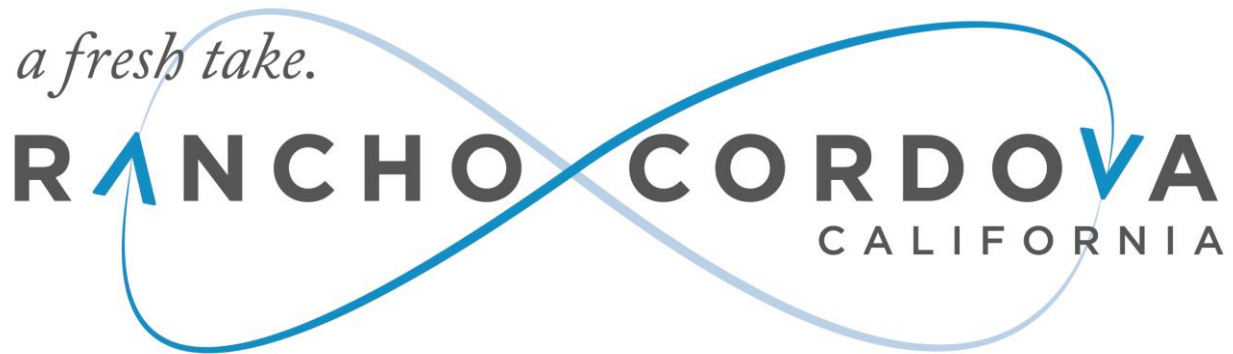


CITY OF RANCHO CORDOVA



CITY COUNCIL

Monday, August 06, 2018

5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

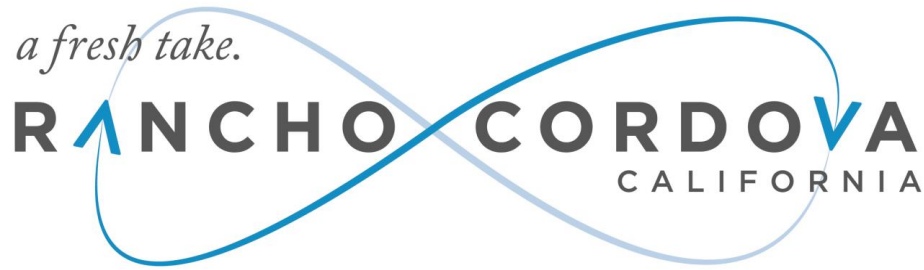
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Garrett Gatewood, Council Member

Donald Terry, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 06, 2018

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Danny Langan from River City Christian will give the invocation.

5. PRESENTATIONS

- 5.1 PRO Youth and Families' Youth at City Council Program Presentation – A Civic Education Program Designed to Develop Young Leaders and Foster Civic Engagement in Rancho Cordova Youth.
- 5.2 Vice Mayor McGarvey's birthday on August 10th.

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 July 2, 2018 Regular City Council Meeting.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** Second Reading of Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 6 Health and Sanitation and Title 23 Zoning Code.
Recommendation: Waive the second reading and adopt Ordinance.
Result of Recommended Action: Approval of this Ordinance would amend Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles; Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.
- 9.3 **Subject:** Second Reading of an Ordinance of the City of Rancho Cordova Rescinding Ordinance 29-2006 Establishing a Special Tax for Police Protection for the Anatolia IV Subdivision.
Recommendation: Waive the second reading and adopt Ordinance.
Result of Recommended Action: Adoption of this Ordinance will rescind Ordinance 29-2006 establishing a special tax for Police Protection for the Anatolia IV subdivision (Zone 31). As Required by Section 6.4.4 of the Anatolia IV Development Agreement, Property Owners of this project have completed the process of annexing their project into Community Facilities District 2013-2 (Police Services), which was formed in February 2013.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 9.4 **Subject:** A Resolution Authorizing The City Manager To Execute Contract No. 79-2018 With Kimley Horn And Associates, Inc. in an Amount Not to Exceed \$175,000 for the Transportation Planning Study of the Olson Drive and Zinfandel Drive Corridor.
Recommendation: Adopt Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 79-2018 in an amount not to exceed \$175,000 with

Kimley Horn and Associates, Inc. to prepare a planning study for corridor enhancement and circulation improvements of Olson Drive and Zinfandel Drive corridors.

Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.

Advances Goals: 1, 2, and 6.

- 9.5 **Subject:** Annexation of Grantline 208 Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 6 for the Grantline 208 Project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance), and approves the recording of the annexation map and the Notice of Special Tax Lien.

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

Advances Goals: 5.

- 9.6 **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Grantline 208 Project.

Recommendation: Adopt a Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Grantline 208 project.

Result of Recommended Action: Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Grantline 208 project and sets a public hearing for August 20, 2018 on the matter.

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

Advances Goals: 5.

- 9.7 **Subject:** Approve the Final Large Lot Map of Grantline 208 Subdivision No. FM-2018-001-01.

Recommendation: Approve Final Large Lot Map of Grantline 208 Subdivision No. FM-2018-001-01 located on the west side of Grant Line Road approximately 1750 feet south of Douglas Road.

Result of Recommended Action: Approval of this recommended action will result in the recording of the final map creating 16 large lots.

Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.

Advances Goals: 1 and 2.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Public Hearing Considering the Adoption of an Amendment to the 2018-19 Community Development Block Grant Action Plan.

Recommendation: Adopt a Resolution Approving the Amendment to the 2018-19 Community Development Block Grant (CDBG) Action Plan.

Result of Recommended Action: 1) Approves the amendment to the 2018-19 CDBG Action Plan; 2) Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development; and 3) Allows staff to make technical modifications to the Action Plan to correct minor errors and to respond to direction from HUD.

Staff Report: Jessica Hayes, Housing Consultant.
Advances Goals: 2 and 5.

- 10.2 **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for the Creekside Commerce Center Project.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Creekside Commerce Center project. The action also sets 1:30 p.m. on August 22, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

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

Advances Goals: 5.

- 10.3 **Subject:** A Resolution of Intention to Establish Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).

Recommendation: Adopt a Resolution declaring the intention to form the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).

Result of Recommended Action: Action on this item will declare the Council's intention to establish the CFD and a future annexation area, designate the name of the district, state the Council's intention to levy a special tax on properties within the CFD to contribute to the cost of maintenance of community places and neighborhood greens, and set 5:30 p.m., September 17, 2018, as the time and date for a public hearing on the matter. The CFD would only impact properties in the recently approved Sunridge Lot J, Grant Line 208, and Douglas 98 projects and other future development projects that would annex into the CFD.

Staff Report: Elizabeth Sparkman, Community Development Director.

Advances Goals: 1, 2, and 5.

- 10.4 **Subject:** 9777-9779 Business Park Drive Parcel Map; Project No. DD9797 – Located at 9777-9779 Business Park Drive.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution would approve the applicant's request to subdivide an existing developed 2.41+/- acre parcel into two new parcels; Parcel 1 at 1.205 acres and Parcel 2 at 1.205 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements are proposed with this request.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 4, and 6.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Lennar North Douglas Village 8 Major Design Review and Adjustment; Project No. DD9760 - Located at the Southern Point of North Douglas at Americanos Boulevard and Douglas Road.

Recommendation: That Council 1) Determine the project exempt per section 15182 of the CEQA Guidelines; 2) Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution would approve the design for three floor plans ranging from 1,454 square feet to 2,018 square feet, each with three elevations to be located at North Douglas Village 8. Approval would allow

the applicant to pursue necessary building permits for new construction.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, and 6.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Second Amendment to the Mather Veterans Village Phase 2 Disposition, Development and Loan Agreement.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of this Resolution will allow the City Manager to: 1) execute the Second Amendment to the Disposition, Development and Loan Agreement ("DDLA") with Veterans Resource Centers of America ("Developer") for the Mather Veterans Village Phase 2 transitional housing project ("Project"), 2) execute the Agreement Regarding the Allocation and Expenditure of County Funds for the Mather Veterans Village Phase 2 Project ("County Funds Agreement") committing an additional \$1,000,000 of County grant funds to the Project, and 3) commit additional City funding and forgive Project repayments to the City in the total amount of \$605,000. The second amendment to the DDLA will include new language to incorporate additional funding from Sacramento County, the inclusion of a new exhibit for the additional County funding and the revision of several exhibits to reflect the final Project financing and timing in order to prepare for a construction loan closing later in August, 2018.

Staff Report: Stefan Heisler, Reinvestment Analyst.

Advances Goals: 1, 2, 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 on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
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

UPCOMING MEETINGS	
Monday, August 14	5:30 PM Special Meeting/Work Session
Tuesday, August 20	5:30 PM Regular Meeting
Tuesday, August 28	CANCEL WORK SESSION
Tuesday, September 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, September 11	5:30 PM Special Meeting/Work Session
Monday, September 17	5:30 PM Regular Meeting
Tuesday, September 25	CANCEL WORK SESSION
Monday, October 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, October 9	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
Monday, October 15	5:30 PM Regular Meeting
Tuesday, October 23	5:30 PM Special Meeting/Closed Session for City Manager Evaluation – ONLY IF NEEDED
Tuesday, October 30	CANCEL WORK SESSION
Monday, November 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 19	5:30 PM Regular Meeting
Tuesday, November 27	5:30 PM Special Meeting/Work Session

<i>UPCOMING MEETINGS</i>	
Monday, December 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 11	5:30 PM Special Meeting/Work Session
Monday, December 17	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, August 06, 2018 Regular Meeting of the Rancho Cordova City Council was posted and available for review on August 2, 2018 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.

Signed August 2, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk