

## CITY OF RANCHO CORDOVA



### CITY COUNCIL MEETING Monday, July 6, 2026

**4:00 PM PST – Special Meeting - Cancelled**  
**5:30 PM PST– Regular Meeting**  
**David B. Roberts Council Chambers**  
**City Hall**  
**2729 Prospect Park Drive**  
**Rancho Cordova, CA 95670**

**Homewood Suites by Hilton Louisville Downtown – Lobby**  
**635 W Market Street**  
**Louisville, KY 40202**

**Attend and Join the Meeting by Zoom:**  
<https://cityofranhocordova.zoom.us/j/81630466928>

**Attend and Join the Meeting by Telephone:**  
+1 669 900 6833 or +1 253 215 8782  
Webinar ID: 816 3046 6928

**Public Comment via Zoom or Telephone:** To speak using the Zoom platform, use the Raise Hand feature and enable your audio when recognized by the City Clerk. To speak by telephone, press \*9 to raise your hand and wait to be called on by the City Clerk.

**Public Comment by Email:** Submit comments to [CityClerk@cityofranhocordova.org](mailto:CityClerk@cityofranhocordova.org) by 2:00 p.m. on Monday, July 6, 2026. Comments received by the deadline will be distributed to the City Council and included in the official record but will not be read aloud. Comments received after 2:00 p.m. will be distributed to the City Council.

For questions related to the City Council Meeting or the use of Zoom, contact the City Clerk's Office at (916) 851-8720 before Monday, July 6, 2026, at 2:00 p.m.

## AGENDA

- 1. REGULAR MEETING - CALL TO ORDER/ROLL CALL**

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett Gatewood

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

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

**3. PLEDGE OF ALLEGIANCE**

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

**4. INVOCATION**

Dr. Dan DeShong with River City Christian Church will give the invocation.

**5. PRESENTATIONS**

- 5.1. Presentation of Proclamation Recognizing CCHAT Center's 30<sup>th</sup> Anniversary.

**6. PUBLIC COMMENT**

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

To request to speak using the Zoom platform, use the "raise hand" feature available in Zoom. If you are participating by telephone to request to speak, 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.

**7. COUNCIL REPORTS**

**8. CITY MANAGER'S REPORT**

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

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 15, 2026.

**Recommendation:** Adopt the minutes.

- 9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-102 with Vanguard Construction, Inc. in an Amount not to Exceed \$1,477,603.50 to Construct the Neighborhood Traffic Management Program Phase 8 Project.

**Recommendation:** Adopt the Resolution.

- 9.3. **Subject:** A Resolution of the City of Rancho Cordova, State of California, Authorizing the City Manager to Execute Contract Amendment No. 2026-24-01, Increasing the Contract Amount from \$432,238.80 to an Amount not to Exceed \$509,838.80 with FBD Vanguard, Inc. for the Construction of the 2025 ADA Sidewalk Project.

**Recommendation:** Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-39-2 with Tetra Tech, Inc. to Increase the Contract Amount from \$1,104,041.33 to an Amount not to Exceed \$1,455,594.74 for the Environmental Engineering Services for the Soil Remediation Project Construction at 10153-10179 Folsom Boulevard.

**Recommendation:** Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute a Contract No. 2026-145 with Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation in an Amount not to Exceed \$211,643 to Supply the Streetlights for the Mills Crossing Right of Way Infrastructure Project.

**Recommendation:** Adopt the Resolution.

- 9.6. **Subject:** A Resolution Authorizing the City Manager to Approve the Large Lot Final Map of Douglas 103, Subdivision No. FM-25-0056, and Execute Subdivision Improvement Agreement Contract No. 2026-146 with Lennar Homes of California.

**Recommendation:** Adopt the Resolution.

- 9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-150 with Jensen Enterprise Inc. dba Jensen Infrastructure in an Amount not to Exceed \$306,978.20 for the Stormwater Vault for the Mills Crossing Right of Way Infrastructure Project.

**Recommendation:** Adopt the Resolution.

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

- 10.1. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2026-2027 Property Tax Roll.

**Recommendation:** Adopt the Resolution.

- 10.2. **Subject:** Ordinances of the City Council of the City of Rancho Cordova Canceling a Development Agreement by and Between the City of Rancho Cordova and Woodside 05N, LP, Relative to the Douglas 98 Project and by and Between the City of Rancho Cordova and Sunridge Villa Property, LLC, Relative to the Sundance Project.

**Recommendation:** Waive the first reading and introduce the Ordinances.

## 11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** A Resolution of Formation to Modify the Rancho Cordova Tourism Business Improvement District.

**Recommendation:** Adopt the Resolution.

## 12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Submission of Local Authority Recommendations to the California Governor's Office of Business and Economic Development for Opportunity Zones 2.0 Census Tract Designations and Related Actions.

**Recommendation:** Adopt the Resolution.

- 12.2. **Subject:** Discussion and Direction on the General Plan Update Preferred Land Use Alternative.

**Recommendation:** Review and discuss the Land Use Alternatives, consider the community feedback and the Planning Commission recommendations, and recommend approval of a

Preferred Land Use Alternative.

12.3. **Subject:** Appointment of Real Property Negotiators.

**Recommendation:** Approve appointment of Real Property Negotiators Micah Runner, City Manager, and Adam U. Lindgren, City Attorney.

- A. Assessor's Parcel Number (APN) 067-0100-023-0000. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Kathryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record.
- B. Assessor's Parcel Number (APN) 067-0100-024-0000. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg.
- C. Property Address: 4715 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-018-0000. Negotiating Parties: Foothill Holdings, LLC, a Nevada Limited Liability Company.
- D. Assessor's Parcel Number (APN) 067-0100-020-0000. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company.
- E. Property Address: 4719 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-021-0000. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company.

13. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

14. **ADJOURN TO CLOSED SESSION**

Mayor Gatewood will adjourn the meeting to closed session.

15. **CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett Gatewood

16. **CLOSED SESSION**

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

- 16.1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) Orion 51 Outdoor, LLC, a California Limited Liability Company vs City of Rancho Cordova, a Public Entity; Defendants, Cordova Community Council Foundation, a Public Benefit Corporation, 3127Fite, LLC, a California Limited Liability Company, Real Parties in Interest, Sacramento Superior Court Case No. 25WM000210.
- 16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive, 10875 International Drive, and 3188

Zinfandel Drive, Rancho Cordova. APN: 072-0690-099-0000, 072-0690-098-0000, and 072-0690-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.

- 16.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.
- 16.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.
- 16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-023-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Katheryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record. Under Negotiation: Price and Terms of Payment.
- 16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-020-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company. Under Negotiation: Price and Terms of Payment.
- 16.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4715 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Foothill Holdings, LLC, a Nevada limited liability company. Under Negotiation: Price and Terms of Payment.
- 16.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg. Under Negotiation: Price and Terms of Payment.
- 16.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4719 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-021-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company. Under Negotiation: Price and Terms of Payment.

**17. OPEN SESSION - REPORT FROM CLOSED SESSION**

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

**18. 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](http://www.cityofranhocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

**UPCOMING MEETINGS**

July 28, 2026	5:30 PM Special Meeting/Work Session
August 3, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
August 17, 2026	5:30 PM Regular Meeting
August 25, 2026	5:30 PM Special Meeting/Work Session
September 8, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
September 21, 2026	5:30 PM Regular Meeting
September 29, 2026	5:30 PM Special Meeting/Work Session
October 5, 2026	4:00 PM Special Meeting/5:30 PM 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 and Direct TV 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 6, 2024, Special and Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 2, 2026, 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 July 6, 2026, at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive style.

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Stacy Leitner, CMC  
City Clerk