

# CITY OF RANCHO CORDOVA



## CITY COUNCIL MEETING

Monday, May 20, 2019

5:30 PM – Regular Meeting

## AGENDA

Robert J. McGarvey, Mayor

David Sander, Vice Mayor

Garrett Gatewood, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

# CITY OF RANCHO CORDOVA



City Hall  
2729 Prospect Park Drive, Rancho Cordova

Monday, May 20, 2019

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

## AGENDA

### **1. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Council Members Budge, Gatewood, Sander, Terry and Mayor McGarvey.

### **2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The Clerk will announce the meetings video recording and playback schedules.

### **3. PLEDGE OF ALLEGIANCE**

The Mayor will call on someone in attendance to lead the Pledge.

### **4. INVOCATION**

Julie Steinbach from United Methodist Church of Rancho Cordova will give the invocation.

### **5. PRESENTATIONS**

- 5.1 Presentation by Janet Zeller and Shawn Harrison, from Soil Born Farms, on Creating the Center for Food, Health and the Environment.
- 5.2 Proclamation to Maria Almes in Honor of Her Retirement From the United States Department of Veterans Affairs and Her 33 Years of Service to Veterans and Their Families.
- 5.3 Proclamation Honoring Kerry Simpson, Neighborhood Services Manager, on her Retirement from the City of Rancho Cordova.

## 6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a 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.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda 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.

## 7. COUNCIL REPORTS

## 8. CITY MANAGER'S REPORT

## 9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes from the April 15, 2019 and April 30, 2019 Regular and Special City Council Meetings.  
**Recommendation:** Adopt the Minutes.

- 9.2 **Subject:** An Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 23 Zoning Code, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7, Site Planning and Development Standards, and Article 9 Specific Use Provisions.  
**Recommendation:** Waive the second reading and adopt the Ordinance.  
**Result of Recommended Action:** Approval of the Ordinance would amend Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7, Site Planning and Development Standards, and Article 9 Specific use Provisions.  
**Staff Report:** Darcy Goulart, Planning Manager.  
**Advances Goals:** 1, 2, 5 and 6.

- 9.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 56-2016-2 With West Coast Arborists, Inc. to Extend the Contract Term From June 30, 2019 to June 30, 2021 Which Results in Increasing the Contract Budget From \$475,000 to a Not to Exceed Amount of \$875,000 for On-Call Tree Maintenance Services.  
**Recommendation:** Adopt the Resolution.  
**Result of Recommended Action:** Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 56-2016-2 with West Coast Arborists, Inc. (WCA) for On-Call Tree Maintenance Services. The proposed amendment will extend the contract term from June 30, 2019 to June 30, 2021 which results in increasing the contract budget from \$475,000 to \$875,000.  
**Staff Report:** Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.  
**Advances Goals:** 1, 2 and 5.

- 9.4     **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 38-2019 in an Amount not to Exceed \$2,396,000 With Roush Landscape Services for Citywide Public Landscape Maintenance Services Through June 30, 2024.  
**Recommendation:** Adopt the Resolution.  
**Result of Recommended Action:** Adoption of this Resolution will authorize the City Manager to execute Contract No. 38-2019 with Roush Landscape Services in the amount of \$2,396,000 for the provision of landscape maintenance services.  
**Staff Report:** Albert Stricker, Public Works Director and Steve Harriman, Operations & Maintenance Division Manager.  
**Advances Goals:** 1, 2 and 5.
- 9.5     **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 46-2019 In An Amount Not To Exceed \$168,443.56 With Reyre Construction For The 2019 ADA Sidewalk Improvement Project at Various Locations in the City.  
**Recommendation:** Adopt the Resolution.  
**Result of Recommended Action:** Adoption of this Resolution will authorize the City Manager to execute Contract No. 46-2019 in an amount not to exceed \$168,443.56 with Reyre Construction to construct the 2019 ADA Sidewalk Improvement Project.  
**Staff Report:** Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.  
**Advances Goals:** 1, 2 and 5.
- 9.6     **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2019-2020.  
**Recommendation:** That Council adopt the following Resolutions:  
1. A Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal 2019-2020; and  
2. A Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2019-2020.  
**Result of Recommended Action:** The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District. The assessments fund landscape maintenance in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.  
**Staff Report:** Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.  
**Advances Goal:** 5.
- 9.7     **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020.  
**Recommendation:** That City Council adopts:  
1) A Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020; and  
2) A Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020.  
**Result of Recommended Action:** The recommended actions are required as part of the process to continue the annual levy and collection of assessments for the Rancho

Cordova Lighting District No. 2012-1 (the "District"). The assessments fund the maintenance of street lights and safety lights in the District. There are no new impacts to existing or new residents. No assessment rates shall increase as a result of this action.

**Staff Report:** Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

**Advances Goal:** 5.

## **10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

10.1 **Subject:** Stewart Tool Company Warehouse Building Major Design Review Permit; Project No. DD9849 – Located at 3646 Omec Circle.

**Recommendation:** Adopt the Resolution.

**Result of Recommended Action:** Approval of the Resolution would allow construction for a 15,000 square-foot warehouse building on an existing developed lot.

**Staff Report:** June Cowles, Senior Planner.

**Advances Goals:** 1, 2 and 6.

10.2 **Subject:** Sidewalk Vendor Zoning Certification Permit Fee.

**Recommendation:** Adopt the Resolution.

**Result of Recommended Action:** Adoption of this Resolution would add a new \$60 Sidewalk Vendor Zoning Certification permit fee to the Planning Department Fee and Deposit Schedule for the processing of Sidewalk Vendor Zoning Certification permit.

**Staff Report:** Darcy Goulart, Planning Manager.

**Advances Goals:** 1, 2, 5 and 6.

## **11. PUBLIC HEARING ITEMS**

11.1 **Subject:** Creekside Self-Storage Villages of Zinfandel Special Planning Area Amendment and Major Design Permit; Project No. DD9820 – Located on North Mather Boulevard, West of Zinfandel Drive.

**Recommendation:** That Council:

- a) Determine the project Exempt per Section 15183, consistent with Community Plan, General Plan and Zoning, of the CEQA Guidelines;
- b) Introduce and waive first reading of Ordinance No. XX-2019 approving amendments to the Villages of Zinfandel Special Planning Area industrial zone building setback; and
- c) Adopt the Resolution for Creekside Self-Storage Major Design Review.

**Result of Recommended Action:** Approval of the above-referenced resolutions and ordinances would allow the construction of 103,670 square feet of self-storage buildings that includes parking, lighting and landscaping.

**Staff Report:** June Cowles, Senior Planner.

**Advances Goals:** 1 and 2.

11.2 **Subject:** Bradshaw Village Parcel Subdivision – Tentative Subdivision Map, Development Agreement and Major Design Review – Project No. DD9805 – Located North of Old Placerville Road approx. 730' east of Bradshaw Road.

**Recommendation:** That Council:

- a) Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and
- b) Adopt the Resolution for Bradshaw Village Parcel Tentative Subdivision Map and Design Review; and
- c) Introduce and waive the first reading of the Ordinance for the Development

Agreement between Bradshaw Village Parc, LLC and the City of Rancho Cordova.

**Result of Recommended Action:** Adoption of the above referenced Resolution would approve the Tentative Subdivision Map and Design Review for 3 floor plans with 3 elevations and 6 color schemes. Approval would allow the applicant to pursue necessary building permits and public works permits for new construction. The action would also waive the first reading of the ordinance for the Development Agreement which would then return for a second reading on June 3, 2019.

**Staff Report:** Nicholas Sosa, Assistant Planner.

**Advances Goals:** 1, 2 and 6.

- 11.3 **Subject:** Actions Related to the South Sacramento Habitat Conservation Plan (SSHCP) Plan Implementing Agreement, Plan Amendment, and Mitigation Fee Schedule.

**Recommendation:**

1. Adopt Resolution authorizing the City Manager to execute the Revised Implementing Agreement for the Habitation Conservation Plan for South Sacramento County
2. Adopt Resolution approving SSHCP Plan Amendments to Chapter 9 (Implementation)
3. Adopt Resolution approving the SSHCP Mitigation Fee Schedule
4. Adopt Resolution approving a SSHCP Permit Fee Deposit

**Result of Recommended Action:** Adoption of these Resolutions is required to continue to implement the SSHCP and its associated components including minor amendments to the Implementation Chapter of the SSHCP, minor amendments to the Implementation Agreement, adoption of the SSHCP Mitigation Fee Schedule, and adoption of a permit fee deposit to cover the costs of processing and issuing the permits.

**Staff Report:** Elizabeth Sparkman, Community Development Director.

**Advances Goals:** 1, 2, 5 and 6.

## 12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Fiscal Year 2019/2020 Community Enhancement Fund Allocations.

**Recommendation:** Receive presentation and provide direction for project selection and funding amount on the Fiscal Year 2019/2020 Community Enhancement Fund.

**Result of Recommended Action:** Council will receive a comprehensive summary of the programs and projects recommended for Measure H/Community Enhancement Funds which includes the review committee's recommendation on funding level and Council input from the prior City Council meeting. Input and direction received from the City Council at the May 20, 2019 regular meeting will be incorporated into the resolution for adoption at a future meeting.

**Staff Report:** Stacy Delaney, Community Enhancement Analyst II.

**Advances Goals:** 1, 2, 3, 5 and 6.

## 13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

## 14. ADJOURNMENT

## ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at [www.cityofranchocordova.org](http://www.cityofranchocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

| <b>CITYWIDE GOALS - (Adopted March 27, 2012)</b> |                                                                                                            |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1.                                               | Promote the Positive Image of Rancho Cordova                                                               |
| 2.                                               | Ensure a Safe, Inviting and Livable Community                                                              |
| 3.                                               | Empower Responsible Citizenship                                                                            |
| 4.                                               | Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges        |
| 5.                                               | Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management |
| 6.                                               | Drive Diverse Economic Opportunities                                                                       |

| <b>UPCOMING MEETINGS</b> |                                         |
|--------------------------|-----------------------------------------|
| Tuesday, May 28          | 5:30 PM Special Meeting/Work Session    |
| Monday, June 3           | 4:00 PM Special Meeting/Regular Meeting |
| Monday, June 17          | 5:30 PM Regular Meeting                 |
| Tuesday, June 25         | 5:30 PM Special Meeting/Work Session    |
| Monday, July 1           | 4:00 PM Special Meeting/Regular Meeting |
| Monday, July 15          | <b>CANCELLED REGULAR MEETING</b>        |
| Monday, August 5         | 4:00 PM Special Meeting/Regular Meeting |
| Monday, August 19        | 5:30 PM Regular Meeting                 |
| Tuesday, August 27       | 5:30 PM Special Meeting/Work Session    |
| Tuesday, September 3     | 4:00 PM Special Meeting/Regular Meeting |
| Monday, September 16     | 5:30 PM Regular Meeting                 |
| Tuesday, September 24    | 5:30 PM Special Meeting/Work Session    |
| Monday, October 7        | 4:00 PM Special Meeting/Regular Meeting |
| Tuesday, October 8       | <b>CANCELLED SPECIAL MEETING</b>        |
| Tuesday, October 15      | 5:30 PM Special Meeting/Closed Session  |
| Monday, October 21       | 5:30 PM Regular Meeting                 |
| Tuesday, October 22      | <b>CANCELLED SPECIAL MEETING</b>        |
| Tuesday, October 29      | 5:30 PM Special Meeting/Work Session    |
| Monday, November 4       | 4:00 PM Special Meeting/Regular Meeting |
| Tuesday, November 12     | 5:30 PM Special Meeting/Work Session    |

| <b><i>UPCOMING MEETINGS</i></b> |                                         |
|---------------------------------|-----------------------------------------|
| Monday, November 18             | 5:30 PM Regular Meeting                 |
| Tuesday, November 26            | 5:30 PM Special Meeting/Work Session    |
| Monday, December 2              | 4:00 PM Special Meeting/Regular Meeting |
| Tuesday, December 10            | 5:30 PM Special Meeting/Work Session    |
| Monday, December 16             | 5:30 PM Regular Meeting                 |

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

| DEPARTMENTAL GENERAL TELEPHONE NUMBERS                  |                |
|---------------------------------------------------------|----------------|
| Building and Safety Division                            | (916) 851-8760 |
| City Attorney's Office                                  | (916) 556-1531 |
| City Clerk's Department                                 | (916) 851-8720 |
| City Manager's Office                                   | (916) 851-8800 |
| Communications Department                               | (916) 851-8791 |
| Economic Development Department                         | (916) 851-8780 |
| Finance Department                                      | (916) 851-8730 |
| Housing Division                                        | (916) 851-8784 |
| Human Resources Department                              | (916) 851-8740 |
| IT Department                                           | (916) 851-8700 |
| Neighborhood Services – Animal Services                 | (916) 851-8770 |
| Parks & Recreation (Cordova Recreation & Park District) | (916) 362-1841 |
| Planning Department                                     | (916) 851-8750 |
| Public Works Department                                 | (916) 851-8710 |
| Rancho Cordova Police Department                        | (916) 875-9600 |
| Redevelopment Department                                | (916) 851-8780 |
| Sac Metro Fire District                                 | (916) 859-4300 |

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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 at least 48 hours prior to the meeting.

#### CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, May 20, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on May 17, 2019 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 website at [www.cityofranhocordova.org](http://www.cityofranhocordova.org).

Signed May 17, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk