



CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO
THE CRA/RCFC

Monday, July 07, 2014

5:30 PM – Regular Meeting

AGENDA

Dan Skoglund, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.
If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg	CANCELLED MTG	City Council Special Mtg	CANCELLED MTG	CITY HALL CLOSED
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2014

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2014 CITY HALL CLOSURE DATES						
Wed, Jan 1 - New Year's Day						
Mon, Jan 20 - Martin Luther King Jr. Day						
Mon, Feb 17 - President's Day						
Mon, May 26 - Memorial Day						
Fri, Jul 4 - Independence Day						
Mon, Sep 1 - Labor Day						
Tue, Nov 11 - Veteran's Day						
Thu, Nov 27 - Thanksgiving Day						
Fri, Nov 28 - Day After Thanksgiving Day						
Wed, Dec 24 - Christmas Eve						
Thu, Dec 25 - Christmas Day						

2015 - Proposed

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PROPOSED CITY HALL CLOSURE DATES						
Thu, Jan 1 - New Year's Day						
Mon, Jan 19 - Martin Luther King Jr. Day						
Mon, Feb 16 - President's Day						
Mon, May 25 - Memorial Day						
Fri, Jul 3 - Independence Day (observed)						
Mon, Sep 7 - Labor Day						
Wed, Nov 11 - Veterans Day						
Thu, Nov 26 - Thanksgiving Day						
Fri, Nov 27 - Day After Thanksgiving Day						
Thu, Dec 24 - Christmas Eve						
Fri, Dec 25 - Christmas Day						

2016 - Proposed

S	M	T	W	T	F	S
January						



**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, July 07, 2014

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Wayne Langford from Sacramento Cordova Stake of The Church of Jesus Christ of Latter-day Saints will give the invocation.

5. PRESENTATIONS

- 5.1 Introduction and Swearing In of City Manager Brian Nakamura.
- 5.2 Presentation on Challenge Rancho Cordova Triathlon by Ryan Coelho.
- 5.3 Presentation on Soil Born Farms Proposed Master Plan by Shawn Harrison, Executive

Director.

6. 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 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.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of June 16, 2014 Regular Meeting and June 24, 2014 Special Meeting.
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Second Reading of Ordinance No. 16-2014, an Ordinance of the City Council of the City of Rancho Cordova Amending the Municipal Code to Repeal Chapter 6.130, Entitled Protection of Children From Sexual Offenders.
Recommendation: Waive the second reading and adopt Ordinance No. 16-2014.
Result of Recommended Action: Ordinance No. 16-2014 would repeal Chapter 6.130 of the Rancho Cordova Municipal Code, as required by a recent court decision related to local regulation of sex offenders.
Staff Report: Adam Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goal: 1.
- 8.3 **Subject:** Ordinance 17-2014 Amending Chapter 9.81 of the Rancho Cordova Municipal Code, Entitled "Prohibition Against Aggressive, Intrusive and Unsafe Panhandling" to Add Additional Prohibitions.
Recommendation: Introduce and read by title only Ordinance No. 17-2014 amending Chapter 9.81 of the Municipal Code containing the City's Panhandling Regulations.
Result of Recommended Action: Adoption of this Ordinance will add restrictions on where people may panhandle in the City and will prohibit "aggressive panhandling" and similar intimidating, threatening and harassing behavior in all areas of the City. If the Ordinance passes first reading tonight it will return for a final reading and adoption at the next regular City Council meeting.
Staff Report: Adam U. Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goals: 1, 2.
- 8.4 **Subject:** Appointment of the Representatives to the Governing Board of the Sacramento Central Groundwater Authority.
Recommendation: Adopt Resolution No. 64-2014.
Result of Recommended Action: Adoption of this resolution will appointment City and

Golden State Water Company representatives to the Sacramento Central Groundwater Authority (SCGA) Governing Board.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 1, 2, 5.

- 8.5 **Subject:** Resolution Declaring City's Intention to Create an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection System.

Recommendation: Adopt Resolution No. 76-2014 designating a time and place for hearing protests in connection with a proposed annual stormwater utility fee, approving procedures in connection therewith and taking certain other actions.

Result of Recommended Action: Action on this item will declare the Council's intention to establish the Stormwater Utility Fee and state the Council's intention to levy the fee to pay for storm drainage and flood protection services in developing areas, and set 5:30 p.m., or as soon thereafter as the matter may be heard, on July 21, 2014, as the time and date for a public hearing on the matter.

Staff Report: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

- 8.6 **Subject:** A Resolution Determining the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services Within the Rancho Cordova Special Police Tax Area for Fiscal Year 2014-15.

Recommendation: Adopt Resolution No. 75-2014.

Result of Recommended Action: This action authorizes and directs the Finance Director to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's (the "District") Fiscal Year 2014-15 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the County Tax Roll.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

- 8.7 **Subject:** Resolution Establishing a Fee to Recover Direct Costs Associated with a Police Response to Incidents Caused by a Driver Under the Influence (DUI) of Alcohol and/or Drugs.

Recommendation: Approve Resolution No. 78-2014 to adopt the DUI Cost Recovery Fee for incidents caused by drivers under the influence of alcohol and/or drugs.

Result of Recommended Action: Approval of this resolution will allow the Police Department to recover direct costs associated with the emergency response to a collision or other incident caused by a driver under the influence of alcohol and/or drugs.

Staff Report: Michael Goold, Chief of Police.

Advances Goals: 2, 3, 5.

- 8.8 **Subject:** Resolution Creating Special Tax Area Zone 17 and an Ordinance Establishing a Special Tax for Transit-Related Services for the 3500 Fitzgerald Road Industrial Building Project.

Recommendation: Adopt Resolution No. 92-2014 and waive the first reading and introduce Ordinance No. 19-2014 establishing a Special Tax for Transit-Related Services for the 3500 Fitzgerald Road Industrial Building Project.

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the 3500 Fitzgerald Road Industrial Building Project.

Staff Report: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

- 8.9 **Subject:** Resolution Supporting the North State Water Alliance (NSWA) Principles.

Recommendation: Adopt Resolution No. 79-2014 supporting the principles of the North State Water Alliance.

Result of Recommended Action: The North State Water Alliance (Alliance) is a growing coalition of cities, counties, water providers, business, agriculture, and community groups in Northern California, formed to promote responsible statewide water solutions that protect the economy, environment, and quality of life for the North State and for all Californians.

The resolution will state the City's support for the Alliance's principles in its water supply advocacy efforts. The resolution would provide a message of regional unity regarding the protection of area of origin rights, preventing redirected impacts, participation and sound science. Adoption of the resolution will not commit the City to any financial support to the Alliance nor have the City formally join the Alliance.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 1, 2, 5.

- 8.10 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village Large Lot Map.

Recommendation: Approve Resolution No. 83-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Large Lot Map recorded in Book 347 of Maps, Page 9.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Department.

Advances Goals: 2.

- 8.11 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 1.

Recommendation: Approve Resolution No. 84-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 3.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goal: 2.

- 8.12 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 2.

Recommendation: Approve Resolution No. 85-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 2 recorded in Book 351 of Maps, Page 4.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Department.

Advances Goal: 2.

- 8.13 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 3.
 Recommendation: Approve Resolution No. 86-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 3 recorded in Book 351 of Maps, Page 1.
 Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goals: 2.
- 8.14 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 4.
 Recommendation: Approve Resolution No. 87-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 4 recorded in Book 351 of Maps, Page 2.
 Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goal: 2.
- 8.15 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 5.
 Recommendation: Approve Resolution No. 88-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 5 recorded in Book 351 of Maps, Page 5.
 Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goal: 2.
- 8.16 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 6.
 Recommendation: Approve Resolution No. 89-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 6 recorded in Book 351 of Maps, Page 6.
 Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goal: 2.
- 8.17 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 7.
 Recommendation: Approve Resolution No. 90-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 7

recorded in Book 351 of Maps, Page 7.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goal: 2.

- 8.18 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 8.

Recommendation: Approve Resolution No. 91-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 8 recorded in Book 351 of Maps, Page 10.

Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goal: 2.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District.

Recommendation:

That Council:

a) Adopt Resolution No. 66-2014 initiating proceedings for the annual levy and collection of assessments, declaring its intention to levy the annual assessments and preliminarily approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2014-2015; and

b) Adopt Resolution No. 67-2014 amending and/or approving the Annual Engineer's Report and ordering the levy and collection of assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2014-2015.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of assessments in the District. The assessments provide funding for street light and road maintenance and only apply to specific newly developed areas that are part of the District as identified in the Engineer's Report.

Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

- 9.2 **Subject:** North Douglas Development Agreement Second Amendment; Project No. DD8466 - Located at the North Side of Douglas Road, East of Americanos Boulevard.

Recommendation: Introduce and waive the first reading of Ordinance 18-2014; and Adopt Resolution 81-2014.

Result of Recommended Action: Adoption of Ordinance No. 18-2014 will amend certain provisions of the North Douglas Development Agreement, including the term of the Development Agreement, provisions related to park land dedication, timing of improvements, payment of park and other development-related fees and maintenance responsibilities. Adoption of Resolution No. 81-2014 will approve a Consolidated Park Development and Development Impact Fee Credit/Reimbursement Agreement for the North Douglas subdivision consolidating park development and park credit

requirements for the project.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goal: 2.

- 9.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Bill.

Recommendation: Adopt Resolution No. 74-2014.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2014-15 property tax bill.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 9.4 **Subject:** Smart and Final Conditional Use Permit and Letter of Public Convenience and Necessity for Off-sale Liquor Sales; Project No. DD8469 – Located at 2344 Sunrise Boulevard, Suite 2.

Recommendation: Adopt Resolution No. 80-2014.

Result of Recommended Action: Adoption of Resolution No. 80-2014 would grant the applicant's requests for a Conditional Use Permit (CUP) and a Letter of Public Convenience and Necessity (PCN) to allow the sale of beer, wine, and distilled spirits. This resolution would be forwarded to the Department of Alcohol Beverage Control (ABC), which would allow the applicant to proceed in review process to obtain a license to sell alcohol (Type 21).

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** AutoZone Minor Design Review; Project No. DD8452 – Located at 10121 Folsom Boulevard.

Recommendation: Adopt Resolution No. 82-2014.

Result of Recommended Action: Adoption of Resolution No. 82-2014 would allow the remodel of the existing Walker Hardware building on Folsom Boulevard to be occupied by an AutoZone retail store. The proposed site is zoned Commercial Mixed Use, a designation that allows auto retail. The proposed renovations include installation of signage and a parapet wall along the southern building elevation and a portion of the west building elevation, modification of existing aluminum storefront framing from silver to red, and installation of a new man door and delivery door in replacement of a portion of the window area on the south elevation. The building would also be painted with traditional AutoZone colors including a dark and light gray, white, red, and orange. The project would bring vitality to the Boulevard in an area that has been vacant for several years.

Staff Report: Jessica Jordan, Senior Planner.

Advances Goals: 1, 6.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** A Resolution Allowing Residential Land/Properties Within the City to Participate in Voluntary Property Assessed Clean Energy (PACE) Programs.

Recommendation: Adopt Resolution No. 77-2014.

Result of Recommended Action: Adoption of this resolution will allow residential property owners in Rancho Cordova to voluntarily participate in PACE financing for the

acquisition, installation and improvement of energy efficiency, water conservation and renewable energy improvements to or on their real property.

Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

ADDITIONAL INFORMATION

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	
<i>Tuesday, July 15, 2014</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, July 21, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, July 29, 2014</i>	<i>City Council Special Meeting (5:30 PM)</i>
<i>Monday, August 4, 2014</i>	<i>CANCELLED: City Council Regular Meeting (5:30 PM)</i>
<i>Monday, August 18, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, August 26, 2014</i>	<i>City Council Special Meeting (5:30 PM)</i>

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

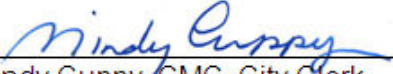
The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, 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. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, July 07, 2014 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, July 3, 2014 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 Thursday, July 3, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk