



**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 – Community Board Room
4:00 P.M. – Study Session – American River North Room
5:30 P.M. – Regular Meeting – David B. Roberts Council Chambers**

AGENDA

CLOSED SESSION

Council will Meet in Closed Session for the Following Purpose:

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

STUDY SESSION

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey

ORAL COMMUNICATIONS

2. Public Comment

At a study session, citizens are invited and encouraged to participate in discussion during the time the matter is discussed. Citizens wishing to address the Council for any matter not on the agenda may do so at this time. Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk. Please state your 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 unagendized item unless it can

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be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

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

ADJOURNMENT OF STUDY SESSION

REGULAR MEETING – CALL TO ORDER

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

4. Reverend Jim Boyd, Sun River Church, will give the invocation

Closed Session Report

5. The City Attorney will report on action taken in Closed Session

Presentations

- 6. Status Update and Council Direction on Garbage Clean-up
- 7. Celebrating our Accomplishments
- 8. Development and Construction Status Report

ORAL COMMUNICATIONS

9. 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.

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

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

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

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

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

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

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

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

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ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Ensure the Availability of the Best Public Services in the Region
4.	Establish a Vibrant Downtown
5.	Ensure a Safe Community
6.	Improve the Quality of Housing In Rancho Cordova
7.	Sustain a Livable Community
8.	Drive Diverse Economic Opportunities
9.	Foster Responsible Citizenship
10.	Practice Sound Fiscal Management
11.	Establish Logical (City) Boundaries
12.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Monday, July 17, 2006</i>	<i>5:30 p.m. – Regular Meeting</i>
<i>Wednesday, July 19, 2006</i>	<i>5:30 p.m. – Work Session on Westborough Development Project</i>
<i>Monday, July 31, 2006</i>	<i>5:30 p.m. – Work Session on Folsom Blvd. Specific Plan Project Update (Tentative – if Needed)</i>
<i>Monday, August 7, 2006</i>	<i>4:00 p.m. – Study Session on Rio del Oro</i> <i>5:30 p.m. – Regular Meeting</i>
<i>Monday, August 21, 2006</i>	<i>Regular Meeting To Be Cancelled</i>
<i>Tuesday, September 5, 2006</i> <i>Due to Labor Day Holiday</i>	<i>5:30 p.m. – Regular Meeting</i>
<i>Monday, September 18, 2006</i>	<i>5:30 p.m. – Regular Meeting</i>
<i>Tuesday, September 26, 2006</i>	<i>5:30 p.m. – Work Session on Metropolitan Transportation Plan and Legislative Program</i>

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

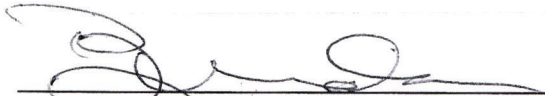
DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

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) 942-0255 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Brenda Lehr, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 5, 2006 Special and Adjourned Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on June 29, 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.cityofranhocordova.org.

Signed this 29th day of June 2006 at Rancho Cordova, California.



Brenda Lehr, Deputy City Clerk