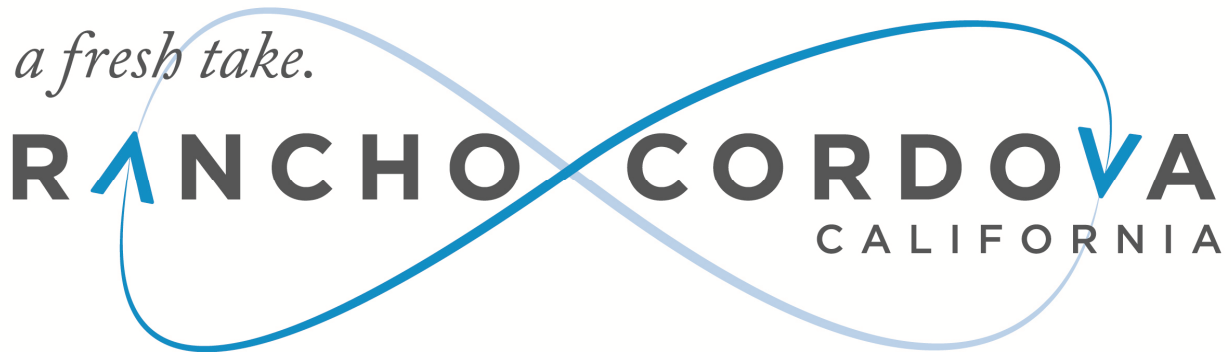


CITY OF RANCHO CORDOVA



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

Monday, December 15, 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

CITY OF RANCHO CORDOVA



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, December 15, 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

Kyle Kerchner from First Covenant Church will give the invocation.

5. SPECIAL CEREMONIES

- 5.1 Swearing in of Vice Mayor Sander by Lois Sander.
- 5.2 Swearing in of Mayor McGarvey by Terri McGarvey.
- 5.3 Presentation to Outgoing Mayor Skoglund by Incoming Mayor McGarvey.

6. CELEBRATORY BREAK

7. PRESENTATIONS

NONE.

8. 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.

9. COUNCIL REPORTS

10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Meeting Minutes of December 1, 2014 Regular Meeting.
Recommendation: Adopt minutes.
- 10.2 **Subject:** 2015 City Council Meeting Schedule.
Recommendation: Staff recommends Council approve its meeting schedule for 2015.
Result of Recommended Action: Action on this item will approve the 2014 meeting schedule for members of the Rancho Cordova City Council.
Staff Report: Mindy Cuppy, MMC, City Clerk's Office.
Advances Goals: 1, 2, 3, 4, 5, 6.
- 10.3 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions and Committees for 2015.
Recommendation: That Council confirms their 2015 commitments to serve on other agency boards, commissions and committees.
Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region.
Staff Report: Mindy Cuppy, MMC, City Clerk.
Advances Goal: 4.
- 10.4 **Subject:** Second Reading of Ordinance No. 29-2014, Approving Amendments to the Folsom Boulevard Specific Plan to Remove a Portion of the Kassis Property, and Amending the Zoning Map to Change a Portion of the Kassis Property from Folsom Boulevard-Residential Mixed Use ("FB-RMU") to Residential, 3 Dwelling Units Per Acre ("RD-3"), and Amending the Zoning Map to Change the Plaza de Oro Site from Light Industrial ("LI") to Commercial Mixed Use.
Recommendation: Waive the second reading and adopt Ordinance No. 29-2014.
Result of Recommended Action: The proposed actions will, collectively, resolve

minor issues within the General Plan and remedy minor inconsistencies between the General Plan and the Zoning Code. Where land use designations are proposed to change, such changes are intended to more accurately reflect the existing land use of the subject parcels.

Staff Report: Paul Junker, Planning Director and Pam Johns, Special Projects Manager.

Advances Goals: 2, 5, 6.

- 10.5 **Subject:** Resolution Authorizing the City Manager to Award Contract No. 113-2014 in the Amount of \$760,000 to MCE Corporation for Maintenance of Channels and Levees.

Recommendation: Adopt Resolution No. 142-2014.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract No. 113-2014 with MCE Corporation in the amount of \$760,000 for routine maintenance of channels and levees, to include vegetation management and general levee maintenance services.

Staff Report: Cyrus Abhar, Public Works Director and Britton Snipes, Senior Engineer.

Advances Goals: 1, 2.

- 10.6 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with Mark Thomas & Company, Inc., in the amount of \$724,368 for the Zinfandel Complex Project.

Recommendation: Adopt Resolution No. 141-2014.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a Contract with Mark Thomas & Company, Inc., for the Zinfandel Complex Project.

Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

- 10.7 **Subject:** Mather Veterans Village Project Funding.

Recommendation: Confirm authorization given to the City Manager to pay Sacramento County permit fees for the Mather Veterans Village project in an amount not to exceed \$520,000.

Result of Recommended Action: The Mather Veterans Village project will have the necessary permits to meet Tax Credit deadlines. The City will be reimbursed for the fees by the local housing trust grant by December 31, 2014.

Staff Report: Jessica Hayes, Housing and Neighborhood Services Development Analyst.

Advances Goals: 1, 2, 5.

- 10.8 **Subject:** Approval of Parcel Map of 3000 Sunrise, Subdivision No. DD7893.

Recommendation: Approval of Parcel Map of 3000 Sunrise Subdivision No. DD7893 of Parcel E, 56 P.M. 1 of Sacramento County Official Records; located on the west side of Sunrise Boulevard approximately 1400 feet north of White Rock Road.

Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map creating two parcels, each with an existing building.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 1, 2, 5.

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 11.1 **Subject:** Sunridge General Commercial Overlay Zoning District. Item continued from

December 1, 2014 Council Meeting.

Recommendation: Introduce and waive first reading of Ordinance No. 23-2014.

Result of Recommended Action: Adoption of Ordinance No. 23-2014 would establish the Sunridge General Commercial Overlay District (SGC Overlay). Establishment of the SGC Overlay would assure that adequate commercial sites are available to accommodate commercial development needed to serve residents locate generally east of Sunrise Boulevard and south of Douglas Road by limiting certain uses on the affected properties.

Staff Report: Paul Junker, Planning Director.

Advances Goals: 1, 2, 5, 6.

- 11.2 **Subject:** Resolution Authorizing the City Council to Adopt a Mitigated Negative Declaration for Routine Maintenance of Stream Channels and Drainage Facilities in Rancho Cordova.

Recommendation: Adopt Resolution No. 143-2014.

Result of Recommended Action: Adoption of this resolution will approve and adopt an environmental study that was required for routine maintenance activities occurring within stream channels and drainage facilities in Rancho Cordova. Adoption of the environmental study allows the City to enter into a Routine Maintenance Agreement with the California Department of Fish and Wildlife so that it can perform the needed maintenance activities.

Staff Report: Cyrus Abhar, Public Works Director and Britton Snipes, Senior Engineer.

Advances Goals: 1, 2.

12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** American Health Services Conditional Use Permit Large Residential Care Home Conditional Use Permit; Project No. DD8495 – Located at 10087 Terra Loma Drive.

Recommendation: Adopt Resolution No. 104-2014.

Result of Recommended Action: Adoption of Resolution No. 104-2014 would grant the applicant's request for a Conditional Use Permit from the City of Rancho Cordova to operate a large residential care home with up to 20 beds that would provide treatment for alcohol and substance dependency within an existing 10-bedroom house. Approval of this resolution would allow the applicant to apply for a business license and establish a residential care home that could accommodate more than six clients.

Staff Report: Paul Junker, Planning Director.

Advances Goals: 2, 5.

- 12.2 **Subject:** Clear Channel Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8480 – Located at 12137 Folsom Boulevard. Item continued from November 17, 2014 City Council Meeting.

Recommendation: Conduct the continued public hearing for this item, and Item regarding the Sierra Outdoor/CBS Outdoor application, simultaneously. Consider the Conditional Use Permit and Operating Agreement request by Clear Channel Outdoor; receive comments from the public and project applicants; provide direction to staff as determined appropriate by the City Council; and continue the public hearing to a date certain.

Result of Recommended Action: This continued public hearing will provide the City Council with further opportunity to discuss the two proposals currently seeking approval of two separate digital freeway signs to be located adjacent to Highway 50. In light of the competing request by Sierra Outdoor/CBS Outdoor, staff is requesting direction from the City Council on this item, and to continue the public hearing so that staff may

return with a Council Resolution reflecting the preferred direction. Holding the continued public hearing on this item and Sierra Outdoor/CBS Outdoor item simultaneously will allow staff to address all questions related to the competing applications during the hearing. The application does not fully adhere to the physical development standards included in the Code but, as allowed through an Operating Agreement, the applicant has proposed alternative community benefits for the Council's consideration. The City Council may direct staff to prepare a Resolution to approve this item, deny this item, or otherwise alter this item as desired.

Approval of the project as currently proposed would allow the Applicant to construct a new digital freeway sign at 12137 Folsom Boulevard, immediately adjacent to the Highway 50 corridor. The action would also require the removal of two existing traditional billboards located at 2300 Mine Shaft Lane and 2286 Sunrise Boulevard. Additionally, the Operating Agreement would provide the City with alternative community benefits. Approval of this application would also very likely prevent Council from approving the competing application from Sierra Outdoor/CBS Outdoor, as RCMC Section 23.743.150(C)(3) requires that Council only approve a billboard operating agreement if it achieves community benefits equivalent to those achieved through strict compliance with the development standards in the code (including the requirement that digital billboards be located at least 2,500 feet apart).

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

- 12.3 **Subject:** Sierra Outdoor/CBS Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8490 – Located at 12125 Folsom Boulevard (APN: 069-0160-021-0000). Item continued from November 17, 2014 City Council Meeting.

Recommendation: Conduct the continued public hearing for this item, and Item regarding the Clear Channel Outdoor application, simultaneously. Consider the Conditional Use Permit and Operating Agreement request by Sierra Outdoor/CBS Outdoor; receive comments from the public and project applicants; provide direction to staff as determined appropriate by the City Council; and continue the public hearing to a date certain.

Result of Recommended Action: This continued public hearing will provide the City Council with further opportunity to discuss the two proposals currently seeking approval of two separate digital freeway signs to be located adjacent to Highway 50. In light of the competing request by Sierra Outdoor/CBS Outdoor, staff is requesting direction from the City Council on this item, and to continue the public hearing so that staff may return with a Council Resolution reflecting the preferred direction. Holding the continued public hearing on this item and Clear Channel Outdoor item simultaneously will allow staff to address all questions related to the competing applications during the hearing. The application does not fully adhere to the physical development standards included in the Code but, as allowed through an Operating Agreement, the applicant has proposed alternative community benefits for the Council's consideration. The City Council may direct staff to prepare a Resolution to approve this item, deny this item, or otherwise alter this item as desired.

Approval of the project as currently proposed would allow the Applicant to construct a new digital freeway sign in the parking lot area of Naturwood Home Furnishings at 12125 Folsom Boulevard. The action would also require the removal of two existing traditional billboards located at 11373 Folsom Boulevard and near 9847 Folsom Boulevard. Additionally, the Operating Agreement would provide the City with alternative community benefits. Approval of this application would also very likely

prevent Council from approving the competing application from Clear Channel Outdoor, as RCMC Section 23.743.150(C)(3) requires that Council only approve a billboard operating agreement if it achieves community benefits equivalent to those achieved through strict compliance with the development standards in the code (including the requirement that digital billboards be located at least 2,500 feet apart).

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Resolution to Extend the Finance Agreement for Entertainment Center.

Recommendation: Adopt Resolution No. 144-2014.

Result of Recommended Action: Adoption of Resolution No. 144-2014 will allow the Rancho Cordova Entertainment Center Group LLC to continue to obtain financing to construct and open the Rancho Cordova Entertainment Center located on Kilgore Blvd.

Staff Report: Curt Haven, Director of Economic Development.

Advances Goals: 1, 2, 6.

13.2 **Subject:** Authorization of City Manager to Renegotiate, Renew and Extend Existing Police Services Contract with the Sacramento County Sheriff's Department through December 2017.

Recommendation: That the City Council authorize the City Manager to renegotiate its current contract with the Sacramento County Sheriff's Department through 2017.

Staff Report: Brian S. Nakamura, City Manager.

Advances Goals: 1, 2, 3, 5.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

15. CITY MANAGER'S REPORT

16. ADJOURNMENT

Mayor Skoglund will adjourn the meeting to closed session in the Community Board Room.

17. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

18. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 1).

19. OPEN SESSION - REPORT FROM CLOSED SESSION

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

20. 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 - PROPOSED	
<i>Monday, January 5, 2015</i>	<i>Regular City Council Meeting (5:30 PM) - CANCELLED</i>
<i>Tuesday, January 6 – Wednesday, January 7, 2015</i>	<i>All Day City Council and Staff Learning Retreat</i>
<i>Tuesday, January 20, 2015 (Tuesday due to Holiday)</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Monday, February 2, 2015</i>	<i>City Council Study Session (4:00 PM) and Regular 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, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, December 15, 2014 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, December 11, 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.cityofranchocordova.org.

Signed Thursday, December 11, 2014 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk