CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Wednesday, July 5, 2006

3:00 P.M. – Closed Session
4:00 P.M. – Study Session
5:30 P.M. – Adjourned Regular Meeting

MINUTES

CLOSED SESSION

Council Met in Closed Session at 3:13 PM for the Following Purpose:

1. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (two potential cases)

Present: Council Members Budge, Cooley, Sander, McGarvey
Staff Present: Lindgren, Abhar, Campbell, Gaebler, Junker

STUDY SESSION

Call to Order

Mayor McGarvey called the study session to order at 4:29 p.m. in the American River Room.

Present: Council Members Budge, Cooley, Sander, McGarvey
Absent: Council Member Skoglund
Staff Present: Junker, Cappel, Johns, Carney, Haven, Lindgren, Olea-Moger

ORAL COMMUNICATIONS

2. **Public Comment**

There were no speakers.

Study Session Item

3. **Subject:** Folsom Boulevard Specific Plan Project Update and Review of Draft Design Plan.
Recommendation: Consider staff's update on the Specific Plan and presentation of the Draft Design Plan and provide comments and/or direction on the following issues:
(a) General comments on the Draft Design Plan, including level of detail and overall design approach.
(b) Strategy for releasing the Draft Design Plan to the community, including process for review and suggestions for key stakeholders.
Result of Recommended Action: Council input provided through this Study Session will allow staff to complete the initial design phase of the Specific Plan and offer direction for releasing the Draft Design Plan to the community. The Draft Design Plan is a key milestone product that must be validated by the Council before the Specific Plan can be prepared. Assuming Council concurrence, staff will proceed with presentation of the Draft Design Plan to the community and then move forward with refining the Design Plan and preparing the Draft Folsom Boulevard Specific Plan.
Staff Report: Paul Junker and Loreli Cappel, Planning Department
Advances Goals: 1, 4, 7 and 8

OUTCOME: By Consensus, Council directed staff to schedule an in-depth study session for them to establish clear expectations and outcomes and end with a marketing tool to present to the development community and public on the Folsom Blvd. Specific Plan.

ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the Study Session at 5:36 p.m.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the Regular Meeting to order at 5:55 p.m.

Present: Council Members Budge, Cooley, Sander and Mayor McGarvey
Absent: Council Member Skoglund
Staff Present: Gaebler, Lindgren, Olea-Moger, Lehr, Abhar, Junker, Haven, Snyder, Trimberger, Beiswenger

Pledge of Allegiance

Troy Konarski led the Pledge.

Invocation

4. Reverend Jim Boyd, Sun River Church, gave the invocation.

Closed Session Report

5. The City Attorney reported Council met in Closed Session to discuss Anticipated Litigation Significant Exposure to Litigation on two cases and that there was no reportable action.

Presentations

6. Status Update and Council Direction on Garbage Clean-up was given by Cyrus Abhar
7. Celebrating our Accomplishments was given by Stephanie Snyder
8. Development and Construction Status Report was given by Tom Trimberger and Paul Junker

ORAL COMMUNICATIONS

9. **Public Comment**

The following individuals addressed the Council:

(a) Larry Ladd regarding Aerojet water concerns and the study done by Delta Dental.
(b) Gary Hatfield regarding trash on streets and street vendors.
(c) Charles W. Lucas regarding Consent Calendar Item #14, the Transient Occupancy Tax Ordinance.
(d) Conrad Mayer regarding the 4th of July Festival.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Sander and carried by a 4:0 roll call vote (Skoglund absent), the Consent Calendar was approved.

10. **Subject:** Minutes of City Council Meetings:
    a. Special Meeting of January 3, 2006
    b. Special Meeting of January 24, 2006
    c. Special Meeting of February 6, 2006

    Recommendation: Adopt Minutes.

11. **Subject:** Ordinance Amending the Special Tax for Police Protection Services for Tax Zone 2A, the Sundance Subdivision, Owned by RHNC Sundance – Sacramento GP; RC 04-122.
    Recommendation: 2nd Reading and Adoption of Ordinance No. 37-2006 establishing a Special Tax for Police Protection Services. **(Roll Call Vote)**
    Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing City law enforcement services by updating the special tax for police protection services in Tax Zone 2A to the current tax amount.
    Staff Report: Adam Lindgren, City Attorney's Office
    Advances Goal: 5

12. **Subject:** Ordinance Establishing a Special Tax for Police Protection Services for the Grantline 208 Subdivision, Owned by Pulte Home Corporation; RC-04-064.
    Recommendation: 2nd Reading and Adoption of Ordinance No. 38-2006 establishing a Special Tax for Police Protection Services. **(Roll Call Vote)**
    Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing City law enforcement services by establishing a special tax for police protection services for the Grantline 208 Subdivision.
    Staff Report: Adam Lindgren, City Attorney's Office
    Advances Goal: 5

13. **Subject:** Anthology at Anatolia Development Agreement, RC-05-157.
Recommendation: 2nd Reading and Adoption of Ordinance No. 39-2006 approving a Development Agreement for the Anthology at Anatolia RC-05-157 project. **(Roll Call Vote)**
Result of Recommended Action: The Development Agreement will allow the project to provide needed funding for critical city services and facilities. The agreement provides a special tax for police services and funds to improve parks and streets within the community.
Staff Report: William Campbell, Planning Department
Advances Goals: 2, 3, 5, 6, 7 and 8

14. **Subject:** Ordinance Amending Rancho Cordova Ordinance No. 4-2003 Relating to the Definition of Transient in the Transient Occupancy Tax Ordinance.
Recommendation: 2nd Reading and Adoption of Ordinance No. 42-2006 amending Rancho Cordova Ordinance No. 4-2003 relating to the definition of "Transient" in the Transient Occupancy Tax Ordinance. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will amend the definition of "Transient" in the Transient Occupancy Tax Ordinance in order to prohibit business entities from renting rooms for more than 30 days for employee use in order to avoid paying the tax.
Staff Report: Bill Thomas, Finance Department
Advances Goal: 10

15. **Subject:** Redevelopment Plan Adoption for the Rancho Cordova Redevelopment Project Area.
Recommendation: 2nd Reading and Adoption of Ordinance No. 43-2006 Approving and Adopting the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area. **(Roll Call Vote)**
Result of Recommended Action: This action is necessary to adopt the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area.
Staff Report: Curt Haven, Community Redevelopment Agency
Advances Goals: 4, 6, 7, 8, 10

16. **Subject:** Authorization to Execute Contract for the Folsom South Canal Corridor Study.
Recommendation: Authorize the City Manager to execute a consultant contract for the Folsom South Canal Corridor Study. Funding for this project will be provided through a $150,000.00 Caltrans grant and a contribution by the Folsom South Canal Partnership totaling $264,000.00. The City of Rancho Cordova has contributed $30,000.00 and will continue to provide staff time for project oversight.
Result of Recommended Action: This action will allow the City Manager to execute a contract for consultant services with Nolte Associates, Inc. that will develop a multi-modal plan for lands adjacent to the Folsom South Canal. The contract will be managed by the Folsom South Canal Partners with the Highway 50 TMA as a point contact.
Staff Report: Cyrus Abhar and Mark Thomas, Public Works Department
Advances Goals: 1, 2, 3, 7 and 8

17. **Subject:** Resolution of Consideration Amending the Rate and Method of the Special Tax Formula of Rancho Cordova CFD No. 2004-1 (Sunridge Park).
Recommendation: Adopt Resolution No. 96-2006 and set a public hearing and property owner election for August 7, 2006.
Result of Recommended Action: The City will have the ability to tie the special police tax that is part of the development agreement(s) to the issuance of Mello Roos bonds. This will provide a method of guaranteeing that the police special tax will continue as long as the bonds are outstanding.

Staff Report: Bill Thomas, Finance Department
Advances Goal: 10

18. **Subject:** Resolution of Consideration Amending the Rate and Method of the Special Tax Formula of Rancho Cordova CFD No. 2005-1 (North Douglas CFD).
Recommendation: Adopt Resolution No. 97-2006 and set a public hearing and property owner election for August 7, 2006.
Result of Recommended Action: The City will have the ability to tie the special police tax that is part of the development agreement(s) to the issuance of Mello Roos bonds. This will provide a method of guaranteeing that the police special tax will continue as long as the bonds are outstanding.
Staff Report: Bill Thomas, Finance Department
Advances Goal: 10

19. **Subject:** May 31, 2006 Treasurer's Report.
Recommendation: The City Council should receive and file the report.
Result of Recommended Action: No action request; discussion item only.
Staff Report: Bill Thomas, Finance Department
Advances Goal: 10

CONSENT PUBLIC HEARING ITEMS

Mayor McGarvey opened the Consent Public Hearing for Items #20-21. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Budge second by Sander and carried by a 4:0 vote (Skoglund absent), Council approved the Consent Public Hearing items, with the exception of Item #21, which was pulled for separate discussion.

20. **Subject:** Stewart Tool Company Design Review, RC-06-236.
Recommendation: Adopt Resolution No. 123-2006.
Result of Recommended Action: The addition will allow Stewart Tool to increase its production, enclose its operation within the new addition and reduce some of the noise generated by the business. The addition is in the rear portion of the property and will not be visible to the public right-of-way.
Staff Report: William Campbell, Planning Department
Advances Goal: 1

21. **Subject:** Trinity Garden Rezone, Tentative Subdivision Map, Residential Design Review and Development Agreement, RC-05-190.
Recommendation: Determine that the Trinity Garden Mitigated Negative Declaration satisfies the requirements of CEQA; waive 1st reading and introduce Ordinance No. 44-2006, rezoning a parcel from Shopping Center to RD-20; Adopt Resolution 124-2006 approving a Tentative Subdivision Map and Design Review with conditions of approval as submitted; waive 1st reading and introduce Ordinance 45-2006 accepting the terms of the Draft Development Agreement as submitted.
Result of Recommended Action: Approval of entitlements will allow the applicant to obtain building permits to construct a 2.1-acre project with 20 single-family attached units as proposed on the northeast corner of Trinity River Drive and Coloma Road, subject to conditions of approval and the provisions of the Development Agreement.
Staff Report: Jeffrey Beiswenger, AICP, Planning Department
Advances Goals: 1, 6 and 7

ACTION: Motion by Budge second by Cooley and carried by a 4:0 vote (Skoglund absent), Council determined that the Trinity Garden Mitigated Negative Declaration satisfied the requirements of CEQA, waived 1st reading and introduced Ordinance No. 44-2006 approving rezoning a parcel from Shopping Center to RD-20, adopted Resolution No. 124-2006 approving a Tentative Subdivision Map and Design Review with conditions of approval, and waived 1st reading and introduced Ordinance No. 45-2006 accepting terms of the Draft Development Agreement.

PUBLIC HEARING ITEMS

22. **Subject**: Capital Village Special Planning Area Amendment, Tentative Parcel Map and Commercial Design Review, RC-05-193
Recommendation: Determine that the Final Supplemental Mitigated Negative Declaration satisfies the requirements of CEQA; waive 1st reading and introduce Ordinance No. 46-2006 amending the Capital Village Special Planning Area (CVSPA); Adopt Resolution No. 125-2006 approving the Tentative Parcel Map and the preliminary site plan subject to conditions of approval, as submitted.
Result of Recommended Action: The action will approve entitlements for a 307,424 s.f. commercial project on 27.4 acres. The amendments to the CVSPA increase allowable height, decrease minimum parking requirements and change the development standards within the Loft District. The Tentative Parcel Map creates a separate parcel for each building. The preliminary site plan and signs package are approved, subject to a subsequent design review process.
Staff Report: Jeffrey Beiswenger, AICP, Planning Department
Advances Goals: 1, 4 and 7

Mayor McGarvey opened the public hearing for Item #22. The following individuals addressed the Council:

- Larry Green in support of the project, but asked Council to continue item until project changes are complete.
- Jim Boyd in opposion the project.
- Lori Soldano in support of the town center.
- Craig Osborne in support of the project, but has concerns about the location within the town center.
- Rex Albright supports the project.
- Matt Cummings made several suggested changes in support of the project.
- Anne Gerghety in support of the project.
- Gary Hyden regarding the site being near the park with the tower.
- Bruce Risen in support of the project.
- Curt Haven in support of the project.

Mayor McGarvey closed the public hearing.

AT THIS POINT Council took a brief recess. The Council reconvened (Skoglund absent).

ACTION: Motion by Budge second by Sander and carried by a 4:0 vote (Skoglund absent), Council determined that the Final Supplemental Mitigated Negative Declaration satisfies the requirements of CEQA; waived 1st reading and introduced Ordinance No. 46-2006 amending the Capital Village Special Planning Area (CVSPA), and adopted Resolution No. 125-2006 approving the Tentative Parcel Map and the preliminary site plan subject to amended conditions of approval as follows:

- Condition #14 was deleted and a new condition added requiring applicants to establish and participate in a Business Improvement District (BID) for downtown.

23. **Subject:** The Preserve RC-03-052 Policy Discussion on the Funding and Timing of Construction of Major Transportation Improvements.
Recommendation: It is recommended that the City Council:
(a) Consider staff's presentation on a single remaining key project issue related to the timing of roadway construction and associated obligations and provide direction to staff to finalize this issue.
(b) Continue the public hearing for this project to the regular City Council Meeting of July 17, 2006 to consider the full project application.
Result of Recommended Action: Council input on this final substantive issue will allow staff to finalize the project conditions of approval and development agreement for consideration by the City Council at its meeting of July 17, 2006. Ultimately, the Council's determination on this issue may have significant implications to the timing and completion of roadway construction within Rancho Cordova.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, and 7

Mayor McGarvey opened the public hearing for Item #22. The following individual addressed the Council:

- Tim Taron in support of the project.

Mayor McGarvey closed the public hearing.

ACTION: By consensus, Council combined Options B1 and B3 of the staff report's options for traffic conditions and supplemental transportation on fees and continued the public hearing to July 17, 2006 to consider the full project application.

REGULAR CALENDAR ITEMS

24. **Subject:** Urgency Ordinance Amending Title 6 of the Rancho Cordova Municipal Code, Adding Chapter 6.130 and Sections 6.130.010 to 6.130.069, Relating to the Protection of Children From Sexual Offenders.
Recommendation: Adopt Urgency Ordinance No. 47-2006.
Result of Recommended Action: Adoption of this Urgency Ordinance will protect children from contact and potential sexual assault by registered sex offenders.
Staff Report: Adam Lindgren, City Attorney's Office
Advances Goal: 5

ACTION: No action taken; Council continued this item to July 17, 2006.

CORRESPONDENCE

No correspondence was reported on by Council Members.

COUNCIL REPORTS

No council reports were reported on by Council Members,

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

No council requests were made for future agenda items by Council Members.

CITY MANAGER'S REPORT

No report by City Manager.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 11:52 p.m.

Brenda Lehr, Deputy City Clerk