearing for July 17, 2006.
Result of Recommended Action: Delinquent refuse service charges will be collected on the tax roll. As of May 1, 2006, the total number of potential accounts identified to transfer delinquent charges to the property taxes is 802 for a total amount of \$111,737.47.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 3 and 9
21. **Subject:** Resolution Approving Subdivision No. RC-03-001.02A Final Map of Sunridge Park Village No. 2A and Execute Subdivision Improvement Agreement
Recommendation: Adopt Resolution No. 61-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 2A", consisting of 42 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Sunridge Park Limited Partnership, a California Limited partnership and the recording of the final subdivision map creating 42 new residentially zoned lots.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department
Advances Goals: 3 and 6

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22. **Subject:** Resolution Approving Subdivision No. RC-03-001.05A Final Map of Sunridge Park Village No. 5A and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 62-2006 approving the subdivision title “Final Map Sunridge Park Village No. 5A”, consisting of 56 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public road and utilities with Sunridge Park Limited Partnership, a California Limited partnership and the recording of the final subdivision map creating 56 new residentially zoned lots.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department
Advances Goals: 3 and 6

CONSENT PUBLIC HEARING ITEMS

23. **Subject:** Grantline 208 RC-04-064 – A Development Agreement for a 724-Unit Residential Development Located within the Sunridge Specific Plan.
Recommendation: Waive the first reading and introduce Ordinance No. 34-2006 approving a Development Agreement between the City of Rancho Cordova and Pulte Homes Corporation for the Grantline 208 development project.
Result of Recommended Action: The Development Agreement will allow the project to final the map. The project will be supporting the City by providing a special tax for police services, funds to improve parks and streets within the community, and advance funding for the construction of the major roads.
Staff Report: William Campbell, Planning Department
Advances Goals: 2, 3, 5, 6, 7 and 8
24. **Subject:** Sunridge Park - Phase II RC-06-226 Rezone.
Recommendation: Waive the first reading and introduce Ordinance No. 35-2006 approving the rezone for the Sunridge Park - Phase II development project.
Result of Recommended Action: The rezone will enable the completion of the project and allow the developer to dedicate the needed park area to support this portion of the project. The dedicated park area increases in this portion of the Specific Plan, to make up for some of the park short fall in the early stages of the Specific Plan. It will also allow the utility companies to place their systems in the southern portion of the project area that will allow future projects to move forward as well.
Staff Report: William Campbell, Planning Department
Advances Goals: 2, 3, 5, 6, 7 and 8
25. **Subject:** Capital Village RC-04-123 Special Planning Area Amendment.
Recommendation: Determine the Mitigated Negative Declaration prepared for the project is adequate and consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines and waive the first reading and introduce Ordinance No. 36-2006 approving amendments to the Capital Village, Special Planning Area.
Result of Recommended Action: The amendments to the Capital Village Special Planning Area relate to the residential portion of the property. The amendments will allow minor intrusions of buildings of less than one foot into side and rear yard setbacks when a lot is irregular in shape. The amendments would also identify the location for trash and

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recycle bin storage, require screening of the bin storage area, and identify the location for placement of the bins on trash day.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goals: 4 and 6

PUBLIC HEARING ITEMS

26. **Subject:** San Joaquin Valley College, RC-05-208 – Appeal of Planning Commission Denial of Conditional Use Permit (**Continued from the May 15, 2006 Regular City Council Meeting**)

Recommendation: Continue this item to the June 19, 2006 Regular City Council meeting to allow the applicant and staff more time to research site planning, opportunities for building mounted signage, and sign code interpretation.

Result of Recommended Action: This item will be continued to the next City Council meeting.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goal: 1

27. **Subject:** FY 2006-07 Preliminary Budget

Recommendation: Direct staff to process changes discussed during the public hearing, if any, and return with a FY 2006-07 Adopted Budget for final deliberation at the June 19, 2006 Regular City Council Meeting.

Result of Recommended Action: The public hearing will provide final input on the budget to be adopted on June 19, 2006 and used for guiding finances and City operations through the next fiscal year.

Staff Report: Bill Thomas, Finance Department

Advances Goal: 1 through 12

***7:30 P.M. - BREAK**

REGULAR CALENDAR ITEMS

28. **Subject:** Sacramento County Amendments to the County General Plan, the Mather Specific Plan and the Mather Special Planning Area.

Recommendation: Consider a presentation by the staff of Sacramento County regarding the County's plans for South Mather. Provide comments and recommendations to County staff as determined appropriate. City of Rancho Cordova staff will identify general issues associated with the County's plans that might conflict with the City's planning efforts.

Result of Recommended Action: County staff will consider the Council's comments and recommendations and determine whether any revisions to the County's planning efforts are warranted.

Staff Report: Paul Lake, Sacramento County; Paul Junker, Planning Department

Advances Goal: 12

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29. **Subject:** City of Rancho Cordova Community Redevelopment Agency Approval of the Report to Council on the Proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area and Transmittal of the Plan, the Report and the Final EIR on the Plan to the City Council.

Recommendation: Adopt Agency Resolution No. 91-2006 approving the Report to City Council on the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (Redevelopment Plan) and transmitting the Redevelopment Plan, the Report to Council and the Final EIR on the Redevelopment Plan to the City Council. Adopt Resolution No. 92-2006 accepting the Report to Council on the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area and related documents.

Result of Recommended Action: This action is another step that will enable the Redevelopment Agency to complete the Project Area process.

Staff Report: Curt Haven, Community Redevelopment Agency

Advances Goals: 4, 6, 7 and 8

30. **Subject:** Authorization to Execute Contracts for Construction Management and Plan Review Services.

Recommendation: Authorize the City Manager to execute four contracts for construction management services totaling \$2.4 million, and three contracts for plan review services totaling \$1.2 million. The total contract amount would be \$3.6 million for two-year terms. The proposed contracts would be with engineering consultants and County of Sacramento Construction Management Division to replace existing contracts between the City of Rancho Cordova and County of Sacramento.

Result of Recommended Action: Approval would authorize the City Manager to execute seven contracts totaling \$3.6 million over the course of the next several months. Over 90% of the total amount associated with development and costs would be largely recoverable from direct billing. The remaining \$1.2 million would be utilized for construction management of publicly funded projects and would be paid primarily through federal, state and local funds.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 3, and 5

31. **Subject:** Transit Master Plan Approval – The Project Planning Team has Integrated Comments from the April 3, 2006 Council Workshop which Included Participation by Regional Stakeholders and Property Owners, and is Now Presenting the Report Document for Approval.

Recommendation: Staff recommends Council approve the Transit Master Plan as a supplement to the Circulation Element of the Rancho Cordova General Plan. The approval will be contingent upon the integration of the final comments from the Council and other participants.

Result of Recommended Action: Obtain approval of the Transit Master Plan with the intent of moving forward to implementation planning efforts. These efforts will focus on expansion of City and neighborhood services, coordination with Regional Transit in connecting with regional services and the development of new regional and city services.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 2, 3, 4, 7, 8 and 12

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CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

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	
Monday, June 19, 2006	5:30 p.m. - Regular Meeting
Monday, June 26, 2006	5:30 p.m. - Tentative Special Meeting on General Plan Adoption & Certification of Final EIR and 1st Reading of Ordinance adopting Redevelopment Plan, if needed
Tuesday, June 27, 2006	5:30 p.m. - Tentative Work Session on Folsom Blvd. Specific Plan Draft Design Plan
Wednesday, July 5, 2006 (Due to 4th of July Holiday)	5:30 p.m. – Regular Meeting
Monday, July 10, 2006	5:30 p.m. – Special Meeting for Redevelopment Agency – 2nd Reading of Ordinance, if needed
Monday, July 17, 2006	5:30 p.m. – Regular Meeting

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UPCOMING MEETINGS	
Wednesday, July 19, 2006	5:30 p.m. – Work Session on Westborough Development Project
Monday, July 31, 2006	5:30 p.m. – Work Session (TBD)

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

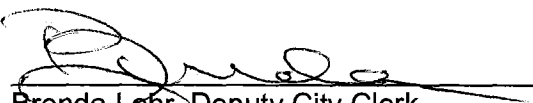
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Tune to Metro Cable Channel 14, for playback times. It will be webcast at www.sacmetro cable.tv. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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) 942-0255 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Brenda Lehr, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 5, 2006 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on June 1, 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 1st day of June 2006 at Rancho Cordova, California.


Brenda Lehr, Deputy City Clerk

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