

# APRIL 8, 2019 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber  
390 Towne Centre Drive  
Lathrop, California  
(209) 941-7200  
[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

## City Council

Sonny Dhaliwal, Mayor  
Martha Salcedo, Vice Mayor  
Paul Akinjo  
Diane Lazard  
Jennifer Torres-O'Callaghan

## City Staff

Stephen Salvatore, City Manager  
Salvador Navarrete, City Attorney  
Teresa Vargas, City Clerk  
Glenn Gebhardt, City Engineer  
Cari James, Finance & Administrative  
Services Director  
Mark Meissner, Community  
Development Director  
Zachary Jones, Parks & Recreation  
Director  
Ryan Biedermann, Lieutenant /  
Acting Chief of Police  
Michael King, Assistant Public Works  
Director

## General Order of Business

1. Preliminary
  - Call to Order
  - Closed Session
  - Roll Call
  - Invocation
  - Pledge of Allegiance
  - Announcements by Mayor/City Mgr.
  - Informational Items
  - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
  - Public Hearings
  - Appeals
  - Referrals and Reports from Commissions and Committees
  - All Other Staff Reports and/or Action Items
  - Study Sessions
6. Council Communications
7. Adjournment

## Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

## Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



**APRIL 8, 2019 – Regular Meeting Agenda – 7:00 p.m.**



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## Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

## Citizen's Forum

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. **Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item.

**To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7220. To send an e-mail for the Mayor and all Councilmembers simultaneously, [citycouncil@ci.lathrop.ca.us](mailto:citycouncil@ci.lathrop.ca.us)**

**This City Council Agenda may be accessed by computer at the following Worldwide Web Address: [www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us) LIVE STREAMING - Now available, please visit the City Council Page or use the URL [www.ci.lathrop.ca.us/council/](http://www.ci.lathrop.ca.us/council/)**

## Information

Copies of the Agenda are available in the lobby at the Lathrop City Hall, 390 Towne Centre Drive, Lathrop, on Thursday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and "J" Street Fire Department. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Address: City Clerk  
City of Lathrop  
390 Towne Centre Dr.  
Lathrop, CA 95330  
Telephone: (209) 941-7230

*Your interest in the conduct of your City's business is appreciated.*

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, APRIL 8, 2019,  
7:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**AGENDA**

**PLEASE NOTE: There will be no Closed Session. The Regular Meeting will commence at 7:00 p.m.**

**1. PRELIMINARY**

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 INVOCATION
- 1.4 PLEDGE OF ALLEGIANCE
- 1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER
- 1.6 INFORMATIONAL ITEM(S) - None
- 1.7 DECLARATION OF CONFLICT(S) OF INTEREST

**2. PRESENTATIONS**

- 2.1 PROCLAMATION PRESENTED TO THE WOMEN'S CENTER-YOUTH & FAMILY SERVICES DECLARING APRIL SEXUAL ASSAULT AWARENESS MONTH
- 2.2 PRESENTATION PROVIDED BY THE SAN JOAQUIN REGIONAL TRANSIT DISTRICT (RTD)
  - Receive Information Regarding RTD's New On-Demand "Van Go" Rideshare Services Throughout San Joaquin County Service Areas
- 2.3 INTRODUCTION OF NEW EMPLOYEE(S):
  - Kahekili "Kili" Seto, Sergeant
  - Mario Hoy, Deputy Sheriff
  - Christopher Ollis, Deputy Sheriff
- 2.4 ECONOMIC DEVELOPMENT UPDATE
- 2.5 MAYOR'S COMMITTEE REPORT(S)
  - Parks & Recreation Update on Committee Events and Programs

### **3. CITIZEN'S FORUM**

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!!

### **4. CONSENT CALENDAR**

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 **WAIVING OF READING OF ORDINANCES AND RESOLUTIONS**  
Waive the Reading of Ordinances and Resolutions on Agenda Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 **APPROVAL OF MINUTES**  
Approve Minutes for the Regular Council Meeting of February 11, 2019
- 4.3 **APPROVAL OF MINUTES**  
Approve Minutes for the Regular Council Meeting of March 11, 2019
- 4.4 **TEMPORARILY FUND AN ADDITIONAL UTILITY AND STREET MAINTENANCE SUPERINTENDENT POSITION, CREATION OF A JOB DESCRIPTION AND FUNDING FOR A UTILITY PLANT SUPERVISOR POSITION, AND RELATED BUDGET AMENDMENTS**  
Adopt Resolution Temporarily Funding an Additional Utility and Street Maintenance Superintendent Position, Approve Creation of a Job Description and Funding for a Utility Plant Supervisor Position, and Approve Related Budget Amendments for Succession Planning Purposes
- 4.5 **ACCEPTANCE OF STORM DRAIN EASEMENT AGREEMENT ASSOCIATED WITH SOUTH LATHROP COMMERCE CENTER**  
Adopt a Resolution Accepting Dedication of Storm Drain Easement Agreement Associated with South Lathrop Commerce Center, between South Lathrop, L.L.C., and City of Lathrop

- 4.6 ACCEPTANCE OF COMPLETED PORTIONS OF TRACT 3533 FOR POTABLE WATER, RECYCLED WATER, STORM DRAIN AND SANITARY SEWER BACKBONE IMPROVEMENTS FROM SAYBROOK CLSP, LLC  
Adopt Resolution Accepting Completed Portions of Tract 3533 Potable Water, Recycled Water, Storm Drain and Sanitary Sewer Backbone Improvements from Saybrook CLSP, LLC
- 4.7 CREATE CIP PS 19-12 2019 CITYWIDE ENGINEERING & TRAFFIC SURVEY  
Adopt a Resolution Approving a Budget Amendment and Creating CIP PS 19-12 to Complete a Citywide Engineering and Traffic Survey
- 4.8 APPROVE TASK ORDER NO. 6 WITH INTERWEST CONSULTING GROUP FOR PROFESSIONAL BUILDING DIVISION SERVICES AND RELATED BUDGET AMENDMENT  
Adopt a Resolution Approving Task Order No. 6 with Interwest Consulting Group to Provide Professional Building Division Plan Check Services and Related Budget Amendment
- 4.9 GRANT APPLICATION TO PURCHASE AN ALTERNATIVE FUEL VEHICLE AND RELATED BUDGET AMENDMENTS  
Adopt a Resolution Authorizing the Submittal of a Grant Application to SJVAPCD and Approve a Budget Amendment to Purchase a New Alternative Fuel Vehicle
- 4.10 APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARATION OF INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2019/20 FOR INDUSTRIAL LIGHTING MAINTENANCE DISTRICT; RESIDENTIAL LIGHTING MAINTENANCE DISTRICT; MOSSDALE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT; STONEBRIDGE LANDSCAPE MAINTENANCE DISTRICT; STONEBRIDGE DRAINAGE AND LIGHTING DISTRICT; STORM DRAIN DISTRICT ZONE 1; AND STORM DRAIN DISTRICT ZONE 1A  
Council to Consider the Following:
1. Adopt a Resolution Approving the Preliminary Engineer's Report for the Industrial Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20
  2. Adopt a Resolution Approving the Preliminary Engineer's Report for the Residential Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20
  3. Adopt a Resolution Approving the Preliminary Engineer's Report for the Mossdale Landscape and Lighting Maintenance District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20
  4. Adopt a Resolution Approving the Preliminary Engineer's Report for the Stonebridge Landscape Maintenance District and the Stonebridge Drainage & Lighting District and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20
  5. Adopt a Resolution Approving the Preliminary Engineer's Report for the Storm Drain Districts Zones 1 and 1A and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20

- 4.11 APPROVAL OF THE PRELIMINARY ENGINEER'S REPORT AND DECLARATION OF INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2019/20 FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 93-1 (WOODFIELD PARK)  
 Adopt a Resolution Approving the Preliminary Engineer's Report for Landscape and Lighting Maintenance District No. 93-1 (Woodfield Park) and Declaring Intention to Levy Annual Assessments for Fiscal Year 2019/20
- 4.12 APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 36 LOTS IN TRACT 3997 VILLAGE "Y" WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS  
 Adopt Resolution Approving Final Map for Tract 3997 Village "Y" within the Lakeside East District, Totaling 36 Single-Family Lots, Irrevocable Offer of Dedication for portion of Norbeck Street, Garden Farms Avenue, Bosch Avenue and a Subdivision Improvement Agreement with River Islands Development, LLC
- 4.13 APPROVE TASK ORDER NO. 2 TO THE MASTER CONSULTANT AGREEMENT WITH VALI COOPER AND ASSOCIATES, INC. TO PROVIDE CONSTRUCTION INSPECTION SERVICES FOR RIVER ISLANDS DEVELOPMENT  
 Adopt a Resolution Approving Task Order No. 2 to the Master Consultant Agreement with Vali Cooper & Associates, Inc. to provide Construction Inspection Services for River Islands Development Stage 2A and 2B Improvements and Associated Budget Amendment
- 4.14 ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838, 3912, 3913, 3914 AND 3938  
 Adopt Resolution Accepting River Islands Public Improvements for Tracts 3836, 3837, 3838, 3912, 3913, 3914 and 3938

**5. SCHEDULED ITEMS**

- 5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO ESTABLISH "CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-1 (SOUTH LATHROP CITY SERVICES)" (THE "CFD") UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE (THE "ACT")  
 Council to Consider the Following:
1. Hold a Public Hearing; and
  2. Adopt Resolution of Formation of Community Facilities District 2019-1 (South Lathrop City Services);
  3. Adopt Resolution Calling for a Special Landowner Election of Community Facilities District No. 2019-1 (South Lathrop City Services);
  4. Adopt Resolution Declaring Results of Special Landowner Election and Direct Recording of Notice of Special Tax Lien for Community Facilities District No. 2019-1 (South Lathrop City Services); and
  5. First Reading and Introduction of an Ordinance Levying Special Taxes Within Community Facilities District No. 2019-1 (South Lathrop City Services)

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO ESTABLISH "CITY OF LATHROP COMMUNITY FACILITIES DISTRICT NO. 2019-2 (CENTRAL LATHROP SPECIFIC PLAN SERVICES)" (THE "CFD") UNDER THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, CONSTITUTING CHAPTER 2.5 OF PART 1 OF DIVISION 2 OF TITLE 5, COMMENCING AT SECTION 53311, OF THE CALIFORNIA GOVERNMENT CODE (THE "ACT")

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt Resolution of Formation of Community Facilities District 2019-2 (Central Lathrop City Services);
3. Adopt Resolution Calling for a Special Election of Community Facilities District No. 2019-2 (Central Lathrop City Services);
4. Adopt Resolution Declaring Results of Special Election and Direct Recording of Notice of Special Tax Lien for Community Facilities District No. 2019-2 (Central Lathrop City Services);
5. Adopt Resolution to Dissolve Community Facilities District No. 2006-2 (Central Lathrop Specific Plan Services); and
6. First Reading and Introduction of an Ordinance Levying Special Taxes Within Community Facilities District No. 2019-2 (Central Lathrop City Services)

5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER MUNICIPAL CODE AMENDMENT TO UPDATE VARIOUS SECTIONS OF THE LMC TO STREAMLINE PROCEDURES, MINOR CLARIFICATIONS, AND INCORPORATE UPDATED POLICIES

Council to Consider the Following:

1. Hold a Public Hearing; and
2. First Reading and Introduce an Ordinance Adopting Various Amendments to the Lathrop Municipal Code (LMC) to Modernize, Simplify, and Streamline Sections of Title 17, The Zoning Code and Section 10.25.040 Of Title 10, Vehicles and Traffic. The Update Includes Integration of Current City Policies, State and Federal Law, and Best Practices within the Planning Profession. The amendments to the Municipal Code include the following:
  - o Chapter 17.80 (Accessory Dwelling Units)
  - o Chapter 17.32 (R One Family Residential District)
  - o Chapter 17.49 (Crossroads Overlay District)
  - o Chapter 17.92 (Landscaping and Screening Standards)
  - o Chapter 17.16 (General Requirements and Exceptions)
  - o Chapter 17.68 (Manufactured Housing)
  - o Chapter 17.76 (Off-Street Parking and Loading)
  - o Chapter 17.59 (South Lathrop Zoning Districts)
  - o New Chapter 17.125 (Appeals)
  - o Chapter 17.108 (Administrative Approval of Certain Uses)
  - o Chapter 17.112 (Conditional Uses)
  - o Chapter 17.101 (Minor Site Plan Review)
  - o Chapter 17.100 (Site Plan Review)
  - o Chapter 17.120 (Variances)
  - o Chapter 10.25 (Vehicles and Traffic)

- 5.4 DESIGN REVIEW AND BUDGET AMENDMENT APPROVAL FOR CIP PK 19-03  
MOSSDALE SOUTH NEIGHBORHOOD PARK  
Council to Consider a Budget Amendment for CIP PK 19-03 to Allow Staff to Bid Project and Return with Construction Contracts for the Construction of Mossdale South Neighborhood Park
- 5.5 CREATE CIP GG 19-07 FOR CITYWIDE SURVEILLANCE SYSTEM  
Council to Discuss and Consider the Adoption of a Resolution Approving the Creation of CIP GG 19-07 for Citywide Surveillance System and Related Budget Amendment

## 6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR DHALI WAL REFERRAL: Appointment of One (1) Member to the Parks & Recreation Commission with Term Expiring June 30, 2021; due to Unexpired Term Vacancy
- Four (4) Applications Received
- 6.2 MAYOR DHALI WAL REFERRAL: Set Application Deadline for Appointment of One (1) Member to the Parks & Recreation Commission with Term Expiring June 30, 2022; This Appointment Completes an Unexpired Term Vacancy Ending June 30, 2019, and a Regular Three (3) Year Term
- 6.3 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)
- *Central Valley Executive Committee/LOCC (Akinjo/Salcedo)*
  - *Council of Governments (Dhaliwal/Lazard)*
  - *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
  - *Reclamation District 17 Joint Powers Authority (Salvatore)*
  - *San Joaquin Partnership Board of Directors (Salvatore)*
  - *San Joaquin County Commission on Aging (Zavala)*
  - *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*
  - *Water Advisory Board (Torres-O'Callaghan/Lazard)*
  - *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
  - *San Joaquin Area Flood Control Agency (Akinjo & Lazard)*
- 6.4 MAYOR & COUNCILMEMBER COMMENT(S)

## 7. ADJOURNMENT

  
Teresa Vargas, CMC  
City Clerk