



City of Stockton

City Council/Successor
Agency of the
Redevelopment
Agency/Public Financing
Authority/Parking Authority
Concurrent Agenda

Meeting Agenda - Final

City Council/Successor Agency to the Redevelopment Agency/Public Financing Authority/Parking Authority Concurrent

Michael D. Tubbs Mayor/Chair
Daniel R. Wright Vice Mayor/Vice Chair (District 2)
Sol Jobrack (District 1)
Paul Canepa (District 3)
Susan Lenz (District 4)
Christina Fugazi (District 5)
Jesus M. Andrade (District 6)

Tuesday, June 9, 2020

4:00 PM

Council Chamber, City Hall, 425 N. El Dorado
Street, Stockton CA

Closed Session 4:00 PM :: Regular Session 5:30 PM

During this time of local health concerns, the City of Stockton is following the guidelines as stated by the State of California Executive Orders N-29-20 and N-33-20. Due to these concerns, public comment(s) are temporarily limited to electronic participation.

1. You are strongly encouraged to observe the live stream of the City Council meetings at <http://www.stocktongov.com/government/Meetings/councilMeetings.html> or cable tv Channel 97.

2. eComment - click <https://stockton.granicusideas.com/meetings> to submit an eComment(s). New users must follow the instructions to create an account. Only one comment per agenda item, per person will be read into the record.

3. Email – City.Clerk@stocktonca.gov if you prefer to email your comments in. Only one comment per agenda item, per person will be read into the record.

4. Public comment voicemail - (209) 937-8459 if you wish to leave your public comment voicemail it will be transcribed and emailed to the city clerk. Only one comment per agenda item, per person will be read into the record

- 1. CLOSED SESSION CALL TO ORDER/ROLL CALL**
- 2. ADDITIONS TO CLOSED SESSION AGENDA**
- 3. ANNOUNCEMENT OF CLOSED SESSION**
- 3.1 [20-6663](tel:2096663) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Number of Cases: Eleven

Name of Case: Wells Fargo Bank v. City of Stockton (San Joaquin
County Superior Court Case No.
39-2012-00277662)

Name of Case: Wells Fargo Bank, National Association, as
Indenture Trustee v. City of Stockton (San Joaquin
County Superior Court Case No.
39-2012-00280741)

Name of Case: In re City of Stockton, California - Debtor (United
States Bankruptcy Court, Eastern District of
California Case No. 2012-32118)

Name of Case: Richard Price, et al. v. City of Stockton,
Redevelopment Agency, et al. (United States
District Court, Eastern District Case No.
CIV.S-02-0065 LKK JFM)

Name of Case: Police Officer Michael Bender (Workers'
Compensation Appeals Board Case No. ADJ No.
ADJ601039)

Name of Case: Water Systems Operator Jason Bulawit (Workers'
Compensation Appeals Board Case No. ADJ No.
unassigned)

Name of Case: Police Officer David Hutchinson (Workers'
Compensation Appeals Board Case No. ADJ No.
ADJ2548161)

Name of Case: Fire Captain Andrew Prouty (Workers'
Compensation Appeals Board Case No. ADJ No.
ADJ177993)

Name of Case: Police Captain Aaron Rose (Workers'
Compensation Appeals Board Case Nos.
ADJ11445804 and ADJ4115101)

Name of Case: Police Sergeant Steven Williams (Workers'
Compensation Appeals Board Case Nos. ADJ No.
ADJ11869907, ADJ10984754, ADJ10984735,
ADJ8089405, ADJ37771390, ADJ4561968,
ADJ8084003, and ADJ4383915)

Name of Case: Kurt Wilson v. City Council of Stockton, et al. (San
Joaquin County Superior Court Case No.
STK-CV-UVM-2019-12404)

This Closed Session is authorized pursuant to section 54956.9(a)
of the Government Code.

Department: City Attorney

3.2 [20-6664](#) CONFERENCE WITH LABOR NEGOTIATOR

Recommended Action: Agency Designated Representative: City Manager Harry Black

Employee Organizations: Unrepresented Units, Stockton City Employees'
Association, Operating Engineer's Local 3, Mid-Management/Supervisory
Level Unit, Unrepresented Management/Confidential, Law Department,
Stockton Police Management Association, Stockton Firefighters Local 456
International Association of Firefighters, Stockton Fire Management,
Stockton Police Officers' Association (SPOA)

This Closed Session is authorized pursuant to section 54957.6(a) of the
Government Code.

Department: City Attorney

3.3 [20-6665](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION:

Recommended Action: City Manager

This Closed Session is authorized pursuant to Government Code section
54957.

Department: City Attorney

3.4 [20-6666](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Number of Cases: Two

Based on existing facts and circumstances, there is significant exposure to
litigation pursuant to Government Code section 54956.9(b).

Department: City Attorney

4. PUBLIC COMMENT*

5. RECESS TO CLOSED SESSION

6. REGULAR SESSION CALL TO ORDER/ROLL CALL

7. INVOCATION/PLEDGE TO FLAG
8. REPORT OF ACTION TAKEN IN CLOSED SESSION
9. ADDITIONS TO REGULAR SESSION AGENDA***
10. RECOGNITIONS, ANNOUNCEMENTS, OR REPORTS
- 10.1 COMMENDATION: FOR DEDICATION AND SERVICE DURING PUBLIC HEALTH EMERGENCY

RECIPIENTS: All City of Stockton Employees, First-Responders, and all others.

11. CONSENT AGENDA

11.1 [20-6647](#) APPROVAL OF CITY COUNCIL MINUTES

Recommended Action:

RECOMMENDATION

Approve the minutes from the City Council meetings of March 24, 2020, April 14, 2020, and May 12, 2020.

Department: City Clerk

Attachments: [Attachment A - 2020-03-24 Minutes for Approval](#)
[Attachment B - 2020-04-14 Minutes for Approval](#)
[Attachment C - 2020-05-12 Minutes for Approval](#)

11.2 [20-6545](#) APPLY FOR AND RECEIVE LOCAL EARLY ACTION PLANNING GRANTS PROGRAM FUNDS

Recommended Action:

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or designee to submit an application for funding to the California Department of Housing and Community Development for the Local Early Action Planning Grants Program in the amount of \$750,000. The City Manager or designee will then accept and distribute LEAP grant funding for priority projects that address housing.

Department: Community Development

Attachments: [Attachment A - LEAP Grant Application](#)
[Attachment B - HE Goals-Policies](#)
[Proposed Resolution - Recommending Approval](#)

11.3 [20-6551](#) RESOLUTION TO ADOPT THE SUMMARY VACATION OF A PORTION OF PUBLIC UTILITY EASEMENTS AT CORNERSTONE II

Recommended Action:

RECOMMENDATION

It is recommended that the City Council adopt a resolution:

- 1) Approving the summary vacation of a portion of public utility easements at Cornerstone II;
- 2) Authorizing the filing of a Notice of Exemption No. 20-20 under the California Environmental Quality Act for the vacation of a public utility easements at Cornerstone II; and
- 3) Authorizing the City Manager, or designee, to take all the necessary and appropriate actions to carry out the purpose and intent of this resolution.

Department: Economic Development

Attachments: [Attachment A - Vicinity Map](#)

[Attachment B - Aerial Map](#)

[Proposed Reso - Cornerstone abandonment](#)

[Exhibit 1 - Lot 76 Legal description](#)

[Exhibit 2 - Lot 76 Plat](#)

[Exhibit 3 - Lot 84 Legal description](#)

[Exhibit 4 - Lot 84 Plat](#)

[Exhibit 5 - Lot 85 Legal Description](#)

[Exhibit 6 - Lot 85 Plat](#)

[Exhibit 7 - Lot 93 Legal Description](#)

[Exhibit 8 - Lot 93 Plat](#)

[Exhibit 9 - Lot 94 Legal Description](#)

[Exhibit 10 - Lot 94 Plat](#)

[Exhibit 11 - Lot 102 Legal Description](#)

[Exhibit 12 - Lot 102 Plat](#)

[Exhibit 13 - Lot 103 Legal Description](#)

[Exhibit 14 - Lot 103 Plat](#)

[Exhibit 15 - Lot 111 Legal Description](#)

[Exhibit 16 - Lot 111 Plat](#)

[Exhibit 17 - NOE20-20 \(Cornerstone Abandonment\)](#)

11.4 [20-6533](#)

**APPROVE BY RESOLUTION AMENDMENTS TO THE EXISTING
GUIDELINES OF THE SMALL BUSINESS MICRO LOAN PROGRAM**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council by resolution:

1. Approve amendments to the existing guidelines of the Small Business Micro Loan Program to financially assist local business owners and help stimulate economic recovery.
2. Authorize the City Manager, or designee, to take appropriate and necessary actions to carry out the purpose and intent of the resolution.

Department: Economic Development

Attachments: [Attachment A - Resolution 10-0234](#)

[Attachment B - Micro Loan Program Guidelines Redline](#)

[Proposed Resolution Micro Loan Guidelines](#)

[Exhibit 1 - Micro Loan Program Guidelines revision 2020](#)

11.5 [20-6675](#)

**MEMORANDA OF UNDERSTANDING BETWEEN THE CITY OF
STOCKTON AND THE STOCKTON FIREFIGHTERS' LOCAL 456
FIRE UNIT, STOCKTON FIREFIGHTERS' LOCAL 456 FIRE
MANAGEMENT UNIT AND STOCKTON POLICE MANAGEMENT
ASSOCIATION**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council adopt by resolution the attached successor Memoranda of Understanding (MOU's) effective July 1, 2019 through June 30, 2022, with the following groups:

1. Stockton Firefighters' Local 456 Fire Unit;
2. Stockton Firefighters' Local 456 Fire Management Unit; and
3. Stockton Police Management Association (SPMA) Unit.

It is further recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of the resolution.

Department: Human Resources Department

Attachments: [Attachment A - Fire Unit MOU - Redline](#)

[Attachment B - Fire Management MOU - Redline](#)

[Attachment C - SPMA MOU - Redline](#)

[Proposed Resolution](#)

[Exhibit 1 - Fire Unit MOU](#)

[Exhibit 2 - Fire Management MOU](#)

[Exhibit 3 - SPMA MOU](#)

[Exhibit 4 - Budget Amendment](#)

11.6 [20-6535](#) **APPROVE EXTENSION OF HYLAND ONBASE HOSTED SOLUTION
AGREEMENT WITH NEKO INDUSTRIES, INC.**

Recommended Action: RECOMMENDATION

Staff recommends the City Council approve a motion to:

1. Authorize the City Manager to execute a one year Hyland OnBase Online Hosted Solution Agreement and an additional one-month extension with NEKO Industries, Inc., using the County of Sonoma cooperative purchasing agreement (previously approved by Council on Motion 2017-06-20-1104) for a total amount estimated at \$241,241, effective July 1, 2020 through June 30, 2021, with the one-month extension through August 2, 2021. (Attachments A, B and C);
2. Approve findings for an exception to the competitive bidding process; and
3. Authorize the City Manager to take necessary and appropriate actions to carry out the purpose and intent of this motion.

Department: Information Technology

Attachments: [Attachment A - Cooperative Purchasing Agreement](#)
[Attachment B - Sonoma Extension with NEKO](#)
[Attachment C - Agreement with NEKO](#)

11.7 [20-6450](#) **AWARD A PROFESSIONAL SERVICES AGREEMENT TO
SUPERIOR TANK SOLUTIONS, INC. FOR REHAB OF THE WESTON
RANCH WATER STORAGE RESERVOIRS AND AMEND THE
FISCAL YEAR 2019-20 ANNUAL BUDGET**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.
2. Award a Professional Services Agreement to Superior Tank Solutions, Inc. of Rancho Cucamonga, CA in the Not-to-Exceed amount of \$1,172,601 for the rehab of the Weston Ranch water storage reservoirs.
3. Amend the Fiscal Year 2019-20 Annual Budget to appropriate funds in the amount of \$1,172,601 from the Water Utility Fund Balance account (421-0000-287) to the Water Well Production Capital Outlay account (421-4235-606).

It is also recommended that the City Manager be authorized to take appropriate actions to carry out the purpose and intent of this resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)

[Exhibit 1 - Contract](#)

11.8 [20-6460](#) **AWARD A PROFESSIONAL SERVICES AGREEMENT WITH WEST
YOST ASSOCIATES TO UPDATE THE WASTEWATER MASTER
PLAN FOR THE MUNICIPAL UTILITIES DEPARTMENT AND AMEND
THE FISCAL YEAR 2019-20 ANNUAL BUDGET**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.

2. Award a Professional Services Agreement to West Yost Associates of Davis, California, in the amount of \$1,099,224 to update the Wastewater Master Plan for the Municipal Utilities Department and provide collection systems' model maintenance and technical support, Project No. M20024.

3. Amend the Fiscal Year 2019-20 Annual Budget to appropriate \$559,000 from the Wastewater Utility Fund Balance Account No. 431-0000-287 to the CIP Wastewater Master Plan Capital Outlay Account No. 437-7096-670, CIP No. M20024, for the Wastewater Master Plan Update, Project No. M20024.

It is also recommended that the City Manager be authorized to take appropriate actions to carry out the purpose and intent of this resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)

[Exhibit 1 - Agreement with West Yost Associates](#)

11.9 [20-6508](#) **AWARD A PROFESSIONAL SERVICES AGREEMENT WITH HAZEN
AND SAWYER TO PREPARE THE STORMWATER MASTER PLAN
FOR THE MUNICIPAL UTILITIES DEPARTMENT AND AMEND THE
FISCAL YEAR 2019-20 ANNUAL BUDGET**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.
2. Award a Professional Services Agreement to Hazen and Sawyer of Sacramento, California, in the amount of \$1,013,877 to prepare the Stormwater Master Plan for the Municipal Utilities Department and provide stormwater system model maintenance and technical support, Project No. M20009.
3. Amend the Fiscal Year (FY) 2019-20 Annual Budget to appropriate \$316,802 from the Stormwater Capital Project Storm Pump Station Modification Account No. 447-7783-670, CIP No. M16013, Pump Station Discharge Pipe Inspection project, and \$83,198 from the MUD Assessment Maintenance District Account No. 074-69XX-540, for a total increase of \$400,000 to the Storm Water - Capital Projects Storm System Deficiency Study/Plan Account No. 447-7794-670, CIP No. M20009, for the Stormwater Master Plan, Project No. M20009.

It is also recommended that the City Manager be authorized to take necessary and appropriate actions to carry out the purpose and intent of this resolution.

Department: Municipal Utilities

Attachments: [Proposed Resolution](#)

[Exhibit 1 - Agreement with Hazen and Sawyer](#)

11.10 [20-6596](#)

**APPROVE MOTION TO ENTER INTO A COOPERATIVE/PIGGYBACK
PURCHASE AGREEMENT TO PURCHASE AND INSTALL
LOCKERS FOR THE STOCKTON POLICE DEPARTMENT**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Authorize the City Manager to enter into a Cooperative/Piggyback Purchase Agreement utilizing the Sourcewell Contract Number 121919 and execute said Agreement with Krueger International, Inc. dba KI and its authorized dealer, Systems and Space, for the purchase and installation of lockers as part of the Stockton Police Department Basement Remodel project, at a not-to-exceed cost of \$355,163; and
2. Authorize and direct the City Manager to make any and all expenditures and appropriations on behalf of the City as appropriate and necessary to carry out the purpose and intent of this motion.

Department: Police

Attachments: [Attachment A - Cooperative Piggyback Purchase Agreement](#)

11.11 [20-6636](#) **ADOPT A RESOLUTION APPROVING AN INDEPENDENT
CONTRACTOR AGREEMENT BETWEEN SAN JOAQUIN COUNTY
AND CITY OF STOCKTON FOR AB 109 FUNDING OF THE
COMMUNITY CORRECTIONS PARTNERSHIP TASK FORCE, AND
AMEND THE FISCAL YEAR 2020-21 ANNUAL BUDGET**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Authorize the City Manager to execute the Independent Contractor Agreement with San Joaquin County to accept AB 109 funding for the San Joaquin County Community Corrections Partnership Task Force;
2. Authorize the City Manager to accept \$1,280,906 in Fiscal Year (FY) 2020-21 Police Grant Funds as Fiscal Agent for the law enforcement agencies of San Joaquin County;
3. Approve an amendment to the FY 2020-21 Annual Budget to increase the Police Grants and Special Programs San Joaquin County Community Corrections Partnership Task Force revenue estimates and expenditure appropriations by \$1,280,906; and
4. Authorize the City Manager to take all necessary and appropriate actions to carry out the purpose and intent of the resolution.

Department: Police

Attachments: [Attachment A - CCP SJC Agreement](#)
[Proposed Resolution - CCP SJC Agreement](#)

11.12 [20-6516](#) **AUTHORIZE PURCHASE WITH E.J. WARD, INC. TO COMPLETE
IMPLEMENTATION OF THE CITYWIDE FUEL MANAGEMENT
SYSTEM UPGRADE**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council adopt a resolution to:

1. Approve findings pursuant to Stockton Municipal Code (SMC) section 3.68.070 in support of an exception to the competitive bidding process.
2. Approve the use of a Cooperative Purchase Agreement through Sourcewell Contract No. 022217-EJW, formerly National Joint Powers Alliance (NJPA) to provide the City preferential pricing from E.J. Ward, Inc.
3. Authorize a contract with E.J. Ward, Inc. of San Antonio, TX, in the amount of \$224,637.91 for the purchase and installation of 12 fuel terminals to complete implementation of the citywide fuel management system upgrade.
4. Appropriate funds, in the amount of \$224,637.91, from the Fleet Internal Service Fund (501-0000-101) to the Fleet Equipment Acquisition account (501-5060-670).

It is also recommended that the City Manager be authorized to take appropriate and necessary action to carry out the purpose and intent of this resolution.

Department: Public Works

Attachments: [Attachment A - E.J. Ward Quote](#)
[Proposed Resolution](#)
[Exhibit 1 - Purchase Agreement](#)

11.13 [20-6522](#)

**APPROVE MOTION TO AWARD A SERVICE CONTRACT FOR
ON-CALL PLUMBING MAINTENANCE AND REPAIR SERVICES**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council approve a motion to:

1. Award a five-year Service Contract not to exceed a total of \$1,250,000 (\$250,000 per year estimated) to Champion Industrial Contractors, Inc. of Modesto, CA, for On-Call Plumbing Maintenance and Repair Services, Project No. OM-20-007.
2. Approve findings pursuant to Stockton Municipal Code section 3.68.070 in support of an exception to the competitive bidding process.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this motion.

Department: Public Works

Attachments: [Attachment A - Contract for Services](#)
[Attachment B - Funding Accounts](#)

11.14 [20-6264](#) **DESIGNATE ADDITIONAL STOP CONTROLLED INTERSECTIONS
AND AMEND THE “STOP CONTROLLED” INTERSECTION
SCHEDULE**

Recommended Action: RECOMMENDATION

It is recommended that the City Council adopt a resolution designating the following as intersections where vehicles are required to stop pursuant to Stockton Municipal Code section 10.04.270:

1. Alvarado Avenue and Essex Street (2-way stop control),
2. B Street and Carpenter Road (4-way stop control),
3. Diana Marie Drive and Greenoch Way/Jill Circle (2-way stop control),
4. Garfield Street and Hazelton Avenue (2-way stop control), and
5. Hazelton Avenue and Stanislaus Street (4-way stop control).

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department: Public Works

Attachments: [Attachment A - ESSEX STREET - 2-way stop](#)
[Attachment B - B STREET/CARPENTER ROAD - 4-way stop](#)
[Attachment C - DIANA MARIE DRIVE - 2-way stop](#)
[Attachment D - GARFIELD STREET - 2-way Stop](#)
[Attachment E - HAZELTON AVENUE/STANISLAUS STREET - 4-way stop](#)
[Attachment F - Stop Controlled Ints Sched 2020 Redline](#)
[Proposed Resolution](#)

12. ADMINISTRATIVE MATTERS

13. UNFINISHED BUSINESS

14. NEW BUSINESS

14.1 [20-6639](#) **ORDINANCE AMENDING TITLE 5, CHAPTER 5.98.020 RELATED TO
THE CANNABIS REGULATORY PROGRAM’S WORKFORCE
DIVERSITY PROGRAM**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council:

1. Select Cannabis Regulatory Program's Workforce Diversity Program Eligibility Map Option
2. Adopt the proposed ordinance amending the Stockton Municipal Code, Title 5, Chapter 5.98, Section 5.98.020, related to the City of Stockton Cannabis Regulatory Program's Workforce Diversity Program
3. Authorize the City Manager to take appropriate and necessary actions to carry out the purpose and intent of this ordinance

Department: Community Development

Attachments: [Attachment A - Proposed Ordinance \(redlines\)](#)
[Attachment B - Kelley Dr Neighborhood Option 1](#)
[Attachment C - Kelley Dr Neighborhood Option 2](#)
[Proposed Ordinance - Workforce Diversity Program](#)

14.2 [20-6724](#)

**ORDINANCE OF THE CITY OF STOCKTON AMENDING A
TEMPORARY MORATORIUM ON RESIDENTIAL TENANT
EVICTIONS**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council amend Ordinance 2020-03-17-0302-02 to:

- (a) Adopt the California Judicial Council emergency order barring residential tenant evictions, except for reasons of health and safety, until 90 days after the Governor lifts the state of emergency regarding COVID-19 or until amended or repealed by the Judicial Council, and
- (b) Allow tenants up to 6 months for full past due rent repayment and 90 days for half repayment after the state of emergency is lifted, while prohibiting late fees, interest, and penalties accrued during the emergency.

Department: Office of the Mayor

Attachments: [Amended Eviction Moratorium Ordinance v2 \(redlined\)](#)
[Amended Eviction Moratorium Ordinance](#)

15. HEARINGS**

15.1 [20-6455](#)

**MULTIPLE AMENDMENTS TO TITLE 16 OF THE STOCKTON
MUNICIPAL CODE TO COMPLY WITH THE STOCKTON 2040
GENERAL PLAN AND CHANGES TO STATE LAW**

Recommended Action:

RECOMMENDATION

Staff recommends the City Council:

1. Find no further environmental review is required for the proposed amendments to Title 16 (Development Code) per the California Environmental Quality Act pursuant to 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA) Guidelines; and
2. Adopt an Ordinance amending Title 16 (Development Code) of the Stockton Municipal Code Chapters 16.12 (Land Use Permit Requirements), 16.16 (Zoning Districts Established, Zoning Map Adopted), 16.20 (Allowable Land Uses and Permit Requirements), 16.24 (Zoning District Development Standards), 16.28 (Overlay Zoning District Land Use and Development Standards), 16.40 (Affordable Housing Incentives/Density Bonus Provisions), 16.48 (Fences, Hedges, and Walls), 16.60 (Noise Standards), 16.64 (Off-Street Parking and Loading Standards), 16.76 (Sign Standards), 16.80 (Standards for Specific Uses), 16.88 (Review Procedures), 16.92 (Implementation Procedures, Conditions, and Requirements), 16.120 (Design Review), 16.136 (Land Development Permits), 16.64 (Temporary Activity Permits), 16.180 (Applicability and Administration of Subdivision Regulations), 16.188 (Tentative Map and Tentative Parcel Map Filing and Processing), 16.216 (Boundary Changes), 16.220 (Cultural Resources), and 16.240 (Definitions/Glossary) .

Department: Community Development

Attachments: [Attachment A - Existing Code](#)

[Attachment B- Proposed Ordinance Redline Version](#)

[Attachment C - PC Resolution](#)

[Proposed Ordinance](#)

15.2 [20-6588](#)

PUBLIC HEARING TO CONSIDER THE PROPOSED TRA VIGNE MIXED-USE DEVELOPMENT PROJECT, CONSISTING OF A GENERAL PLAN AMENDMENT, ANNEXATION AND DETACHMENT FROM DISTRICTS, PREZONING, VESTING TENTATIVE MAPS AND ENVIRONMENTAL IMPACT REPORT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (APPLICATION NO. P16-0052)

Recommended Action:

RECOMMENDATION

Resolutions

Staff and/or the Planning Commission recommend that City Council approve the following resolutions:

- a) Certifying the Tra Vigne Mixed-Use Project Environmental Impact Report, including Findings of Overriding Considerations and project Mitigation Monitoring and Reporting Program to the City Council; and
- b) Approving a General Plan Amendment to reconfigure the Low and High-Density Residential, and Commercial and adding open space/agriculture land uses; and
- c) Approving a Vesting Tentative Map for the Tra Vigne West Project to subdivide approximately 205 acres into mixed-use lots, including single-family and multifamily residential, commercial, parks and open space; and
- d) Approving a Vesting Tentative Map for the Tra Vigne East Project to subdivide approximately 121 acres into mixed-use lots including single-family residential, parks and open space; and
- e) Approving Annexation and Detachment of the Waterloo-Morada Fire Protection District, Resource Conservation District, and Woodbridge Irrigation District and authorizing the City Manager to direct staff to file an annexation application with the San Joaquin Local Agency Formation Commission.

It is further recommended that the City Council authorize the City Manager to take all necessary and appropriate actions to carry out the purpose and intent of these resolutions.

Ordinance

Staff and the Planning Commission also recommend that the City Council adopt an ordinance to Prezone approximately 341.17 acres for the Tra Vigne Mixed-Use development Project to Residential, Low Density (RL), Residential, High Density (RH), Industrial, Limited (IL), Commercial, General (CG), and Open Space (OS).

Department:

Community Development

Attachments: [Attachment A - Location Map](#)
[Attachment B - Project Land Use Plan](#)
[Attachment C - Vesting Tentative Map - Tra Vigne West](#)
[Attachment D - Vesting Tentative Map - Tra Vigne East](#)
[Attachment E - Fiscal Impact Report](#)
[Attachment F - Public Facilities Finance Plan](#)
[Attachment G - Development Infrastructure Phasing Plan](#)
[Attachment H - Draft Environmental Impact Report](#)
[Attachment I - Final EIR and Overriding Considerations](#)
[Attachment J - CEQA Findings](#)
[Attachment K - PC Approving Resolutions](#)
[Proposed Resolution - EIR and Findings](#)
[Exhibit 1 - Findings](#)
[Exhibit 2 - MMRP](#)
[Proposed Resolution - General Plan Amendment](#)
[Exhibit 1 - General Plan Amendment](#)
[Proposed Resolution - Vesting Tentative Map - Tra Vigne West](#)
[Exhibit 1 - Tra Vigne West COA](#)
[Proposed Resolution - Vesting Tentative Map](#)
[Exhibit 1 - Tra Vigne East COA](#)
[Proposed Resolution - Annexation and Detachment](#)
[Exhibit 1 - Plan for Services](#)
[Exhibit 2 - Annexation Map and Legal Description](#)
[Exhibit 3 - Fire Mitigation Agreement](#)
[Proposed Ordinance - Prezoning](#)
[Exhibit 1 - Prezoning](#)

- 15.3 [20-6480](#) **PUBLIC HEARING FOR APPROVAL OF THE ANNUAL ENGINEER'S REPORT, FY 2020-21 ANNUAL BUDGET, AND CONFIRM AND LEVY ASSESSMENTS FOR THE STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE ASSESSMENT DISTRICT 2005-1**

Recommended Action:

RECOMMENDATION

The City Council, at its meeting on April 28, 2020, preliminarily approved and confirmed the Engineer's estimate of costs and expenses of the Consolidated Storm Drainage Maintenance Assessment District 2005-1 and the annual assessments related thereto and set a required public hearing for June 9, 2020.

It is recommended that the City Council now conduct a public hearing to consider public comment and testimony regarding the approval and adoption of the annual budgets and assessment rolls for the District.

After the public hearing, if a majority protest based on assessment amount does not exist, it is recommended that the City Council adopt a resolution to:

1. Overrule any and all public hearing protests or objections (including all written protests not withdrawn in writing before the conclusion of the public hearing) to the proposed levy of assessments in the District in each zone.
2. Approve and adopt the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1 (District) Annual Engineer's Report for the FY 2020-21, which contains the budget for each zone.
3. Confirm and levy the assessments for each zone as set forth in the Report.
4. File the assessments of a copy thereof, certified by the City Clerk or other City official, with the San Joaquin County Auditor and cause the assessments to be entered on the 2020-21 tax roll as set forth in the Annual Engineer's Report on file with the City Clerk.
5. Approve the Annual Report providing for various Amendments to the several Zone Assessment Diagrams showing segregated parcels created since the last Annual Report and directing the City Clerk to deliver said assessment to the Superintendent of Streets of the City, along with all Amendments to the Assessment Diagrams attached, with a certificate of such confirmation and of the date thereto, and that said Superintendent of Streets shall record all said Amendments to the Assessment Diagrams and assessment in a suitable book to be kept for that purpose.
6. Authorize the City Clerk to file in the office of the County Recorder a copy of the Amendments to the Assessment Diagrams, after the recording of the assessment and the Amendments to the Assessment Diagrams in the office of the Superintendent of Streets.

It is further recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department:

Municipal Utilities

Attachments: [Attachment A - District Zones Location Map](#)
[Attachment B - Summary of Zone Budgets](#)
[Proposed Resolution](#)

**15.4 [20-6518](#) PUBLIC HEARING FOR APPROVAL OF THE ENGINEER'S REPORT,
FISCAL YEAR 2020-21 ANNUAL BUDGETS AND ASSESSMENTS
FOR FIVE INDUSTRIAL STORM DRAINAGE BASIN MAINTENANCE
DISTRICTS**

Recommended Action:

RECOMMENDATION

It is recommended that the City Council conduct a public hearing to consider public comment and testimony regarding the approval and adoption of the annual budgets and assessment rolls for the five districts listed below (each, a "District").

At the conclusion of the public hearing, if less than fifty percent of the owners of the assessable lands within a district file a protest of the proposed levy of annual maintenance assessments, it is recommended that the City Council adopt resolutions to:

1. Overrule any and all public hearing protests or objections (including all written protests not withdrawn in writing before the conclusion of the public hearing) to the proposed levy of assessments in each District, provided, as to each District, no majority protest exists.

2. Approve and adopt the preliminary Fiscal Year (FY) 2020-21 annual budget for each District.

3. Confirm and levy FY 2020-21 assessments for each of the following five industrial storm drainage basin maintenance assessment districts (Districts).

☐ Western Pacific Industrial Park Storm Drainage Basin Maintenance District, Project Number 81-1 (Western Pacific)

☐ Charter Way Industrial Site Storm Drainage Basin Maintenance District, Project Number 86-4 (Charter Way)

☐ Arch Road Industrial Park Storm Drainage Basin Maintenance District, Project Number 84-2 (Arch Road)

☐ Airport Gateway Center Storm Drainage Basin Maintenance District (Airport Gateway)

☐ Stockton Airport Business Center Storm Drainage Basin Maintenance District, Project Number 84-1 (Stockton Airport)

4. Approve and adopt the Report showing the 2020-21 assessments and the adjusted drainage acres to be used in assessing the costs and expenses in connection therewith as the method of assessment to be used to pay the costs and expenses of the maintenance and operation.

5. Approve, confirm and levy the assessments, as set forth in the Report, of the annual amount of costs and expenses to maintain and operate the improvements upon the several subdivisions of land in each District, in proportion to the estimated benefits to be received by said subdivisions, respectively, from the operation of said improvements and of the expenses incidental thereto, as set forth in each respective Report.

It is further recommended that the City Manager be authorized to take

appropriate and necessary actions to carry out the purpose and intent of these resolutions.

Department: Municipal Utilities

Attachments: [Attachment A - Storm Drainage Basin Districts Map](#)
[Attachment B - Storm Drainage Basin District Budgets](#)
[Proposed Resolution - Airport Gateway Center](#)
[Proposed Resolution - Arch Road Industrial](#)
[Proposed Resolution - Charter Way Industrial](#)
[Proposed Resolution - Stockton Airport Business](#)
[Proposed Resolution - Western Pacific](#)

**15.5 [20-6519](#) ADOPT THE BUDGET FOR THE FISCAL YEAR 2020-21 CENTRAL
STOCKTON LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

Recommended Action:

RECOMMENDATION

This public hearing is to consider public comments and testimony regarding the Fiscal Year 2020-21 Central Stockton Lighting Maintenance Assessment District (District) Annual Engineer's Report, budget, and levy of assessments.

After the public hearing, if owners of more than 50 percent of the area of assessable lands within the District have not protested the proposed levy of annual maintenance assessments, it is recommended that the City Council adopt a resolution to:

1. Overrule any and all protests or objections (including all written protests not withdrawn in writing before the conclusion of the public hearing) to the proposed levy of assessments in the District in each zone.
2. Approve and adopt the District's Annual Engineer's Report for the Fiscal Year 2020-21 containing the budget for each zone and confirm and levy the assessments for each zone as set forth in the Annual Engineer's Report.
3. Certify that the special assessment(s), fee(s), or charge(s) to be placed on the Fiscal Year 2020-21 Secured Property Tax bill by the City of Stockton are certified to meet the requirements of Proposition 218 that added Articles XIII C and XIII D to the California State Constitution.
4. Confirm that the assessments of the annual amount of costs and expenses for the maintenance and operation of the improvements, upon the assessable lands in the District, as contained in the Annual Engineer's Report, shall be levied and collected for Fiscal Year 2020-21. The assessments are in compliance with all laws pertaining to the levy of the annual assessment (State of California Streets and Highways Code Section 22500). The assessments are levied without regard to property valuation. The purpose of the assessments is to pay the costs and expenses for administration, maintenance, and operation of the Central Stockton Lighting Maintenance Assessment District, Zone 4, Oxford Manor.
5. Authorize the City Manager or designee, on behalf of the City Clerk, to file the assessments or a copy thereof certified by the City Clerk, with the San Joaquin County Auditor and cause the assessments to be entered on the Fiscal Year 2020-21 tax roll for the parcels in the District, Zone 4, Oxford Manor, as set forth in the Annual Engineer's Report on file with the City Clerk.

It is also recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department:

Public Works

Attachments: [Attachment A - District Map](#)
[Attachment B - Proposed FY 2020-21 Budget](#)
[Proposed Resolution](#)

**15.6 [20-6517](#) ADOPT THE BUDGET FOR THE FISCAL YEAR 2020-21 STOCKTON
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT
DISTRICT NO. 96-2**

Recommended Action:

RECOMMENDATION

This public hearing is to consider public comments and testimony regarding the Fiscal Year (FY) 2020-21 Stockton Consolidated Landscape Maintenance Assessment District No. 96-2 (Consolidated Landscape District) Annual Engineer's Report, budget, and levy of assessments.

After the public hearing, if owners of more than 50 percent of the area of assessable lands within the Consolidated Landscape District have not protested the proposed levy of annual maintenance assessments, it is recommended that the City Council adopt a resolution to:

1. Overrule any and all protests or objections (including all written protests not withdrawn in writing before the conclusion of the public hearing) to the proposed levy of assessments in the Consolidated Landscape District in each zone.
2. Approve and adopt the Consolidated Landscape District's Annual Engineer's Report for the FY 2020-21 containing the budget for each zone and confirm and levy the assessments for each zone as set forth in the Annual Engineer's Report.
3. Certify that the special assessment(s), fee(s), or charge(s) to be placed on the FY 2020-21 Secured Property Tax bill by the City of Stockton are certified to meet the requirements of Proposition 218 that added Articles XIIIC and XIID to the California State Constitution.
4. Confirm that the assessments of the annual amount of costs and expenses for the maintenance and operation of the improvements, upon the assessable lands in the Consolidated Landscape District, as contained in the Annual Engineer's Report, shall be levied and collected for FY 2020-21. The assessments comply with all laws pertaining to the levy of the annual assessment (State of California Streets and Highways Code Section 22500). The assessments are levied without regard to property valuation. The purpose of the assessments is to pay the costs and expenses for maintenance and operation of public parks and landscape improvements in public rights-of-way and public open spaces.
5. Authorize the City Manager or designee, on behalf of the City Clerk, to file the assessments or a copy thereof certified by the City Clerk, with the San Joaquin County Auditor and cause the assessments to be entered on the FY 2020-21 tax roll for the parcels in the Consolidated landscape District and each Zone within the Consolidated Landscape District as set forth in the Annual Engineer's Report on file with the City Clerk.

It is further recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of this resolution.

Department:

Public Works

Attachments: [Attachment A - Vicinity Map](#)
[Attachment B - Proposed FY 2020-21 Budget](#)
[Attachment C - Summary of Zones](#)
[Proposed Resolution](#)

16. PUBLIC COMMENTS* – MATTERS NOT ON THE AGENDA
17. CITY MANAGER'S COVID-19 UPDATE
18. COUNCIL COMMENTS
19. ADJOURNMENT

INFORMATIONAL ITEMS

1. [20-6648](#) COUNCIL COMMITTEE/BOARD AND COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Information item only. No action required.

Department: City Clerk
Attachments: [Planning Commission 2019-10-24](#)
[Planning Commission 2020-01-23](#)
[Planning Commission 2020-02-13](#)
[Water Advisory Group 2019-01-17](#)
[Water Advisory Group 2019-11-06](#)
[Water Advisory Group 2020-01-08](#)

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on June 3, 2020, in compliance with the Brown Act.

Eliza R. Garza, CMC
City Clerk

By: _____

Deputy

**Citizens may comment on any subject within the jurisdiction of the City Council/Successor Agency to the Redevelopment Agency/Public Finance Authority/Parking Authority, including items on the Agenda. Each speaker is limited to three minutes. Speakers must submit "Request to Speak" cards to the City Clerk, and be prepared to speak when called. No speaker cards will be received after the close of the Citizen's Comments portion of the meeting.*

***Speakers should hold comments on items listed as a Hearing until the Hearing is opened. If a large number of people desire to speak at a Hearing, the Mayor/Chair may reduce the amount of time allocated to each speaker to three (3) minutes.*

****Additions to the Agenda - Government Code Section 54954.2(b)(2), allows members of the City Council present at the meeting to take immediate action, with either a two-thirds or unanimous vote, to place an item on the agenda that action must be taken and that the item came to the attention of the City subsequent to the agenda being posted.*

All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8459, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City's website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.

CHALLENGING CITY DECISIONS: The time limit within which to commence any lawsuit or legal challenge to any quasi-judicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-judicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Stockton, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.