

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, April 17, 2023

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

DoubleTree Hotel - Lobby

St. Louis Forest Park

4550 Forest Park Ave

St. Louis, MO 63108

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/86200639861?pwd=c1EydkN2N00zb1VHUmk4WFZGejZEUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782, or +1 312 626 6799

Webinar ID: 862 0063 9861

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 written comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Monday, April 17, 2023. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

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 before Monday, April 17, 2023, at 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

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 Budge will adjourn the meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

5. CLOSED SESSION

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

- 5.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (Four cases, one relating to "Notice and Alleged Default Under Development Agreement and 60-Day Period to Cure; Logisticenter Project" at Corner of N. Mather Blvd. and Bear Hollow Drive from Arthur Coon, January 25, 2023; a second relating to a "Notice of City of Rancho Cordova's Breach of and Default Under Development Agreement and 60-Day Period to Cure; Stone Creek Industrial Center" at Corner of Zinfandel Blvd. and Baroque Drive from Arthur Coon, March 13, 2023; a third relating to an oral threat of litigation from representatives of Elliott Homes relating to its Stone Creek properties APN 072-2360-028, APN 072-2360-029, APN 072-2360-030, APN 072-2860-024, APN 072-2860-015, APN 072-2860-016, APN 072-2860-017, APN 072-2860-018 and an April 12, 2023 "Request to Process Application and 60-Day Notice of Default"; and a fourth relating to the written threat by Gloria Smith on behalf of Stone Creek Residents for

Smart Growth, March 30, 2023.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

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

7. ADJOURN TO REGULAR MEETING

Mayor Budge will adjourn closed session to the Regular meeting.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

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

Mark Shelter with River City Christian will give the invocation.

12. PRESENTATIONS

- 12.1. New Employee Introductions: Lydia Thung, Economic Development Analyst II by Amanda Norton, Economic Development Manager.

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 Special Meeting of March 30, 2023, the Special and Regular City Council Meeting of April 3, 2023.
Recommendation: Adopt the Minutes.
- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 58-2019-2 with Coastline Water Resources, Inc. to Extend the Contract Term from June 30, 2023, to June 30, 2024, which Results in an Increase to the Contract Amount from \$1,835,000 to an Amount not to Exceed \$2,335,000 for Citywide Storm Drain Maintenance Services.
Recommendation: Adopt the Resolution.
- 16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Space Rent Stabilization Memorandums of Understanding with the Eight Mobile Home Parks within the City of Rancho Cordova.
Recommendation: Adopt the Resolution.
- 16.4. **Subject:** A Resolution Approving the Final Map of Grantline 220 Unit 5, Subdivision No. FM-2021-004-05, and Authorizing the City Manager to Execute Subdivision Improvement Agreement Contract No. 2023-39 with Lennar Homes of California, LLC, and Finding the Action Exempt Under CEQA Guideline 15268(b)(3).
Recommendation: Adopt the Resolution.
- 16.5. **Subject:** A Resolution Approving the Final Map of Grantline 220 Unit 6, Subdivision No. FM-2021-004-06, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2023-40 with Lennar Homes of California, LLC and Finding the Action Exempt Under CEQA Guideline 15268(b)(3).
Recommendation: Adopt the Resolution.
- 16.6. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the North Point Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the North Point project.
- 16.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 2022-207-1 with Bio-One to Increase the Contract Amount from \$100,000.00 to an Amount not to Exceed \$225,000.00 for Biohazard and Non-Biohazard Clean-up Throughout the City.
Recommendation: Adopt the Resolution.
- 17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**
- 17.1. **Subject:** A Resolution Vacating a No Ingress or Egress Rights Line Pursuant to the Provisions of Chapter 3, Part 3 of Public Streets, Highways, and Service Easements Vacation Law Commencing at Section 8320 of the California Streets and Highways Code (3115 Gold Valley Drive).
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 Staff recommendation at this time. On April 3, 2023 City Council made a motion and directed Staff to bring back the Logisticenter project for

reconsideration of their March 6, 2023 motion directing staff to prepare a Resolution with findings for denial. Staff will be seeking additional direction from Council regarding the reconsideration, including a decision on the requested motion to reconsider. If the motion to reconsider is approved by the City Council, additional direction on the Project could be made, including possible direction to Staff prepare a Resolution with findings of approval for consideration at the May 15, 2023 Council meeting. Staff also requests direction on a March 20, 2023 demand to cure or correct under government Code 54960.1. Staff requests that the Council receive additional testimony, potentially close the public hearing, ask any questions, deliberate, and provide staff sufficiently detailed direction to prepare documents for final action at the May 15, 2023 Council Meeting based upon Council's direction.

- 18.2. **Subject:** Stonecreek Industrial Center Major Design Review Amendment; Project No. PLND-1121-0020.

Recommendation: There is no staff recommendation at this time. Staff will be seeking additional direction from Council for this project. Staff requests that the Council receive testimony, continue the public hearing to May 15, 2023, potentially appoint an ad hoc City Council subcommittee (two members), ask any questions, deliberate, and provide staff sufficiently detailed direction to return with final hearing documents and plan revisions at the May 15, 2023 City Council meeting.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a Purchase and Sale Agreement by and Between the City of Rancho Cordova and Elliott Homes for the Purchase of Properties within the Stone Creek Specific Plan Area (Assessor's parcel numbers 072-2360-028, 029 and 030, and 072-2860-024, 015, 016, 017 and 018), Pursuant to CEQA Guideline 15061(b)(3).

Recommendation: Adopt the Resolution.

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 extend 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

May 1, 2023	4:00 PM Special Meeting/Regular Meeting
May 15, 2023	5:30 PM Regular Meeting
May 23, 2023	5:30 PM Special Meeting/Work Session
June 5, 2023	4:00 PM Special Meeting/Regular Meeting
June 19, 2023	5:30 PM Regular Meeting
June 27, 2023	5:30 PM Special Meeting/Work Session
July 3, 2023	4:00 PM Special Meeting/Regular Meeting
July 25, 2023	5:30 PM Special Meeting/Work Session

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 April 17, 2023 Regular Meeting of the Rancho Cordova City Council was posted and available for review on April 14, 2023 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 April 14, 2023 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk