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

New City Hall Community Room 100/101
2729 Prospect Park Drive, Rancho Cordova
&
*****The Ritz Carlton Kapalua**
One Ritz-Carlton Drive, Kapalua, Hawaii

Tuesday, January 17, 2006
5:00 P.M. – Closed Session
5:30 P.M. – Regular Meeting

AGENDA

CLOSED SESSION

Council will Adjourn to Closed Session for the Following Purpose:

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

REGULAR MEETING

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, ***Sander & McGarvey

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

2. Reverend Becky Goodwin, United Methodist Church, will give the invocation.

*Time listed on the agenda is approximate and for convenience only
***NOTE: Vice Mayor Sander will be joining the meeting via conference call from Hawaii

Presentation

3. New Staff Introductions:
   Alexandra Miller, Management Assistant
   Esther Pinola, Senior Accounting Technician
   Jay Hadley, Information Technology Manager
   Joe Cuffe, Senior Building Permit Technician
   Ken Mace, Building Inspector II
   Michael Rodriguez, Contract Animal Services Manager
   Sharon Racine, Animal Services Officer

ORAL COMMUNICATIONS

4. **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.

   Citizens wishing to address the Council at the teleconference site will be allowed to speak now.

   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

5. **Subject:** Minutes of City Council Special Meeting of December 15, 2005
   Recommendation: Adopt Minutes.

6. **Subject:** Second Reading of Ordinance No. 29-2005 Amending Title 1 of the Rancho Cordova Zoning Code Regarding Illegal Uses
   Recommendation: Waive second reading and adopt Ordinance No. 29-2005. **(Roll Call Vote)**
   Result of Recommended Action: Ordinance No. 29-2005 will clarify that activities which are illegal under Federal and State law may be enforced as violations of the City's Municipal Code.
   Staff Report: Steve Meyers, City Attorney

7. **Subject:** Second Reading of Ordinance No. 30-2005 Approving the Development Agreement for RC-04-096, the Sunridge Park Phase II Project
   Recommendation: Waive second reading and adopt Ordinance No. 30-2005. **(Roll Call Vote)**
   Result of Recommended Action: Ordinance No. 30-2005 authorizes the city to enter into an agreement that will vest the developer's right to build 181 units in exchange for

paying the city: $1,500.00 per unit for existing parks, $450.00 per unit for supplemental police services, and other consideration.
Staff Report: Bill Campbell, Planning & Adam Lindgren, City Attorney

8. **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 3 (Capital Village Subdivision) and Second Reading of Ordinance No. 31-2005 Establishing a Special Tax for Transit-Related Services for the Capital Village Subdivision Subject to Voter Confirmation
Recommendation: Adopt Resolution No. 02-2006 and waive second reading and adopt Ordinance No. 31-2005. **(Roll Call Vote)**
Result of Recommended Action: The recommended actions authorize the collection of a special tax in Capital Village to provide funding for transit-related services. The amount of the tax per parcel on an annual basis ranges from $48 to $80 per residential dwelling unit, $2,051 per retail and service commercial acre, and $1,763 per commercial mixed use acre.
Staff Report: Cyrus Abhar, Public Works

9. **Subject:** Resolution to Memorialize the Employee Contribution to the California Public Employees Retirement System (Calpers)
Recommendation: Adopt Resolution No. 04-2006.
Result of Recommended Action: This is a housekeeping item to comply with Calpers requirements to memorialize the contribution of 2.5% of salary to the retirement system by city employees.
Staff Report: Lillian Hare, City Clerk/Human Resources

10. **Subject:** Award Contract to Responsive Bidder Beebe Corporation in the amount of $401,464.00 for Site Work, Including Disabled Access Upgrades, Required Exiting Path of Travel Routes, Outdoor Seating Area Fencing, and Flag Pole Installations, at the New City Hall.
Recommendation: Award contract to Beebe Corporation.
Result of Recommended Action: Award of this contract will allow the above-described site work at the new city hall building to be completed.
Staff Report: Winfred DeLeon, Building

CONSENT PUBLIC HEARING ITEMS

11. **Subject:** Ordinance Amending Ordinance No. 18-2003 Changing the Functions of "Zoning Administrator" to "Planning Director" for Certain Administrative Approvals. The Planning Director Would be Able to Approve Minor Projects With or Without the Hearings, as Provided in the Zoning Code **(Continued from November 21, 2005, December 5, 2005, and December 19, 2005)**
Recommendation: Continue to February 6, 2006 meeting **(Roll Call Vote)**
Result of Recommended Action: No action is requested at this time.
Staff Report: Paul Junker, Planning

PUBLIC HEARING ITEMS

12. **Subject:** Mining Policy Fee Ordinance **(Continued from November 7, 2005 & December 5, 2005)**
Recommendation: Table this item to future date. **(Roll Call Vote)**

Result of Recommended Action: No action is requested at this time.
Staff Report: Bill Thomas, Finance

13. **Subject:** An Urgency Ordinance of the City of Rancho Cordova Extending a Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses, to Become Effective Immediately
Recommendation: Adopt Urgency Ordinance No. 02-2006. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will prohibit, for one year, the issuance of permits and other approvals relating to the opening of new sexually oriented businesses or the expansion of existing sexually oriented businesses located within Rancho Cordova pending the City's review and amendment of zoning regulations applicable to such businesses.
Staff Report: Steve Meyers, City Attorney

14. **Subject:** An Ordinance Amending Ordinance No. 24-2004 Chapter 16.83 to Title 16 of the RC Code Relating to Development Impact Fees to Finance the Cost of Public Facilities within the Sunrise Douglas Community Plan.
Recommendation: Continue to February 6, 2006. **(Roll Call Vote)**
Result of Recommended Action: This item will be continued to February 6, 2006. The fee approval will no longer be an amendment of Chapter 16.83, Title 16 of the Rancho Cordova Municipal Code, rather it will be an approval of a citywide fee by resolution.
Staff Report: Bill Thomas, Finance

*5:45 p.m. 15. **Subject:** Adoption of the Revised General Plan Land Use Map Book
Recommendation: Adopt Resolution No. 03-2006, establishing revised interim policies and diagrams that will guide land use within the City until the adoption of a General Plan. Adopt the Revised General Plan Land Use Map Book as part of the City's Interim General Plan and direct staff to complete the preparation of a Draft General Plan/Draft Environmental Impact Report. **(Roll Call Vote)**
Result of Recommended Action: Adoption of the Revised General Plan Land Use Map Book will allow City staff to continue using these interim policies, which reflect the Council's vision for future land uses in the City, as well as enable the completion of the Draft General Plan/Draft Environmental Impact Report consistent with the maps.
Staff Report: Paul Junker, Planning

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

REGULAR CALENDAR ITEMS

16. **Subject:** Urgency Ordinance Adopting Rancho Cordova Municipal Code Chapter 16.130, Swainson's Hawk Impact Mitigation that Would Immediately Establish Guidelines for Mitigating the Impacts of Urban Development on Swainson's Hawk.
Recommendation: Adopt Urgency Ordinance No. 03-2006. **(Roll Call Vote)**
Result of Recommended Action: Urgency Ordinance No. 03-2006 will establish regulations that allow developers to mitigate impacts to Swainson's Hawk through payment of a fee. The fee will be used to purchase suitable habitat for the endangered Swainson's Hawk.
Staff Report: Paul Junker, Planning

17. **Subject:** Ordinance Adopting Rancho Cordova Municipal Code Chapter 16.130, Swainson's Hawk Impact Mitigation that Would Initiate the Adoption of a Non-Urgency Ordinance to Establish Guidelines for Mitigating the Impacts of Urban Development on Swainson's Hawk.
Recommendation: If Urgency Ordinance 03-2006 is not adopted, waive first reading and introduce Ordinance No. 04-2006. **(Roll Call Vote)**
Result of Recommended Action: Ordinance No. 04-2006 is identical to Urgency Ordinance 03-2006. It is recommended for adoption as an option if it is determined that an Urgency Ordinance is not the desired course of action by the Council.
Staff Report: Paul Junker, Planning

18. **Subject:** Appointment of (2) At-Large Planning Commissioners (terms expired December 2005)
Recommendation: Appoint two Planning Commissioners to fill the two expiring term seats **(Roll Call Vote)**
Result of Recommended Action: Two appointments will be made to fill expiring terms of the two at-large Planning Commissioner seats for new terms to expire December 2007.
Staff Report: Lillian Hare, City Clerk and Paul Junker, Planning for questions

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

19. City Clerk/Human Resources

ADJOURNMENT

*Time listed on the agenda is approximate and for convenience only
***NOTE: Vice Mayor Sander will be joining the meeting via conference call from Hawaii

UPCOMING MEETINGS	
Tuesday, January 24, 2006	***5:30 p.m. – Work Session – Housing Program***
Tuesday, January 31, 2006	***5:30 p.m. – Work Session - Ethics, Brown Act, Political Reform Act and Public Records Act Training***
Monday, February 6, 2006	***5:30 p.m. – Regular Meeting***
Tuesday, February 21, 2006	***5:30 p.m. – Regular Meeting*** **[**On Tuesday due to Presidents' Day Holiday]**
Tuesday, February 28, 2006	***5:30 p.m. – Work Session - General Plan ProForma***

CERTIFICATION OF POSTING OF AGENDA

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the January 17, 2006 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on January 11, 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.cityofranchocordova.org.

Signed this 11th day of January 2006 at Rancho Cordova, California.

Carolyn Butler

Carolyn Butler, Deputy City Clerk