



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

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

Monday, August 29, 2016

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

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the David B. Roberts City Council Chambers at 5:25 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

Staff Members Present: Abhar, Lindgren, Cuppy, Busch, Goold, Haven, Flory, Sparkman, Knistedt, Mingay, Juran, Behrends, Stricker

The City Clerk read the meetings recordings and playback schedules.

Council Member McGarvey led the pledge of allegiance.

2. PUBLIC COMMENT

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

- Laura Taylor

Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Rio Del Oro Specific Plan, Tier 2 Approvals.

Recommendation: Staff recommends that the City Council take the following actions to approve the Rio del Oro Specific Plan Tier Two Project:

1. Adopt Resolution No. 106-2016 approving an Addendum to the Certified Rio del Oro Environmental Impact Report/Environmental Impact Statement and finding that no further environmental review is required for the proposed amendments to the Rio Del Oro Project;
2. Introduce and waive first reading of Ordinance No. 9-2016 adopting the Amended Rio del Oro Specific Plan;
3. Adopt Resolution No. 107-2016 Approving the Rio del Oro: Affordable Housing Plan Agreements Public Facilities Financing Plan, Infrastructure Phasing Master Plan, and Large Lot Tentative Subdivision Map with attached Conditions of Approval; and
4. Introduce and waive first reading of Ordinance No. 10-2016 adopting two Amended and Restated Development Agreements for the Rio del Oro Project.

Result of Recommended Action: The actions listed above will nearly complete the second stage of project review (Tier 2 Approvals) for the Rio del Oro Specific Plan ("RDOSP" or "Specific Plan") project. The two ordinances will come back to the City Council for final adoption at its next regular meeting. These approvals complete the City's major planning approvals for a 3,828-acre, 12,189 residential unit mixed use development. The proposed actions would vest the Specific Plan for 25 years and require the project area to develop in a logical and phased sequence, to be environmentally sensitive to natural resources, and to contribute to the financial sustainability of the City.

Staff Report: Aaron M. Busch, Community Development Director.

Advances Goals: 1, 2, 5, 6.

ACTION: Motion to approve item 3.1: Rio Del Oro Specific Plan, Tier 2 Approvals, by Budge second by Terry:

1. Adopt Resolution No. 106-2016 approving an Addendum to the Certified Rio del Oro Environmental Impact Report/Environmental Impact Statement and finding that no further environmental review is required for the proposed amendments to the Rio Del Oro Project;
2. Introduce and waive first reading of Ordinance No. 9-2016 adopting the Amended Rio del Oro Specific Plan;
3. Adopt Resolution No. 107-2016 Approving the Rio del Oro: Affordable Housing Plan Agreements, Public Facilities Financing Plan, Infrastructure Phasing Master Plan, and Large Lot Tentative Subdivision Map with attached Conditions of Approval including the modification requested by CRPD (Cordova Recreation and Park District Memo dated August 29, 2016) regarding the fees; and
4. Introduce and waive first reading of Ordinance No. 10-2016 adopting two Amended and Restated Development Agreements for the Rio del Oro Project.

Amended motion to approve item 3.1: Rio Del Oro Specific Plan, Tier 2 Approvals, to include specific recommendations requested by staff in the supplemental report (Staff Report Supplement, Rio del Oro Project memo dated August 29, 2016) by Budge second by Terry;

Carried by a 5:0 roll call vote.

4. ADJOURNMENT

Mayor Sander adjourned the meeting at 6:56 PM.


Mindy Cuppy, MMC, City Clerk