



CITY COUNCIL MEETING

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

Monday, October 15, 2018

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chamber at 5:38 PM.

Council Members Present: Gatewood, McGarvey, Terry, Sander, Budge.

Council Members Absent: None.

Staff Members Present: Abhar, Carr, Cowles, Delaney, Goulart, Huber, Kniestedt, Leitner, Lindgren, Pittman, Schelldorf, Sosa, Sparkman, Stricker, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Dr. Sarah Koligian, Superintendent of the Folsom Unified School District led the pledge.

4. INVOCATION

Principal Amy Hale and Student Government President Charles Sander from St. John Vianney gave the invocation.

5. PRESENTATIONS

5.2 Proclamation recognizing Datacate for receiving Sacramento County's Sustainable

Business Award.

- 5.3 Recognition of Council Member Gatewood's Birthday.
- 5.1 Introduction of New School Principals and Assistant Principals Serving the Rancho Cordova Community.

6. PUBLIC COMMENT

Mayor Budge opened the public comment period. The following people addressed the Council:

- 1. Helen Fredericks
- 2. Anil Kondakrindi

Mayor Budge closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.3 and 9.5 through 9.6 by Terry second by Gatewood; Motion passed with a 5:0 vote.

- 9.1 **Subject:** Adopt Meeting Minutes of October 1, 2018 Regular and Special City Council Meetings.
Recommendation: Adopt Minutes.
- 9.2 **Subject:** Second Reading of an Ordinance of the City of Rancho Cordova Levying a Special Tax Within the City of Rancho Cordova Grantline 208 Community Facilities District 2018-1.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of this Ordinance will allow the levy of a special tax within City of Rancho Cordova Grantline 208 Community Facilities District 2018-1 (the "CFD"), and, in each year hereafter, the process of determining the special taxes and processing the collection is done administratively by the Administrative Services Director (or a consultant) with no further Council action being needed.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.
- 9.3 **Subject:** Records and Information Management - Retention Schedule Update.
Recommendation: Adopt a Resolution approving updates to the City of Rancho Cordova City-Wide Records Retention Schedule.
Result of Recommended Action: Adoption of a new Retention Schedule will enable City Staff to facilitate the appropriate and efficient management and retention of City records in accordance with government regulations.

Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1 and 5.

- 9.4 **Subject:** Annexation of the Anthology Subdivision into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 4 for the Anthology Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and approves the recording of the Annexation Map and the Notice of Special Tax Lien.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

Item 9.4 was taken up after the remainder of the consent calendar items were voted on. Council Members Gatewood and Terry recused themselves at 6:46 PM due to a conflict of interest due to the proximity of their homes to the properties related to Item 9.4 and Item 10.1.

ACTION: Motion to approve item 9.4 by Sander second by McGarvey; Motion passed with a 3:0 vote, with Council members Terry and Gatewood recused.

- 9.5 **Subject:** A Resolution Authorizing the Public Works Director to Submit and Execute Application(s) and Documents for Calrecycle Grants.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City to submit application(s) to CalRecycle for all grants and designates the Public Works Director or his or her designee to execute all grant documents for a period of 5-years from the date of adoption.
Staff Report: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer.
Advances Goals: 1 and 2.
- 9.6 **Subject:** Approve the Final Large Lot Map of Montelena Subdivision No. RC-04-132.0.
Recommendation: Approve Final Large Lot Map of Montelena Subdivision No. RC-04-132.0 located on the south side of Douglas Road, west side of Rancho Cordova Parkway and north and south of Chrysanthy Boulevard.
Result of Recommended Action: Approval of this recommended action will result in the recording of the final map creating 8 large lots and 19 miscellaneous 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:** First Amendment to the Development Agreement Relative to Anthology at Anatolia.
Recommendation: Introduce and waive the first reading of the Ordinance.
Result of Recommended Action: Adoption of the Ordinance would approve a first amendment to the Development Agreement relative to the Anthology at Anatolia residential project to adjust the park development and park renovation fees to current rates and extend the agreement term to December 31, 2028.

Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1, 2, and 5.

Mayor Budge opened the Public Hearing. Seeing no speakers, Mayor Budge closed the Public Hearing. Council members Terry and Gatewood remained out of the room due to their conflicts and prior recusal.

ACTION: Motion to approve items 10.1 by McGarvey second by Sander; Motion passed with a 3:0 vote, with Council members Terry and Gatewood recused.

Council Members Gatewood and Terry returned to the Dias at 6:48 PM.

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 European Parts Depot.

Recommendation: Adopt the 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 European Parts Depot project. The action also sets 1:30 p.m. on November 8, 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 Goal: 5.

Mayor Budge opened the Public Hearing. Seeing no speakers, Mayor Budge closed the Public Hearing.

ACTION: Motion to approve items 10.2 by Terry second by Gatewood; Motion passed with a 5:0 vote.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Actions Related to Approval of the South Sacramento Habitat Conservation Plan (SSHCP).

Recommendation:

1. Open the public hearing, hear staff presentation, take public testimony, and close the public hearing
2. Accept the certified SSHCP Environmental Impact Statement/Environmental Impact Report (SSHCP EIS/EIR) (Attachment 7, 8, and Attachments 9 through 19) and Adopt by Resolution the California Environmental Quality Act (CEQA), Findings of Fact, the Aquatic Resources Program (Attachment 5), the Nexus Study (Attachment 20) and the SSHCP (Attachments 2, 3, 4) (Exhibit A)
3. Introduce and waive first reading of the Aquatic Protection Ordinance adding Chapter 16.94, Sections 16.94.010 through Section 16.94.110 to Title 16 of the Rancho Cordova Municipal Code (Exhibit B)
4. Adopt the Implementing Resolution (Exhibit C) authorizing the City Manager to execute the Implementing Agreement (Attachment 21)
5. Introduce and waive first reading of the Fee Ordinance adding Chapter 22.45, Sections 22.45.010 through 22.45.201 to Title 22 of the Rancho Cordova Municipal Code related to SSHCP fees (Exhibit D)

Result of Recommended Action: Adoption of the SSHCP and its associated

components by all Plan Permittees and the South Sacramento Conservation Agency (SSCA), will set the stage for issuance of a Federal Endangered Species Act Incidental Take Permit (ITP) by the United States Fish and Wildlife Service (USFWS), and a State Endangered Species Act Incidental Take Permit by the California Department of Fish and Wildlife (CDFW). It will also set the stage for issuance of a Clean Water Act Section 404 Programmatic Permit and Abbreviated Permit Strategy by the U.S Army Corps of Engineers (USACOE). This will establish a preserve system to protect habitat lands and aquatic resources within the Plan Area and also create a streamlined federal and state permitting process for development and infrastructure projects in the area.

Staff Report: Elizabeth Sparkman, Community Development Director and Darcy Goulart, Planning Manager.

Advances Goals: 1, 2, and 5.

Mayor Budge opened the Public Hearing. The following people addressed the Council:

1. Bill Ziebron
2. Bob Shattuck

Mayor Budge closed the Public Hearing.

ACTION: Motion to approve item 11.1 by Terry second by Sander; Motion passed with a 5:0 vote.

11.2 **Subject:** Woodside Homes Douglas 98 Subdivision Major Design Review and Special Development Permit;

PROJECT NO. DD9793	SEQUOIA AT CYPRESS
PROJECT NO. DD9794	MAGNOLIA AT CYPRESS
PROJECT NO. DD9795	COTTONWOOD AT CYPRESS
PROJECT NO. DD9796	EUCALYPTUS AT CYPRESS

Recommendation: That Council:

- a) Determine the project Exempt per Section 15182, of the CEQA Guidelines; and
- b) Adopt the Resolution for Douglas 98 Special Development Permit and Major Design Review.

Result of Recommended Action: Adoption of the above referenced Resolution would approve the Special Development Permit and Major Design Review to include 4 neighborhoods for 14 floor plans located within Douglas 98. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: June Cowles, Senior Planner and Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, and 6.

Mayor Budge opened the Public Hearing. The following people addressed the Council:

1. Brian Cutting

Mayor Budge closed the Public Hearing

ACTION: Motion to approve item 11.2 by Terry second by Gatewood; Motion passed with a 5:0 vote.

11.3 **Subject:** Mather Field Chevron and Carwash Conditional Use Permit, Minor Design Review, and Letter of Public Convenience and Necessity: Project No. DD9734 – Located at 2931 Mather Field Road.

Recommendation: 1) Determine the Project Exempt per Sections 15183 and 15332 of the CEQA Guidelines; 2) Adopt Resolution for Minor Design Review and Conditional Use Permit (CUP) for a Service Station and Car Wash; and 3) Adopt a Resolution denying a CUP request for alcoholic beverage sales and contingent Letter of Public Convenience and Necessity (PCN).

Result of Recommended Action: Adoption of the Resolution for the Minor Design Review and Conditional Use Permit for the Service Station would allow the applicant to submit for building permits to begin the demolition of the existing convenience store and allow for construction of a new convenience store with drive-thru self-serve carwash.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 2 and 6.

Mayor Budge opened the Public Hearing. The following people addressed the Council:

1. Darsdan Mundy

Mayor Budge closed the Public Hearing.

ACTION: Motion to approve item 11.3 recommendations 1 & 2 - Resolution for Minor Design Review and Conditional Use Permit and continue recommendation 3 - Resolution for denying a CUP request for alcoholic beverage sales until RCPD can provide additional statistics regarding calls for service (compare the calls for service from the 7-11 located 2000-4000 feet away and other establishments selling alcohol) by Terry second by Gatewood; Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** APPOINTMENT OF LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Designated Representatives: Mayor Linda Budge and Adam Lindgren; Unrepresented employee: City Manager.

ACTION: Motion to approve item 12.1 by Terry second by McGarvey; Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Mayor Budge adjourned to closed session in the Community Board Room at 8:13 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chamber at 8:20 PM.

16. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Designated Representatives: Mayor Linda Budge and Adam Lindgren; Unrepresented employee: City Manager.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that Council gave direction to labor negotiators and took no reportable action in closed session.

18. ADJOURNMENT

Mayor Budge adjourned the closed session meeting at 9:31 PM.


Stacy Leitner, City Clerk