

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, July 18, 2022

4:00 PM - Special Meeting/Closed Session

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/86241424757?pwd=VU5zcGpueThJaGp0ZnZCNmQwYXhGUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782

Webinar ID: 862 4142 4757

Password: 578969

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org **no later than 3:00 p.m. on Monday July 18, 2022. All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.**

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given

by the City Clerk's office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 Monday, July 18, 2022, before 3:00 p.m.

AMENDED AGENDA

1. SPECIAL MEETING CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. ADJOURN TO CLOSED SESSION

Mayor Terry will adjourn the meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry.

5. CLOSED SESSION

Council will meet in closed session to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: APN 07300100120000 at Grant Line Road and Raymer Way. City negotiators: Albert Stricker, Public Works Director and Adam U. Lindgren, City Attorney. Negotiating parties: Rose Reinheimer GST Exempt Trust, Benedictina Tracy GST Exempt Trust, GST Exempt Trust, Tracy, Peter (Inactive), John James Tracy Living Trust (Inactive). Under negotiation: price and terms.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

7. ADJOURNMENT TO THE REGULAR MEETING

Mayor Terry will adjourn to the regular meeting.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

10. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

11. INVOCATION

Julie Steinbach with the United Methodist Church of Rancho Cordova will give the invocation.

12. PRESENTATIONS

- 12.1. Introduction of New Employees: Meredith Rhodes, Senior Code Enforcement Officer by Brittany Mariscal, Senior Code Enforcement Officer and Building Permit Technician Leilani Nzau, by Elizabeth Sparkman, Community Development Director.

13. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called 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.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda 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.

14. COUNCIL REPORTS

15. CITY MANAGER'S REPORT

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 20, 2022 and the Special City Council Meeting of July 11, 2022.
Recommendation: Adopt the Minutes.
- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-78 with Granite Construction Company in an Amount not to Exceed \$859,815 for the American River Outfall Four Repair Project.
Recommendation: Adopt the Resolution.
- 16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-90 with the County of Sacramento for Transportation Operations and Maintenance Services for Fiscal Years 2022-2027, Enabling the County to Continue Assisting the City in Operating and Maintaining Traffic Signal Infrastructure.
Recommendation: Adopt the Resolution.
- 16.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-69 with Sierra Asphalt, Inc. in an Amount not to Exceed \$157,700 for On-Call Pavement Maintenance Services.
Recommendation: Adopt the Resolution.
- 16.5. **Subject:** A Resolution Approving the Final Map of The Ranch Village 3, Subdivision No. FM-2021-002-06, And Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-49 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.
- 16.6. **Subject:** A Resolution Approving the Final Map of The Ranch Village 4 Unit 2, Subdivision No. FM-2021-002-07, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-105 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.
- 16.7. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount not to Exceed \$5,522,761 with Alta Vista, LLC for the Rio Del Oro Phase I Project.
Recommendation: Adopt the Resolution.
- 16.8. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount up to \$1,937,807 with Lennar Homes of California, LLC for the Grantline 220 Project.
Recommendation: Adopt the Resolution.
- 16.9. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee and Designating a Time and a Place for Hearing Protests in Connection with the Annual Stormwater Utility Fee for the Stone Creek Village Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stone Creek Village project.
- 16.10. **Subject:** A Resolution Approving the Annexation Boundary Map for the Stone Creek Village project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt the Resolution.

- 16.11. **Subject:** A Resolution Approving the Boundary Map for the Stone Creek Village Project Annexation to the Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Adopt the Resolution.
- 16.12. **Subject:** A Resolution Approving the Annexation of the Stone Creek Village project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 16.13. **Subject:** A Resolution Approving the Annexation of the Sundance Development Project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 16.14. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2022-2023 Property Tax Roll Residents.
Recommendation: Adopt the Resolution.
- 16.15. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from July 19, 2022 to August 17, 2022.
Recommendation: Adopt the Resolution.
- 17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**
- 17.1. **Subject:** A Resolution to Approve Shalako Large Lot Tentative Subdivision Map and Phasing Plan Project No. PLND-1121-0021.
Recommendation: Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval and Phasing Plan.
- 17.2. **Subject:** 10961 & 10971 Sun Center Drive Tentative Parcel Map Project No. PLND-0122-0026.
Recommendation: Adopt the Resolution for the Tentative Parcel Map.
- 17.3. **Subject:** Pradera Ranch - Major Design Review & Adjustment - Project No. PLND-0222-0028.
Recommendation: Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan. The project was analyzed as part of the Suncreek Specific Plan (SCSP) Environmental Impact Report (EIR); and Adopt the Resolution for the Pradera Ranch Major Design Review and Adjustment.
- 17.4. **Subject:** Sunridge Villas (Sundance) Design Review & Adjustment Project No. PLND-0322-0029.
Recommendation: Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepared for the Sundance project (RC04-122); and Adopt the Resolution for the Sunridge Villas Major Design Review and Special Development Permit.
- 17.5. **Subject:** An Ordinance Amending various sections of the Folsom Boulevard Specific Plan,

Title 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning of the Rancho Cordova Municipal Code to Address Ambiguities and Provide Clarification.

Recommendation: Introduce and waive the first reading of the Ordinance.

- 17.6. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Sundance Project.

Recommendation: Adopt the Resolution.

18. PUBLIC HEARING ITEMS

- 18.1. **Subject:** Logisticenter at Rancho Cordova Major Design Review Project No. PLND-1021-0015.

Recommendation: There is no formal recommendation at this time. Staff is providing a response to Council's concerns that were raised at the April 18, 2022 City Council meeting and will be looking for any additional direction from Council for this project. The public hearing will be continued to a future council date. At that time, staff may bring back final action documents based upon Council's direction.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing the Execution of a Predevelopment Agreement with Griffn/Swinerton, LLC for the Mills Crossing Civic Center Project.

Recommendation: Adopt the Resolution.

- 19.2. **Subject:** Economic Development Department Program - Community Enhancement & Investment Fund and Workforce Development Update.

Recommendation: Receive the Community Enhancement & Investment Fund and Workforce Development Update from the Economic Development Department.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

21. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Unless the Council adopts a motion to extent the meeting, any item that is not initiated before 11:00 p.m. will be continued to the next day at 5:30 p.m. 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.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

July 26, 2022	5:30 PM Special Meeting/Work Session
August 1, 2022	4:00 PM Special Meeting/Regular Meeting
August 15, 2022	5:30 PM Regular Meeting
August 23, 2022	5:30 PM Special Meeting/Work Session
September 6, 2022	4:00 PM Special Meeting/Regular Meeting
September 19, 2022	5:30 PM Regular Meeting
September 27, 2022	5:30 PM Special Meeting/Work Session
October 3, 2022	4:00 PM Special Meeting/Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. 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.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 18, 2022 Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 14, 2022 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 July 14, 2022 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk