



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

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

Monday, August 01, 2016

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:33 PM.

Council Members Present: Budge, McGarvey, Skoglund, Terry

Council Members Absent: Sander

Staff Members Present: Cuppy, Abhar, Haven, Diaz, Downton, Cook, Stricker, Cowles, Adams, Hadley, Ulm, Sosa, Delaney, Harriman, Peek

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Zackary Szabo led the pledge.

4. INVOCATION

Mike Hughes from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates of Recognition to PRO Youth and Families (formerly People Reaching Out) Youth @ City Council and Youth Leadership Academy Students.

5.2 Community Enhancement Fund Grant Check Presentations.

5.3 Recognition of Council Member McGarvey's Birthday.

6. PUBLIC COMMENT

Vice Mayor Terry opened the public comment period. The following individuals addressed the Council:

- Stephanie Raskin
- Jill Stockinger

Vice Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 8.1 through 8.6, by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

8.1 **Subject:** Meeting Minutes of July 5, 2016 Special and Regular Meeting, July 26 2016 Special Meeting.

Recommendation: Adopt minutes.

8.2 **Subject:** Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision Located on Spoto Drive, Across From Stone Creek Park. The Proposed Project Includes a Rezone From Medium Density to Low Cluster Density, Special Planning Area Amendment, Tentative Subdivision Map and Major Design Review for 163 Single Family Homes.

Recommendation: That Council:

- Waive the second reading and adopt Ordinance No. 5-2016 approving amendments to the Zinfandel Special Planning Area; and
- Waive the second reading and adopt Ordinance No. 6-2016 approving amendments to the Villages of Zinfandel Development Agreement.

Result of Recommended Action: Adoption of the above-referenced ordinances would permit the construction of 163 single-family homes within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed infrastructure and homes.

Staff Report: June Cowles, Senior Planner.

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

8.3 **Subject:** Amendment to the General Plan Natural Resources and Safety Element, Municipal Code, and Zoning Code to Address Changes in State Law Regarding Urban Level of Flood Protection (Senate Bill 5).

Recommendation: Waive the second reading and adopt Ordinance No. 7-2016.

Result of Recommended Action: Adoption of ordinance would bring the City into compliance with recent changes in State law that require local jurisdictions to amend their development standards and define potential flood risks associated with the 200-

year floodplain. No physical changes are proposed with this amendment, as regulations will be amended to incorporate a new 200-year floodplain map and ensure review of development within the floodplain during the entitlement and building permit review process.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

- 8.4 **Subject:** Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 99-2016.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.2%.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.5 **Subject:** Approval of the Annexation Boundary Map for the APG Warehouse Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 96-2016.

Result of Recommended Action: Adoption of Resolution No. 96-2016 approves the Annexation Boundary Map. No. 18 for the APG Warehouse Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter “CFD No. 2008-1”). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.6 **Subject:** Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2014-15 Development Impact Fee Report for the AB1600 Development Fees.

Recommendation: Adopt Resolution No. 97-2016.

Result of Recommended Action: Adoption of this resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Vice Mayor Terry opened the public hearing. There were no speakers.

Council Member Skoglund asked that item 9.3 be pulled for further discussion.

Vice Mayor Terry closed the public hearing on items 9.1, 9.2 and 9.4.

ACTION: Motion to approve items 9.1, 9.2, 9.4, by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

Vice Mayor Terry closed the public hearing on item 9.3.

ACTION: Motion to approve item 9.3, by Skoglund second by Budge;
Carried by a 4:0 roll call vote. (Sander absent)

- 9.1 **Subject:** KP International Rear Storage Addition Major Design Review; Project No. DD9603 – Located at 10971 Olson Drive.
Recommendation: Adopt Resolution No. 100-2016.
Result of Recommended Action: Adoption of Resolution No. 100-2016 would grant the applicant's request for a Major Design Review application to construct an 8,520 square foot storage building in the rear of the KP International Shopping Center. This approval will allow the applicant to submit for building permits for the project and proceed with requirements by other departments.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, 6.
- 9.2 **Subject:** Monier Circle Warehouses Major Design Review Permit; Project No. DD9655 – Located at 3287 Monier Circle.
Recommendation: Adopt Resolution No. 101-2016.
Result of Recommended Action: Approval of Resolution No. 101-2016 would allow construction of two new 9,400 square feet warehouses (18,800 square feet total) with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. Future tenants would require Planning and Building review prior to occupancy as well as a business license to conduct operations within the City limits.
Staff Report: Matthew Diaz, Associate Planner.
- 9.3 **Subject:** Trinity Gardens Estate Tentative Subdivision Map Extension; Project No. DD9651 – Located at the Northeast Corner of Trinity River Drive and Coloma Road.
Recommendation: Adopt Resolution No. 102-2016.
Result of Recommended Action: Adoption of the above resolution would extend the expiration date the tentative subdivision map for an additional 3-years. No other modifications to the project are proposed with this request.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 5.
- 9.4 **Subject:** Resolution Declaring Results of a Property Owner Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for APG Warehouse Project.
Recommendation: Adopt Resolution No. 98-2016.
Result of Recommended Action: Action on this item 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 APG Warehouse Project, and sets 5:30 p.m. on August 15, 2016 as the time and date for the public hearing for the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Update on One of the Fiscal Year 2015/2016 Community Enhancement Fund Projects Including Discussion and Direction on the Sunriver Neighborhood Association – Physical Fitness Par Course; this May Result in a Budget Adjustment Being Made.

Recommendation: Staff to provide a status update on one of the fiscal year 2015/2016 Community Enhancement Fund projects that require City Council input and direction.

Result of Recommended Action: Staff will receive and incorporate Council direction to possibly modify a fiscal year 2015/2016 Community Enhancement Fund project and budget amount. This may result in a budget adjustment being made.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

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

ACTION: Motion to approve budget increase, not to exceed \$49,000, by Budge second by Skoglund; Carried by a 4:0 roll call vote. (Sander absent)

ACTION: Motion to reorder agenda to take item 11.3 prior to 11.2, by Budge second by Skoglund; carried by a 4:0 vote. (Sander absent)

- 11.2 **Subject:** Discuss a Proposed Relocation of an Existing Cardroom to a General Commercial (GC) Zone Within the Convention Overlay.

Recommendation: Provide preliminary direction to staff regarding the proposed project.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this proposal should a formal application be made.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

The applicant, Reuben Marquez made brief comments and answered council questions. Property owner Tom Urick answered council questions.

ACTION: Discussion item only; no action taken.

- 11.3 **Subject:** Proposed Terms for a Contract Extension With Republic Services for Residential Waste Collection and Recycling Services and Presentation of Options for Continued Service.

Recommendation: Staff recommends that the City Council receive a presentation on the proposed terms of a contract extension with Republic Services for residential waste collection and recycling services and direct staff on how to proceed.

Result of Recommended Action: The staff recommendation will allow staff to proceed with the necessary steps to execute a contract for residential waste collection and recycling services beginning January 1, 2018.

Staff Report: Albert Stricker, Public Works Director, and Steve Harriman, Operations and Maintenance Division Manager.

Advances Goals: 1, 2, 5.

Vice Mayor Terry opened the public comment period. The following individuals addressed the Council:

- Carol Wilfley

- Beatrix Speierer
- Kris McCall
- Becky Gunvordahl
- Rob Sharratt
- Brett Schreiner
- Sharon Stone Smith
- Dashawn Ervin
- Greg Rozler
- Sandy Econome
- Lisa Jones
- Luba Chosenko
- Joyce Rosenberg
- Jim Oswald
- Jason Fleming
- Josh Wood
- Nick Sikich
- Tony Cincotta

Vice Mayor Terry closed the public comment period.

ACTION: Motion to approve option number one with a term of seven years, by Budge second by McGarvey; carried by a 3:1 roll call vote. (Sander absent, Skoglund dissenting)

AT THIS POINT: Council took a break at 7:58 PM and resumed at 8:08 PM.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

14. ADJOURNMENT

Mayor Sander adjourned the meeting at 8:38 PM in memory of:

- Mrs. Dova "Ann" Johnson, Ross Johnson's Mother
- Judge Michael J. Virga
- Marie Florence Mendonca Lowery
- Russell Henry Menke


Mindy Cuppy, MMC, City Clerk