

## CITY OF RANCHO CORDOVA



### PLANNING COMMISSION MEETING

Wednesday, November 12, 2025

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

#### How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/87563639433>  
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782  
Webinar ID: 875 6363 9433

#### Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to [PlanningClerk@cityofranhocordova.org](mailto:PlanningClerk@cityofranhocordova.org) no later than 3:00 p.m. on Wednesday, November 12, 2025. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

## AGENDA

### 1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Mauldin, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

**2. PLEDGE OF ALLEGIANCE**

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

**3. PRESENTATIONS**

- 3.1. **Subject:** Planning Commissioner Surender Devarapalli's Birthday on November 6, 2025.
- 3.2. **Subject:** Introduction of New Employees: Bryan Pineda, Planning Technician I by Arlene Granadosin-Jones, Planning Manager.

**4. PUBLIC COMMENT**

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair 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 Planning Commission 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.

**5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of September 10, 2025.  
**Recommendation:** Adopt the minutes.
- 5.2. **Subject:** 2026 Rancho Cordova Planning Commission Meeting Schedule.  
**Recommendation:** Adopt the Resolution.

**6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

- 6.1. **Subject:** Second Amendment to the Development Agreement between the City of Rancho Cordova and Grantline & Chrysanthy Investors, LLC relative to the Suncreek project (CEQA Exempt Pursuant to Section 15061(b)(3)).  
**Recommendation:** Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance for the Second Amendment of the Development Agreement with Grantline & Chrysanthy Investors, LLC.

**7. PUBLIC HEARING ITEMS**

None.

**8. REGULAR CALENDAR ITEMS**

- 8.1. **Subject:** Selection of 2026 Chair and Vice Chair.  
**Recommendation:** Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the

Vice Chair for the 2026 calendar year.

- 8.2. **Subject:** Code of Conduct for the Council, Boards, and Commissions Training.  
**Recommendation:** No formal action will be taken. Staff will present information related to the Code of Conduct for Council, Boards, and Commissions and will address any questions that may arise.

**9. COMMISSION COMMENTS/IDEAS/QUESTIONS**

**10. DIRECTOR'S REPORT**

**11. ADJOURNMENT**

**ADDITIONAL INFORMATION**

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at [www.cityofranhocordova.org](http://www.cityofranhocordova.org) on Fridays prior to the Regular Planning Commission Meeting.

**UPCOMING MEETINGS**

December 10, 2025	5:30 PM Regular Meeting
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If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

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 Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 12, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on November 7, 2025 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](http://www.cityofranhocordova.org).

Signed November 7, 2025 at Rancho Cordova, California.



Kelly Whitman  
Planning Commission Clerk

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## MEMORANDUM



### ITEM 5.1.

**DATE:** November 12, 2025  
**TO:** Planning Commission Members  
**FROM:** Kelly Whitman, Planning Commission Clerk  
**SUBJECT:** **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2025**

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### RECOMMENDATION

Adopt the minutes.

### ATTACHMENT(S)

1. September 10, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING**

**Wednesday, September 10, 2025**

**5:30 PM – Regular Meeting**

**David B. Roberts Council Chambers**

**City Hall**

**2729 Prospect Park Drive, Rancho Cordova**

**DRAFT MINUTES**

**1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:26 P.M.

Planning Commission Members Present: Dave Huhn, Tegan Mauldin (Arrived at 5:27 P.M.), Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Nick Sosa, and Kelly Whitman

**2. PLEDGE OF ALLEGIANCE**

Chair Frechette led the pledge.

**3. PUBLIC COMMENT**

Chair Frechette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Lisa Cooley

Chair Frechette closed the public comment period.

**4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

## ITEM 5.1.

## ATTACHMENT 1

Rancho Cordova Planning Commission - DRAFT MINUTES  
Meeting of Wednesday, September 10, 2025

**ACTION:** Motion to approve item 4.1 by Stauss second by Rehman;  
Motion passed with a 6:0 vote.  
**AYES:** Huhn, Mauldin, Rehman, Stauss, Stevenson, Frechette  
**NOES:** None  
**ABSENT:** Devarapalli  
**ABSTAIN:** None

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 27, 2025.

**Recommendation:** Adopt the minutes.

### 5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

### 6. PUBLIC HEARING ITEMS

6.1. **Subject:** Royal Wave Car Wash - Appeal of Director Determination (CEQA Exempt Pursuant to Section 15061(b)(3)) - Project No. APPL-0725-0001 - Located at 3591 & 3501 Bradshaw Road.

**Recommendation:** Staff recommends that the Planning Commission:

Deny the appeal and uphold the Director Determination on the applicability of Section 23.170.040 of the Rancho Cordova Municipal Code on the proposed Royal Wave Car Wash project.

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

**ACTION:** Motion to continue item 6.1. to a date uncertain by Huhn second by Mauldin;  
Motion passed with a 6:0 vote.  
**AYES:** Huhn, Mauldin, Rehman, Stauss, Stevenson, Frechette  
**NOES:** None  
**ABSENT:** Devarapalli  
**ABSTAIN:** None

### 7. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas, and questions since the last meeting.

### 8. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

### 9. ADJOURNMENT

Chair Frechette adjourned the meeting at 5:35 P.M.

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Kelly Whitman  
Planning Commission Clerk

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# MEMORANDUM



## ITEM 5.2.

**DATE:** November 12, 2025  
**TO:** Planning Commission Members  
**FROM:** Arlene Granadosin-Jones, Planning Manager  
**SUBJECT:** **2026 RANCHO CORDOVA PLANNING COMMISSION MEETING SCHEDULE**

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### **RECOMMENDATION**

Adopt the Resolution.

### **RESULT OF RECOMMENDED ACTION**

Confirm the 2026 Rancho Cordova Planning Commission meeting schedule.

### **BACKGROUND**

To ensure maximum attendance of commission members and the community in the planning process, a meeting schedule is set well in advance. As part of its annual planning for the upcoming year, the Planning Commission reviews next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed Planning Commission Meeting dates for 2026.

### **FISCAL IMPACT AND FUNDING SOURCE**

There is no fiscal impact.

### **ATTACHMENT(S)**

1. Resolution
2. Proposed 2026 Rancho Cordova Planning Commission Schedule

**CITY OF RANCHO CORDOVA**

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, SETTING THE 2026 PLANNING COMMISSION MEETING SCHEDULE**

**WHEREAS**, Government Code Section 54954 provides that the legislative body of a local agency may establish the time and place for regular meetings by Resolution; and

**WHEREAS**, at the May 2, 2022 Special Meeting the Planning Commission set the time and place for Regular meetings as 5:30 PM on the second and fourth Wednesday of the month with the meeting on the fourth Wednesday of the month only being held on an as needed basis, provided that if a regular meeting date is an official holiday, the meeting will be held on the following day; and

**WHEREAS**, in order to ensure maximum attendance of Commission Members and the community in the planning process the City is setting its Planning Commission meeting schedule for the calendar year 2026.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** sets its 2026 Planning Commission meeting schedule as set forth in the attached Exhibit A.

**PASSED AND ADOPTED** by the Planning Commission of the City of Rancho Cordova on the 12<sup>th</sup> day of November 2025 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Lee Frechette, Chair

**ATTEST:**

\_\_\_\_\_  
Kelly Whitman,  
Planning Commission Clerk

**Proposed 2026 Rancho Cordova Planning Commission Meeting Schedule**

<b>JANUARY 2026</b>	
Wednesday, January 14	5:30 PM Regular Meeting
Wednesday, January 28	5:30 PM Regular Meeting (if needed)
<b>FEBRUARY 2026</b>	
Wednesday, February 11	5:30 PM Regular Meeting
Wednesday, February 25	5:30 PM Regular Meeting (if needed)
<b>MARCH 2026</b>	
Wednesday, March 11	5:30 PM Regular Meeting
Wednesday, March 25	5:30 PM Regular Meeting (if needed)
<b>APRIL 2026</b>	
Wednesday, April 8	5:30 PM Regular Meeting
Wednesday, April 22	5:30 PM Regular Meeting (if needed)
<b>MAY 2026</b>	
Wednesday, May 13	5:30 PM Regular Meeting
Wednesday, May 27	5:30 PM Regular Meeting (if needed)
<b>JUNE 2026</b>	
Wednesday, June 10	5:30 PM Regular Meeting
Wednesday, June 24	5:30 PM Regular Meeting (if needed)
<b>JULY 2026</b>	
Wednesday, July 8	5:30 PM Regular Meeting
Wednesday, July 22	5:30 PM Regular Meeting (if needed)
<b>AUGUST 2026</b>	
Wednesday, August 12	5:30 PM Regular Meeting
Wednesday, August 26	5:30 PM Regular Meeting (if needed)

<b>SEPTEMBER 2026</b>	
Wednesday, September 9	5:30 PM Regular Meeting
Wednesday, September 23	5:30 PM Regular Meeting (if needed)
<b>OCTOBER 2026</b>	
Wednesday, October 14	5:30 PM Regular Meeting
Wednesday, October 28	5:30 PM Regular Meeting (if needed)
<b>NOVEMBER 2026</b>	
Thursday, November 12	5:30 PM Regular Meeting (Thursday due to Holiday)
<b>Wednesday, November 25</b>	<b>CANCEL REGULAR MEETING</b>
<b>DECEMBER 2026</b>	
Wednesday, December 9	5:30 PM Regular Meeting
<b>Wednesday, December 23</b>	<b>CANCEL REGULAR MEETING</b>

# MEMORANDUM



## ITEM 6.1.

**DATE:** November 12, 2025  
**TO:** Planning Commission Members  
**FROM:** Rachel Trinh, Development Senior Analyst  
**SUBJECT:** **SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND GRANTLINE & CHRYSANTHY INVESTORS, LLC RELATIVE TO THE SUNCREEK PROJECT (CEQA EXEMPT PURSUANT TO SECTION 15061(B)(3)).**

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance for the Second Amendment of the Development Agreement with Grantline & Chrysanthy Investors, LLC.

### RESULT OF RECOMMENDED ACTION

Following the Planning Commission's adoption of the resolution recommending approval of the Second Amendment of the Development Agreement with Grantline & Chrysanthy Investors, LLC, the item will be scheduled for a public hearing at the next available regular City Council meeting.

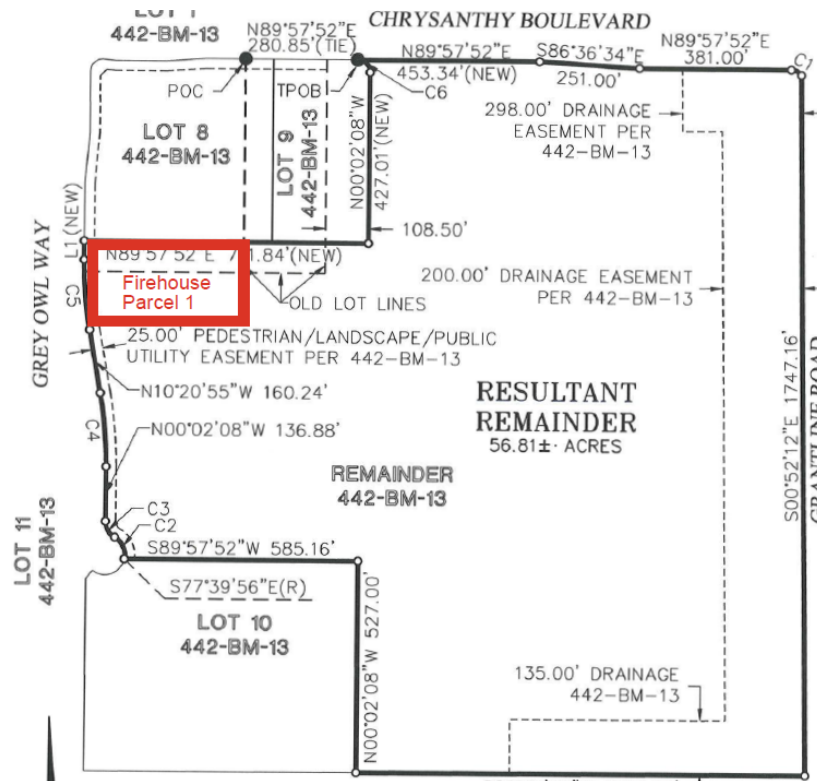
### BACKGROUND

In December 2013, the City approved the Suncreek Specific Plan and the Development Agreements for each of the six ownerships, including the Grantline 220 project, in the Suncreek Specific Plan area. On December 2, 2013, the City and Grantline & Chrysanthy 220 Investors, LLC (Landowner), entered into a Development Agreement (DA) for the Suncreek Project (Grantline 220). In June 2021, the City approved a Large Lot and Small Lot Tentative Subdivision Map for Grantline 220, consisting of 605 residential lots, 3 high density lots, 2 neighborhood parks, a school site, water quality basin and landscaping, and a remainder parcel. In August 2021, Landowner assigned all right, title, burdens and obligations of DA to Lennar Homes of California LLC. On June 6, 2022, the City adopted the First Amendment to the DA which amended certain sections of the DA regarding to the obligations with respect to the implementation of the Land Equalization Fee and to simplify the land equalization by eliminating the public land uses other than Quimby parks and implementing a Quimby Park In-Lieu Fee Program by Cordova Recreation and Park District. In September 2024, Lennar Homes of California reconveyed and assigned all right, title, interest, burdens, and obligations of the DA to Landowner for Lots 8, 9, 10 and the remainder of Grantline 220.

On September 29, 2025, Landowner granted a portion of the remainder of Grantline 220 (**Figure 1**) to the Sacramento Metropolitan Fire District for future fire station (Firehouse Parcel 1).

Landowner and Sacramento Metropolitan Fire District requested to remove the Firehouse Parcel 1 parcel from the burdens and obligations of the DA and the First Amendment.

**Figure 1: Firehouse Parcel 1 Location**



**PROJECT ANALYSIS**

The proposed Second Amendment (Attachment 3) to the DA would remove the Firehouse Parcel 1 parcel from the burdens and obligations of the DA and the First Amendment. Due to being zoned general commercial, the Firehouse Parcel 1 parcel is exempt from the Park and Neighborhood Green and Affordable Housing Plan obligations. Other specific plan fee or citywide impact fee obligations, required by the DA and the First Amendment, are covered in the Specific Plan Nexus Study or City Municipal Code, Title 16. The Firehouse Parcel 1 parcel has also been annexed into various maintenance districts, required by the DA, as part of the overall annexation process of Grantline 220.

**ENVIRONMENTAL ANALYSIS**

The proposed project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report (EIR) (SCH#2006072067) in compliance with the California Environmental Quality Act (CEQA). Approval of this Second Amendment is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3) which states that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed Second Amendment is exempt from CEQA because the only change is to remove the Firehouse Parcel 1 from burdens and obligations of the Development Agreement and it can therefore be seen with a certainty that there will be no significant effect on the environment.

**FISCAL IMPACT AND FUNDING SOURCE**

The proposed Second Amendment removing the Firehouse Parcel 1 parcel from the burdens and obligations of the DA would not have any fiscal impact due to the parcel being exempt from the certain fees required by the DA. The Firehouse Parcel 1 parcel is still required to pay Specific Plan and applicable citywide fees, per City Municipal Code, Title 16.

**ATTACHMENT(S)**

- 1. Resolution
- 2. Draft Ordinance
- 3. Second Amendment to the Development Agreement

## CITY OF RANCHO CORDOVA

## PLANNING COMMISSION RESOLUTION NO. \_\_\_\_-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,  
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FIND THE  
PROJECT EXEMPT FROM CEQA AND ADOPT AN ORDINANCE  
APPROVING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH  
GRANTLINE CHRYSANTHY INVESTORS, LLC FOR THE SUNCREEK PROJECT**

**WHEREAS**, in order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties; and

**WHEREAS**, in 2013 the City of Rancho Cordova ("City") adopted the Suncreek Specific Plan Project ("Specific Plan") and related approvals. The Specific Plan is a plan for a mixed-use development with a combination of employment-generating uses, retail and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,265-acre site in the city. The Specific Plan includes approximately 4,893 residential units at various densities on approximately 589 acres; approximately 80 acres of commercial use; approximately 12 acres of public/quasi-public uses; elementary schools and a combined middle/high school on approximately 111 acres; approximately 74 acres of parks and greens; approximately 387 acres of wetland preserve, stormwater detention basins and buffers; and major and minor roads with landscaping. In addition, the Project includes various on- and off-site infrastructure improvements; and

**WHEREAS**, on November 18, 2013, the City Council, pursuant to Resolution No. 127-2013, certified the EIR, adopted mitigation findings pursuant to CEQA guidelines Section 15091, adopted a statement of overriding considerations, and adopted a mitigation monitoring plan for the Specific Plan; and

**WHEREAS**, on December 2, 2013, the City and Grantline & Chrysanthy Investors, LLC ("Landowner") entered into a Development Agreement for the Suncreek Project ("Grantline 220"), consisting of 605 residential lots, 3 high density lots, 2 neighborhood parks, a school site, water quality basin and landscaping, and a remainder parcel (Ordinance Number 42-2013). The Grantline 220 project is located at the southwest corner of Grant Line Road and Chrysanthy Boulevard (hereinafter known as the "Property"); and

**WHEREAS**, on August 17, 2021, Landowner entered into an Assignment and Assumption Agreement ("Assignment") with Lennar Homes of California, LLC relative to the Development Agreement. By the Assignment, Lennar Homes of California assumed all of Landowner's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Property; and

**WHEREAS**, on June 6, 2022, the City Council, adopted Ordinance No. 11-2022, which was recorded in the Official Records of Sacramento County as Book 20220920 Page 0519. The Ordinance amended certain sections of the Development Agreement ("First Amendment") to revise the obligations with respect to the implementation and payment of the Land Equalization Fee and to simplify the land equalization by eliminating the public land uses other than Quimby

**ITEM 6.1.**

**ATTACHMENT 1**

parks and implementing a Quimby Park In-Lieu Fee Program by Cordova Recreation and Park District; and

**WHEREAS**, Lennar Homes of California reconveyed a portion of the Property (“Lots 8, 9, 10 and the remainder”) back to Landowner by grant deed recorded December 5, 2022 as Document No. 202212050362 and re-recorded February 23, 2023 as Document No. 202302230812, and by a grant deed recorded April 3, 2023 as Document No. 202304030436. An Assignment for Lots, 8, 9, 10, and the remainder of the Property, recorded as Document No. 202409120710, assigned Landowner all right, title, interest, burdens, and obligations under the Development Agreement with respect to and as related to Lots 8, 9, 10, and the remainder; and

**WHEREAS**, on September 29, 2025, Landowner granted a portion of the remainder parcel of the Property (“Firehouse Parcel 1”) to Sacramento Metropolitan Fire District for future fire station, by grant deed recorded September 29, 2025, as Document No.202509290679; and

**WHEREAS**, pursuant to Government Code section 65868, the City and Landowner desire to revise the Development Agreement and the First Amendment to remove the Firehouse Parcel 1 from the burdens and obligations of the Development Agreement and the First Amendment.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA** that the Planning Commission finds that project has been analyzed in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.) based upon the following finding:

1. The project is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed action is exempt from CEQA because the only change is to remove the Firehouse Parcel 1 from the burdens and obligations of the Development Agreement and the First Amendment, and it can therefore be seen with a certainty that there will be no significant effect on the environment.

**AND IT BE FURTHER RESOLVED**, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt an Ordinance approving the Second Amendment to the Grantline Chrysanthy Investors, LLC Development Agreement based upon the following findings and evidence:

1. The Second Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City’s General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only change made to the Development Agreement is to remove the Firehouse Parcel from the burdens and obligations.
2. Because the Second Amendment is only removing the burdens and obligations of the Development Agreement for the Firehouse Parcel 1, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.
3. The Second Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Second Amendment

**ITEM 6.1.**

**ATTACHMENT 1**

will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.

- 4. The Second Amendment will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.
- 5. The Second Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.
- 6. The Second Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

**PASSED AND ADOPTED** by the Planning Commission of the City of Rancho Cordova on the 12th day of November 2025 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Lee Frechette, Chair

**ATTEST:**

\_\_\_\_\_  
Kelly Whitman,  
Planning Commission Clerk

## CITY OF RANCHO CORDOVA

ORDINANCE NO. \_\_\_\_-2025

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA  
ADOPTING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE  
SUNCREEK PROJECT****THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ORDAINS AS FOLLOWS:****SECTION 1. Recitals.**

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties.

B. In 2013 the City of Rancho Cordova ("City") adopted the Suncreek Specific Plan Project ("Specific Plan") and related approvals. The Specific Plan is a plan for a mixed-use development with a combination of employment-generating uses, retail and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,265-acre site in the city. The Specific Plan includes approximately 4,893 residential units at various densities on approximately 589 acres; approximately 80 acres of commercial use; approximately 12 acres of public/quasi-public uses; elementary schools and a combined middle/high school on approximately 111 acres; approximately 74 acres of parks and greens; approximately 387 acres of wetland preserve, stormwater detention basins and buffers; and major and minor roads with landscaping. In addition, the Project includes various on- and off-site infrastructure improvements; and

C. On November 18, 2013, the City Council, pursuant to Resolution No. 127-2013, certified the EIR, adopted mitigation findings pursuant to CEQA guidelines Section 15091, adopted a statement of overriding considerations, and adopted a mitigation monitoring plan for the Specific Plan.

D. On December 2, 2013, the City and Grantline & Chrysanthy 220 Investors, LLC, entered ("Landowner") into a Development Agreement for the Suncreek Project ("Project"), consisting of 605 residential lots, 3 high density lots, 2 neighborhood parks, a school site, water quality basin and landscaping, and a remainder parcel (Ordinance Number 42-2013). The Project is located on the west side of Grant Line Road, approximately 1 mile south of Douglas Road (the "Property").

E. On August 17, 2021, Landowner entered into an Assignment and Assumption Agreement ("Assignment") with Lennar Homes of California, LLC relative to the Development Agreement. By the Assignment, Lennar Homes of California assumed all of Landowner's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Property.

## ITEM 6.1.

## ATTACHMENT 2

F. On June 6, 2022, the City Council, adopted Ordinance No. 11-2022, which was recorded in the Official Records of Sacramento County as Book 20220920 Page 0519. The Ordinance amended certain sections of the Development Agreement (“First Amendment”) to revise Lennar’s obligations with respect to the implementation and payment of the Land Equalization Fee and to simplify the land equalization by eliminating the public land uses other than Quimby parks and implementing a Quimby Park In-Lieu Fee Program by Cordova Recreation and Park District.

G. Lennar Homes of California reconveyed a portion of the Property (“Lots 8, 9, 10 and the remainder”) back to Landowner by grant deed recorded December 5, 2022 as Document No. 202212050362 and re-recorded February 23, 2023 as Document No. 202302230812, and by a grant deed recorded April 3, 2023 as Document No. 202304030436. An Assignment for Lots, 8, 9, 10, and the remainder of the Property, recorded as Document No. 202409120710, assigned Landowner all right, title, interest, burdens, and obligations under the Development Agreement with respect to and as related to Lots 8, 9, 10, and the remainder.

H. On September 29, 2025, Landowner granted a portion of the remainder parcel of the Property (“Firehouse Parcel 1”) to Sacramento Metropolitan Fire District for future fire station, by grant deed recorded September 29, 2025, as Document No.202509290679.

I. Pursuant to Government Code section 65868, the City and Landowner desire to revise the Development Agreement and the First Amendment to remove the Firehouse Parcel 1 from the burdens and obligations of the Development Agreement and the First Amendment.

J. On \_\_\_, 2025, the City Council, as the legislative body for the purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

### **SECTION 2. Findings.**

Therefore, on the basis of: (a) the foregoing recitals, which are incorporated herein; (b) the Suncreek Specific Plan; (c) the City of Rancho Cordova’s General Plan; (d) the Environmental Impact Report for the Suncreek Specific Plan, and (e) on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Second Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City’s General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only change made to the Development Agreement and the First Amendment is to remove the Firehouse Parcel 1 from burdens and obligations of the Development Agreement and the First Amendment. All other previously approved terms and conditions remain the same for the remaining portion of the Property.

B. Because the Second Amendment allows for only the release of burdens and obligation of a portion of the remainder parcel of the Property, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.

C. The Second Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Second Amendment will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.

D. The Second Amendment will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.

E. The Second Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.

F. The Second Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

**SECTION 3. Approval of Second Amendment to Development Agreement.**

The City Council hereby approves the Second Amendment to the Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City manager to sign the amended Development Agreement after the effective date of this Ordinance.

**SECTION 4. CEQA.** Approval of this Ordinance Amendment is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3) which states that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed Ordinance is exempt from CEQA because the only change is to remove the Firehouse Parcel 1 from burdens and obligations of the Development Agreement and it can therefore be seen with a certainty that there will be no significant effect on the environment.

**SECTION 5. Recordation.** Within ten (10) days after the Second Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

**SECTION 6. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

**SECTION 7. Effective Date.** Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect 30 days after its adoption and, pursuant to Government Code section 66017(a), the fees established hereby shall be effective 60 days after the adoption of this Ordinance.

**ITEM 6.1.**

**ATTACHMENT 2**

**PASSED AND ADOPTED**, by the City Council of the City of Rancho Cordova this  
\_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Siri Pulipati, Mayor

**ATTEST:**

\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk  
5641694.1

DRAFT

**ITEM 6.1.**

**Exhibit A to the Draft Ordinance**

OFFICIAL BUSINESS  
Document entitled to free recording  
Government Code Section 6103

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
Attn: City Clerk

---

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**SECOND AMENDMENT OF  
DEVELOPMENT AGREEMENT BY AND BETWEEN  
THE CITY OF RANCHO CORDOVA AND GRANTLINE  
& CHRYSANTHY 220 INVESTORS, LLC  
RELATIVE TO THE SUNCREEK PROJECT**

**SECOND AMENDMENT TO  
DEVELOPMENT AGREEMENT  
RELATIVE TO THE SUNCREEK  
PROJECT BY AND BETWEEN  
THE CITY OF RANCHO CORDOVA  
AND GRANTLINE &  
CHRYSANTHY 220 INVESTORS,  
LLC**

This Second Amendment of the Development Agreement (“Second Amendment”) is entered into as of this \_\_\_\_ day of \_\_\_\_ 2025, by and between the CITY OF RANCHO CORDOVA, a municipal corporation (“City”), and Grantline & Chrysanthy 220 Investors, LLC, a California limited liability company (“Landowner”) pursuant to Government Code section 65864 et. seq., relating to Development Agreements. City and Landowner are hereinafter collectively referred to as the “Parties,” and singularly as “Party.”

**RECITALS**

A. City and Landowner entered into a Development Agreement (the “Development Agreement”) dated December 2, 2013 and recorded on January 21, 2014, in the Official Records of Sacramento County as Book 20140121 Page 1146 establishing certain development rights for real property located in the City of Rancho Cordova, California, as more particularly described in Exhibit A-1 and Exhibit A-2 of the Development Agreement (the “Property”).

B. On August 17, 2021, Landowner entered into an Assignment and Assumption Agreement (“Assignment”) with Lennar Homes of California, LLC relative to the Development Agreement. By the Assignment, Lennar Homes of California assumed all of Landowner’s right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Property.

C. The Development Agreement was subsequently amended by the City and Lennar Homes of California on June 6, 2022 by an instrument entitled “First Amendment of Development Agreement By and Between the City of Rancho Cordova and Lennar Homes of California, LLC, a California limited liability company Relative to The Suncreek Project” and was recorded on September 20, 2022 in the Official Records of Sacramento County as Book 20220920 Page 0519 (the “First Amendment”) which amended certain sections of the Development Agreement including certain, neighborhood greens and park development and dedication obligations among other material terms.

D. Lennar Homes of California reconveyed a portion of the Property (“Lots 8, 9, 10 and the remainder”) back to Landowner by grant deed recorded December 5, 2022 as Document No. 202212050362 and re-recorded February 23, 2023 as Document No. 202302230812, and by a grant deed recorded April 3, 2023 as Document No. 202304030436. An Assignment and Assumption for Lots, 8, 9, 10, and the remainder of the Property, recorded as Document No. 202409120710, assigned Landowner all right, title, interest, burdens, and obligations under the Development Agreement with respect to and as related to Lots 8, 9, 10, and the remainder.

E. On September 29, 2025 Landowner deeded a portion of the remainder (“Firehouse Parcel 1”), as described in Exhibits “B” and “B-1”, to Sacramento Metropolitan Fire District for future fire station, by grant deed recorded September 29, 2025, as Document No.202509290679.

## ITEM 6.1.

## Exhibit A to the Draft Ordinance

F. Pursuant to Government Code section 65868, City and Landowner desire to revise the Development Agreement and its First Amendment and intend for this Second Amendment to remove the Firehouse Parcel 1 from the burdens and obligations of the Development Agreement and the First Amendment.

G. This Second Amendment affects only the Firehouse Parcel 1 of the remainder parcel of the Property, as more precisely defined in Exhibit "A" of the grant deed, Document No 202509290679. This Second Amendment is authorized by Section 11.4 of the Development Agreement and shall run with the Property.

H. On \_\_\_\_\_, 2025, the City Council held a public hearing and introduced City Council Ordinance No. \_\_\_\_\_ approving this Second Amendment. City adopted City Council Ordinance \_\_\_\_\_ on \_\_\_\_\_, 2025. On \_\_\_\_\_, 2025, by Ordinance No. \_\_\_\_\_, the City Council found the adoption of this Second Amendment exempt from CEQA under Public Resources Code Section 21166 as the impacts of the Project have already been analyzed, and no substantial changes result from this Second Amendment.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Second Amendment of the Development Agreement.** Firehouse Parcel 1, as described in Exhibits "B" and "B-1", is exempt from the burdens and obligations of the Development Agreement and its First Amendment.

2. **Consistency with General Plan.** The City Council has found and determined that this Second Amendment is consistent with the General Plan and the Suncreek Specific Plan.

3. **Amendment Applicable to Property.** This Second Amendment applies to development of the Property and does not affect or apply in any manner with respect to the development of any other property within the Suncreek Specific Plan Area.

4. **Amendment.** This Second Amendment amends, but does not replace or supersede, the Development Agreement or the First Amendment except as specified herein. As amended hereby with respect to the Property, the Development Agreement and First Amendment to the Development Agreement remain in full force and effect.

5. **Incorporation of Recitals.** The Preamble, Recitals, and all exhibits attached hereto are incorporated into this Second Amendment as if set forth herein in full.

6. **Effective Date and Term of Second Amendment.** The Effective Date of this Second Amendment is \_\_\_\_\_, 2025 which is the effective date of City Ordinance No. \_\_\_\_\_-2025, adopting this Second Amendment.

**City Manager Authorization.** City, a municipal corporation, has authorized this Second Amendment to be executed in two (2) duplicate originals, each of which is deemed to be an original, by its City Manager and attested to by its City Clerk under the authority of Ordinance No. \_\_\_\_\_-2025 adopted by the City Council on the \_\_\_\_th day of \_\_\_\_\_, 2025, and has caused this Second Amendment to be executed.

**ITEM 6.1.**

“CITY”

CITY OF RANCHO CORDOVA,  
a municipal corporation

By: \_\_\_\_\_

Name: Micah Runner

Its: City Manager

Date: \_\_\_\_\_

“LANDOWNER”

Grantline & Chrysanthy 220 Investors, LLC, a  
California limited liability company

By: AKT Investments, Inc., Its: Manager

By: \_\_\_\_\_  
Ron Bertolina, Vice President

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

## EXHIBIT A-1

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, described as follows:

The Southerly 110 rods of Section 15, Township 8 North, Range 7 East, Mount Diablo Base and Meridian.

Excepting Therefrom the Easterly 40 feet.

Further Excepting Therefrom all oil, gas and other hydrocarbon substances, inert gases, minerals and metals, lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including but not limited to the rights to explore for, develop, and remove such oil, gas, and other hydrocarbon substances, inert gases, minerals, and metals, without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the surface of such land and real property for any purpose whatsoever, as conveyed in Grant Deed recorded March 31, 1987, in Book 870331, Page 1126, Official Records.

Apn: 067-0040-010

Exhibit A-2  
Map of Property

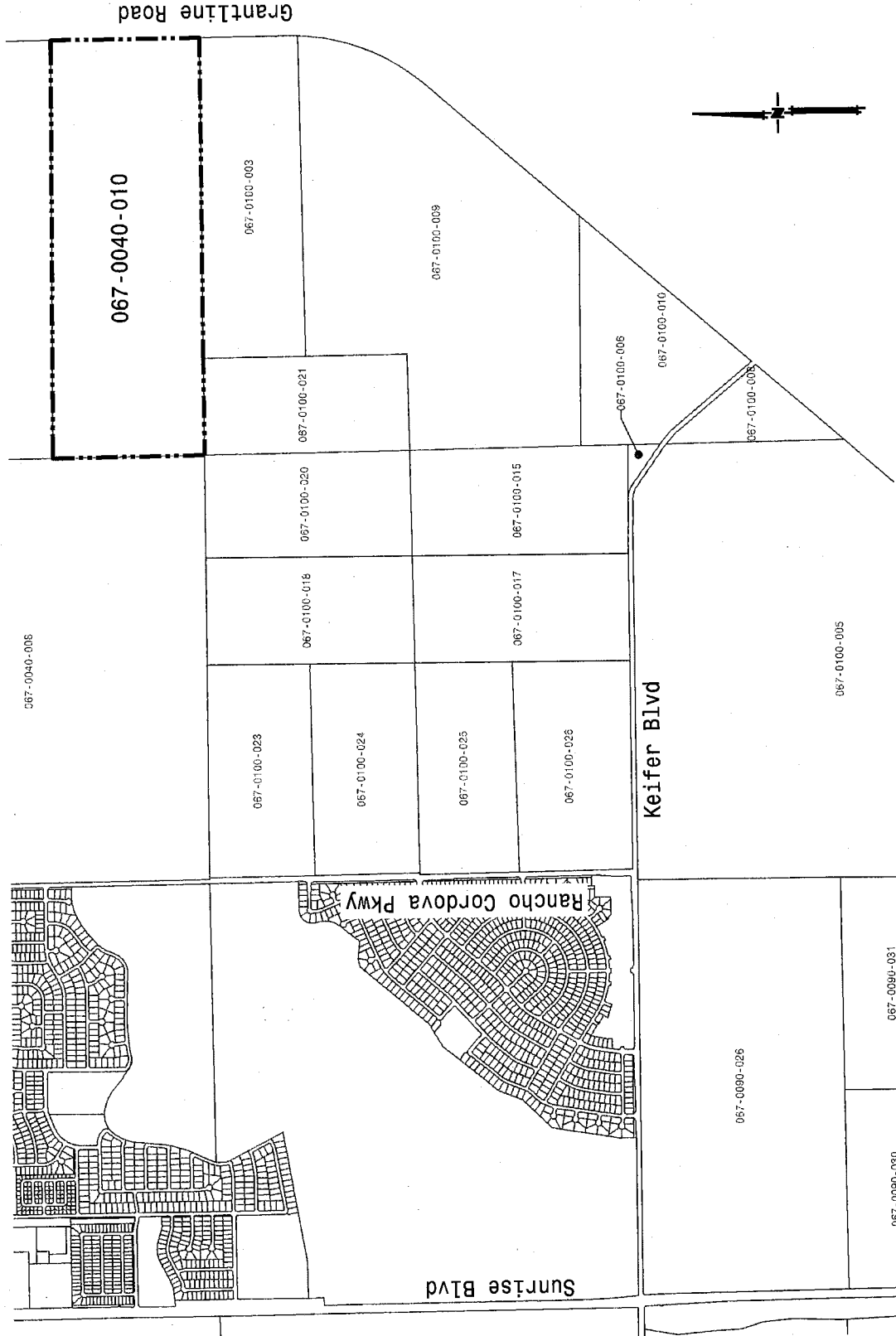


Exhibit A-2

**EXHIBIT "B"**  
**GRANTLINE 220 RTC**  
**DESCRIPTION FOR**  
**FIREHOUSE PARCEL 1**

A portion of the Resultant Remainder as shown on the Lot Line Adjustment (LLA). Filed as Doc# 202509290679 , Sacramento County Official Records, City of Rancho Cordova, County of Sacramento, State of California, being more particularly described as follows:

**BEGINNING** at a point being the most westerly, northwest corner of said Resultant Remainder, also being the southwest corner of Resultant Lot 8, as shown on said LLA, thence along the northerly line of said Resultant Remainder, North 89°57'52" East, a distance of 412.84 feet; thence through said Resultant Remainder, the following four (4) arcs, distances and courses:

1. South 00°02'08" East, a distance of 308.06 feet;
2. South 89°57'52" West, a distance of 316.23 feet;
3. thence along a tangent curve concave to the south, having a radius of 300.00 feet, westerly 54.00 feet along said curve through a central angle of 10°18'48";
4. South 79°39'05" West, a distance of 10.36 feet to the westerly line of said Resultant Remainder

thence along said westerly line, the following three (3) arcs, distances, and courses:

1. North 10°20'55" West, a distance of 94.56 feet;
2. along a tangent curve concave to the east, having a radius of 976.00 feet, northerly 175.68 feet along said curve through a central angle of 10°18'48";
3. North 00°02'08" West, a distance of 46.99 feet to the **POINT OF BEGINNING**.

END OF DESCRIPTION

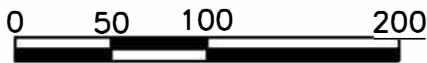
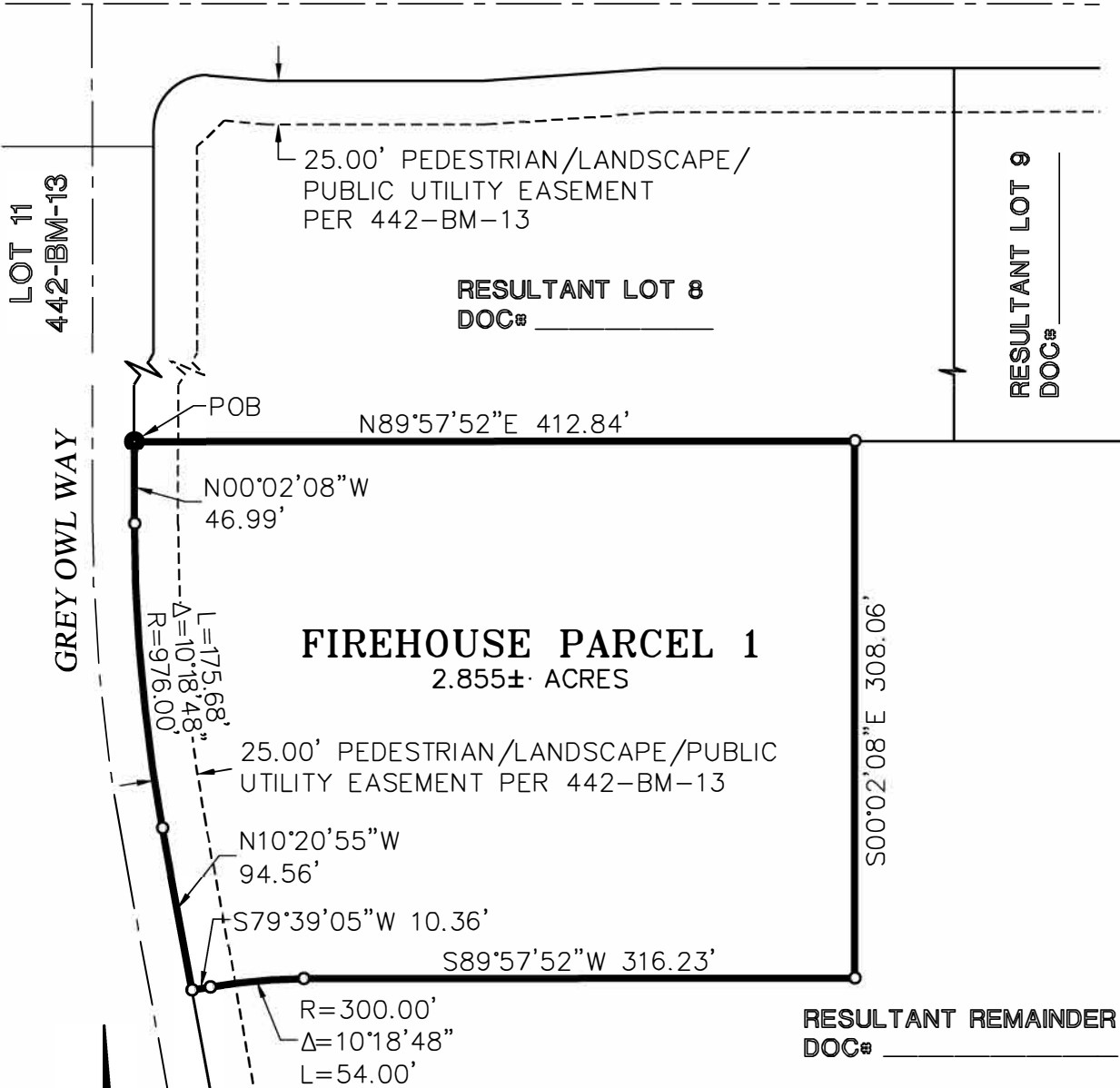
**EXHIBIT 'B-1'**

PLAT TO ACCOMPANY  
DESCRIPTION

GRANTLINE 220 RTC  
FIREHOUSE PARCEL 1

CITY OF RANCHO CORDOVA  
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

CHRYSANTHY BOULEVARD



SCALE: 1" = 100'



**LEGEND:**

- BM BOOK OF MAPS
- POB POINT OF BEGINNING



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C ST, BLDG. 100-B TEL 916.341.7760  
SACRAMENTO, CA 95816 FAX 916.341.7767

APRIL 25 2025 1258.040 SHEET 1 OF 1

# MEMORANDUM



## ITEM 8.1.

**DATE:** November 12, 2025  
**TO:** Planning Commission Members  
**FROM:** Arlene Granadosin-Jones, Planning Manager  
**SUBJECT:** **SELECTION OF 2026 CHAIR AND VICE CHAIR**

---

### **RECOMMENDATION**

Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2026 calendar year.

### **RESULT OF RECOMMENDED ACTION**

Upon nomination, a motion and vote, one member of the Planning Commission will serve as the Chair and one as the Vice Chair for the 2026 calendar year.

### **BACKGROUND**

The Planning Commission will need to nominate a Chair and a Vice Chair to serve for the 2026 calendar year. The responsibilities of the Chair include procedural duties, such as presiding over meetings. It is the Chair's responsibility to run an orderly meeting and conduct the Planning Commission's business in a fair and timely manner. The Chair also maintains order of the meeting, manages public comment, keeps the agenda moving and often summarizes what has been heard by the public and fellow commissioners prior to calling for a motion on a particular item. The responsibility of the Vice Chair is to fill in for the Chair when he or she is unable to attend the meeting or participate in a particular item. Previous discussions by the Planning Commission earlier this year related to the rotation of the Chair resulted in the Planning Commission agreeing that as part of their procedures, the existing Vice Chair would move into the Chair for the next calendar year. The final procedures have not yet been adopted by Resolution, so for purposes of this meeting, the Planning Commission will need to nominate a Chair, as well as a Vice Chair. The person nominated for each role will need to accept the nomination and then a motion and roll call vote can be made.

### **FISCAL IMPACT AND FUNDING SOURCE**

There is no fiscal impact.

### **ATTACHMENT(S)**

None

# MEMORANDUM



## ITEM 8.2.

**DATE:** November 12, 2025  
**TO:** Planning Commission Members  
**FROM:** Arlene Granadosin-Jones, Planning Manager  
**SUBJECT:** **CODE OF CONDUCT FOR THE COUNCIL, BOARDS, AND COMMISSIONS TRAINING**

---

### **RECOMMENDATION**

No formal action will be taken. Staff will present information related to the Code of Conduct for Council, Boards, and Commissions and will address any questions that may arise.

### **RESULT OF RECOMMENDED ACTION**

No formal action will be taken. Staff will present information related to the Code of Conduct for Council, Boards, and Commissions and will address any questions that may arise.

### **BACKGROUND**

At the July 7, 2025, City Council meeting, staff was directed to bring forward a Code of Conduct for the City Council to discuss and potentially adopt at a future meeting.

City Councils across California adopt Codes of Conduct to guide interactions among elected officials, staff, and the public. Such documents reinforce the city's commitment to respectful governance, transparency, and effective decision-making. Residents, businesses, organizations, and staff of the city are entitled to have fair, ethical, respectful, and accountable local government. Establishing guidelines within a Code of Conduct establishes clear expectations for behavior and interactions that promote effective governance, strengthen public confidence, and foster a positive and respectful work environment.

In many cities, Codes of Conduct are resolutions, policies, or included within City Council Procedure Handbooks, which also outline meeting processes, decision-making protocols, and expectations of conduct.

Adoption of the Code of Conduct for the City Council, City Commissions, and City Boards will serve as a framework of guiding principles, including acting in the public interest, demonstrating honesty and fairness, respecting diverse views, supporting civility and inclusion, complying with the law, avoiding impropriety, respecting staff roles, maintaining confidentiality, and committing to transparency and accountability.

City Council adopted a Code of Conduct for the City Council, City Commissions, and City Boards ([Attachment 1](#)) at the October 6, 2025 Council meeting.

**FISCAL IMPACT AND FUNDING SOURCE**

There is no fiscal impact.

**ATTACHMENT(S)**

1. Code of Conduct for Council, Boards, and Commissions
2. Presentation

## CITY OF RANCHO CORDOVA

## RESOLUTION NO. 113-2025

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,  
STATE OF CALIFORNIA, ADOPTING A CODE OF CONDUCT FOR THE CITY COUNCIL  
CITY COMMISSIONS AND CITY BOARDS**

**WHEREAS**, the City Council and appointed officials hold positions of public trust, and the residents, businesses, organizations, and staff are entitled to a local government that is fair, ethical, respectful, and accountable; and

**WHEREAS**, the City Council understands the value of a citywide perspective and adopted Resolution No. 74-2024 on June 3, 2024, to ensure all members of the City Council continue to serve all the people of Rancho Cordova regardless of the method by which City Council Members are elected; and

**WHEREAS**, the City Council recognizes that elected and appointed officials are expected to uphold the highest standards of integrity and professionalism and that their actions and decisions should consistently reflect honesty, fairness, transparency, and accountability; and

**WHEREAS**, adopting a Code of Conduct establishes clear expectations for behavior, decision-making, and interactions that promote effective governance, strengthen public confidence, and foster a positive and respectful work environment; and

**WHEREAS**, this Code of Conduct serves as a framework of guiding principles, including acting in the public interest, demonstrating honesty and fairness, respecting diverse views, supporting civility and inclusion, complying with the law, avoiding impropriety, respecting staff roles, maintaining confidentiality, and committing to transparency and accountability; and

**WHEREAS**, this Code of Conduct is intended to be largely self-enforcing, with the expectation that officials will embrace its provisions, encourage their colleagues to do the same, and accept accountability for violations, which may result in education, warnings, censure, or removal in the case of appointed officials.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA** approves a Code of Conduct for the City Council, City Commissions, and City Boards to agree to comply with the following principles:

- A. Norms and Expectations
  - a. Conduct ourselves in a professional manner, treating each other, staff, and members of the public with dignity, courtesy, and respect and refrain from inappropriate behavior and derogatory comments;
  - b. Put constituents first at all times and place the interests of the City of Rancho Cordova above personal or private interests;
  - c. Value all opinions, be tolerant of new and different ideas, and encourage creativity and innovation;
  - d. Be attentive to others, limiting interruptions and distractions;
  - e. Be candid with each other about ideas and feelings, and resolve conflicts directly;

- f. Place clear and realistic expectations on staff resources and time when requesting action;
  - g. Start and end meetings on time, work from an agenda, and be present, attentive, and prepared;
  - h. Be fair, impartial, and unbiased when voting on quasi-judicial actions;
  - i. Recognize that matters of a confidential nature are to be kept private and undisclosed;
  - j. Respect the Council-Manager form of government, and do not interfere with the City Manager's role or the professional duties of city staff;
  - k. Understand that the City Council, City Commissions, and City Boards act as bodies; all members are equal, direction is given and when direction is given by majority vote, all members will respect and support the body's direction.
- B. Conduct Among Members of the City Council, City Commissions, and City Boards
- a. Value each other's time;
  - b. Respect each other's opportunity to speak and, if necessary, agree to disagree;
  - c. Avoid offensive negative comments and practice civility and decorum during discussions and debate.
- C. Conduct with City Manager and Staff
- a. Direct the City Manager to implement Council's policy decisions through the administrative functions of the city;
  - b. Treat staff professionally and refrain from publicly or directly criticizing individual employees;
  - c. Request answers to questions on agenda items from the City Attorney, Clerk, City Manager, department directors, or division managers prior to the meeting whenever possible;
  - d. Council requests that deal with policy issues and Council requests that may be construed as direction must be directed to the City Manager, except for general inquiries or questions, in which case the Council may go to the department directors or key staff.
- D. Conduct with the Public
- a. Make the public feel welcome;
  - b. Be impartial, respectful, and without prejudice toward the public;
  - c. Do Not argue back and forth with members of the public;
  - d. Make no promises to the public on behalf of the city.
- E. Conduct with Other Agencies
- a. Project a positive image of the city when working with other agencies;
  - b. Represent official policies or positions of the city when designated as delegates of a legislative body;
  - c. Explicitly state when opinions and positions do not represent the legislative body when representing their individual opinions and positions, and not allow the inference that they do.

This Code of Conduct is intended for use by the City Council, City Commissions, City Boards, city staff, the City Manager, and the City Attorney; it does not create any right of enforcement by members of the public.

**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 6<sup>th</sup> day of October, 2025 by the following vote:

**AYES:** Budge, Gatewood, Little, Sander, and Pulipati

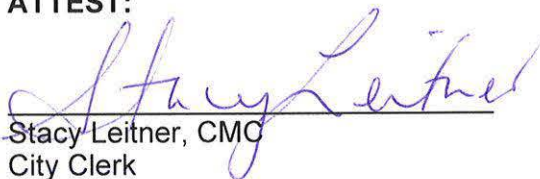
**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

  
\_\_\_\_\_  
Siri Pulipati, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Stacy Leitner, CMC  
City Clerk

# City of Rancho Cordova Code of Conduct For Legislative Bodies

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**November 12, 2025**

Anthony Amara, Associate



# Overview



**Who:** Applies to the City Council, City Commissions, and City Boards.



**What:** A new Code of Conduct.



**When:** Passed and adopted on October 6, 2025.



**Why:** To establish clear expectations for conduct within the City of Rancho Cordova.

# Why This Matters?



There was no Code of Conduct previously.



Constituents entitled to ethical and accountable local government.



Promotes effective governance.



Strengthens transparency and public confidence.



Fosters a respectful work environment.

**Planning Commissioners Are Expected  
To Comply With The Following →**

# Norms and Expectations



# Conduct Among Members of the City Council, City Commissions, and City Boards



Value each other's time.



Respect each other's opportunity to speak.



Avoid offensive or negative comments.



Agree to disagree.



Practice decorum during discussions and debate.

# Conduct with City Manager and Staff

---

Direct the City Manager to implement policy decisions.

---

Refrain from publicly or directly criticizing individual employees.

---

Request answers to questions on agenda items prior to the meeting.

---

Requests re policy issues or construed as direction go to the City Manager.

---

General inquiries may go to the department directors or key staff.

---

# Conduct with the Public

---

Make the public feel welcome.

---

Be respectful and impartial when interacting with the public.

---

Do not argue with members of the public.

---

Do not make promises to the public on behalf of the City.

---

# Conduct with Other Agencies

---

Project a positive image of the City.

---

Represent the official policies or positions of the City.

---

Explicitly state when individual opinions do not represent the legislative body.

---

# Self-enforcing Obligations



Embrace these provisions and encourage colleagues to do the same.



Accept accountability for violations when they occur.

# Questions?