



Incorporated July 1, 2000
Website: www.elkgrovecity.org

Gary Davis, Mayor

James Cooper, Vice Mayor
Steven M. Detrick, Council Member

Patrick Hume, Council Member
Robert Trigg, Council Member

ELK GROVE CITY COUNCIL REGULAR MEETING
Wednesday, February 12, 2014
6:00 P.M.

Elk Grove City Hall
8400 Laguna Palms Way, Elk Grove, CA 95758
City Council Chambers

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council requests that you limit your presentation to three (3) minutes per person so that all present will have time to participate. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

If you wish to address the Council during the meeting, please complete a Speaker Card and give it to the Assistant City Clerk prior to consideration of the agenda item.

AGENDA

1. CALL TO ORDER / ROLL CALL

- 1.1 Roll Call
- 1.2 Pledge of Allegiance
- 1.3 Moment of Silence

2. APPROVAL OF AGENDA

3. CLOSED SESSION

None.

4. PRESENTATIONS / ANNOUNCEMENTS

None.

5. PUBLIC COMMENT

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the City Council. Each person will be allowed three minutes, or less if a large number of requests are received on a particular subject. No action may be taken on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. If a member of the public wants a response to a specific question, they are encouraged to contact any member of the Council or the City Manager at any time. Members of the audience wishing to address a specific agenda item are encouraged to offer their public comment during consideration of that item.

6. GENERAL ADMINISTRATION INFORMATION

7. COUNCIL COMMENTS / REPORTS / FUTURE AGENDA ITEMS

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure (*in accordance with Resolution No. 2009-212 and Government Code § 53232.3(d)*)

8. CONSENT CALENDAR ITEMS

The Consent Calendar items are ones expected to be routine and non-controversial. They will be acted upon by the City Council after providing an opportunity for public comment.



PUBLIC COMMENT

- 8.1 Approve City Council meeting Minutes of December 11, 2013 special meeting [p. 1-4] (CITY CLERK)
- 8.2 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through February 5, 2014 [p. 1-3] (CITY CLERK)
- 8.3 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)

- 8.4 Receive Planning Department 2013 Activity Report [p. 1-4] (PLANNING)
- 8.5 Adopt Ordinance No. 02-2014 adopting an amendment to the Zoning Map of the City of Elk Grove for the Moore Sheldon Center (EG-11-033) and Fieldstone North Project (EG-13-044), APNs: 115-0150-064 & 067, and 134-0110-154 (**Second Reading**) [p. 1-5] (PLANNING)
- 8.6 Adopt resolution authorizing the City Manager to accept grant funding from the California Department of Alcoholic Beverage Control and amend the Police Department's 2014 Fiscal Year budget to appropriate grant funds in the amount of \$8,800 for the purpose of reducing underage drinking in Elk Grove [p. 1-5] (POLICE)
- 8.7 Adopt resolution authorizing the City Manager to execute a Professional Services Contract with California Electronic Asset Recovery, Inc. to perform transportation and disposal services for universal wastes for a period of five years with one optional three-year extension for an amount not-to-exceed \$440,000 for waste generated at the Special Waste Collection Center [p. 1-32] (INTEGRATED WASTE)
- 8.8 Adopt resolution authorizing the destruction of certain records retained by the Finance Department [p. 1-3] (FINANCE)
- 8.9 Adopt resolution authorizing the City Manager to execute a Sub-recipient Agreement with Sacramento Regional Transit District and submit for reimbursement for the rehabilitation of six transit buses and the purchase of three paratransit vehicles totaling \$687,746 [p. 1-14] (TRANSIT)
- 8.10 Adopt resolution amending the loan term sheet for the Avery Gardens affordable housing project regarding form of loan security, unit affordability, and amount of senior financing [p. 1-10] (PLANNING/HOUSING)
- 8.11 Adopt resolution authorizing the Mayor to execute an amended Joint Powers Agreement for the Elk Grove - Rancho Cordova - El Dorado Connector Authority [p. 1-17] (PUBLIC WORKS)

- 8.12 Adopt resolution authorizing the City Manager to execute a Professional Services Contract with NES, Inc. to perform oversight at the City's Special Waste Collection Center for a period of three years with three optional one-year extensions for a not-to-exceed amount of \$1,100,000 [p. 1-50] (INTEGRATED WASTE)

9. **PUBLIC HEARINGS**

- 9.1 **SUBJECT:** A public hearing to consider adoption of the 2013-2021 Housing Element, including amendments to the General Plan and Zoning Map [p. 1-1558]

STAFF REPORT:

Sarah Bontrager, Housing Program Manager



PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (Commissioners voting in favor vs. opposed):

- 1) Adopt resolution certifying the Environmental Impact Report and adopting Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Project (3-1, *Maita no*);
- 2) Adopt resolution declaring the City Council's intent to:
 - a. Adopt a General Plan Amendment consisting of the repeal of the existing Housing Element and adoption of the 2013-2021 Housing Element (4-0);
 - b. Adopt an amendment to the Land Use Element of the General Plan relative to Policy LU-6 regarding guidelines for guidelines for locating multi-family housing (4-0);
 - c. Adopt an amendment to the Land Use Element of the General Plan relative to Policy LU-40 regarding criteria for high density residential development on property at the southeast corner of Sheldon Road and Bruceville Road (Site C-41) (4-0);
 - d. Adopt a General Plan Land Use Map Amendment as described in this report (3-1, *Maita no*);

- e. Adopt an amendment to the Land Plans for the East Franklin Specific Plan, Laguna Ridge Specific Plan, and East Elk Grove Specific Plan (3-1, *Maita no*);
- f. Adopt an amendment to Title 23 of the Elk Grove Municipal Code (Zoning) to modify the RD-25 zoning district to adjust the allowed density range from 20.1 to 25.0 dwelling units per acre to 20.1 to 30.0 dwelling units per acre (4-0);
- g. Rezone certain properties as described in this report (3-1, *Maita no*); and
- h. Amend the Conditions of Approval for the Waterman 75 Project (EG-06-1158) for consistency with the 2013-2021 Housing Element (Resolution 2007-171, Conditions of Approval Nos. 1 and 16) (4-0).

9.2 SUBJECT: A public hearing to consider adoption of an amendment to General Plan Policy SA-15 and Title 23 of the Elk Grove Municipal Code Relative to Floodplain Policy [p. 1-14]

STAFF REPORT:

Darren Wilson, Engineering Services Manager

☐ **PUBLIC COMMENT:**

RECOMMENDATION

The Planning Commission (4-1, *Murphey no*) recommends:

- 1) Adopt resolution finding the proposed amendment to the General Plan and Elk Grove Municipal Code exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines; and
- 2) Adopt resolution declaring the City Council's intent to:
 - a. Adopt resolution amending General Plan Policy SA-15; and
 - b. Adopt ordinance amending Sections 23.60.020(B) and 23.100.020 of the Elk Grove Municipal Code.

- 9.3 SUBJECT:** Combined Public Hearing to consider: 1) General Plan Amendment, Zoning Code Text Amendment and Rezone, Specific Plan Amendments, and Condition of Approval Amendment for an Approved Tentative Subdivision Map for the 2013-2021 Housing Element Project (PL0018); and 2) General Plan Amendment and Zoning Code Text Amendment Relative to Floodplain Policy (General Plan Amendment 14-2) [p. 1-151]

STAFF REPORT:

Christopher Jordan, Planning Manager



PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends:

- 1) Adopt resolution adopting a General Plan amendment for the 2013-2021 Housing Element and Floodplain Policy Update (General Plan Amendment 14-2);
- 2) Adopt resolution amending the land plan for the East Franklin, Laguna Ridge, and East Elk Grove Specific Plans for consistency with the 2013-2021 Housing Element;
- 3) Introduce and waive the full reading, by substitution of title only, an ordinance adopting an amendment to Title 23 of the Elk Grove Municipal Code and Zoning Map of the City of Elk Grove; and
- 4) Adopt resolution approving an amendment to the Conditions of Approval for the Waterman 75 Project (EG-06-1158).

- 9.4 SUBJECT:** A public hearing to consider adoption of: **A)** resolutions calling a special election and declaring results of the special election for annexation to Community Facilities District No. 2006-1 (Maintenance Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 27); **B)** resolutions calling a special election and declaring results of the special election for annexation to Community Facilities District No. 2003-2 (Police Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 26); **C)** a resolution determining to levy street maintenance assessments for certain properties in the Eastern Area which

represents Annexation No. 21 into Street Maintenance District No. 1 Zone 3-J; and **D)** a resolution determining to levy stormwater drainage fee assessments for certain properties which represents Annexation No. 2 into Stormwater Drainage Fee Zone 2 [p. 1-93]

STAFF REPORT:

Nathan Bagwill, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION

- A-1) Adopt resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2006-1 (Maintenance Services) to the qualified electors;
- A-2) (*Following tabulation and certification of ballot results by the City Clerk*) Adopt resolution declaring the results of the special election held on February 12, 2014 for the twenty-seventh annexation to Community Facilities District No. 2006-1 (Maintenance Services); and
- A-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1 (Maintenance Services) Annexation No. 27 and amending Elk Grove Municipal Code Section 3.19.010;
AND
- B-1) Adopt resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2003-2 (Police Services) to the qualified electors;
- B-2) (*Following tabulation and certification of ballot results by the City Clerk*) Adopt resolution declaring the results of the special election held on February 12, 2014 for the twenty-sixth annexation to Community Facilities District No. 2003-2 (Police Services); and
- B-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No.

2003-2 (Police Services) Annexation No. 26 and amending
Elk Grove Municipal Code Section 3.18.010; **AND**

- C) Adopt resolution determining to levy street maintenance assessments in Street Maintenance District No. 1 – Zone 3-J (Annexation 21); **AND**
- D) Adopt resolution determining to levy storm water drainage fee assessments Stormwater Drainage Fee Zone 2 (Annexation 2).

10. **REGULAR AGENDA ACTION ITEMS / RECOMMENDATIONS**

- 10.1 SUBJECT:** Receive the Fiscal Year 2013-14 mid-year budget review and adopt a resolution amending the Fiscal Year 2013-14 Budget and Fiscal Years 2013-18 Capital Improvement Program [p. 1-54]

STAFF REPORT:

Andrew Keys, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution amending the Fiscal Year (FY) 2013-14 Budget and FY 2013-18 Capital Improvement Program (CIP) as needed.

- 10.2 SUBJECT:** Consider waiving penalties and interest due on the special taxes in Laguna Ridge for a delinquent property [p. 1-6]

STAFF REPORT:

Nathan Bagwill, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends the City Council deny the request to waive interest and penalties on the special taxes in Laguna Ridge for APN 132-0280-034-0000

- 10.3 SUBJECT:** Consider implementing speed humps on Batey Avenue between Rancho Drive and Locust Street to reduce vehicular speeding and improve safety [p. 1-6]

STAFF REPORT:

David Yatabe, Traffic Engineer

☐ **PUBLIC COMMENT:**

RECOMMENDATION:

Staff requests the City Council consider implementing speed humps on Batey Avenue between Rancho Drive and Locust Street to reduce vehicular speeding and to improve safety.

- 10.4 SUBJECT:** Sacramento Regional Transit District Request for Relief from requirement of mandatory attendance at Transit Operations Request for Proposal (RFP) Pre-proposal Conference [p. 1-3]

STAFF REPORT:

Jean Foletta, Transit Services Manager

☐ **PUBLIC COMMENT:**

RECOMMENDATION:

Staff seeks City Council guidance on waiving the provision of the Mandatory Pre-proposal Conference for the Transit Request for Proposals (RFP) for Fixed Route, ADA Complementary Paratransit, Commuter and Maintenance Contractor for Transit Operations.

- 10.5 SUBJECT:** Consider revisions to the Procedures for Prequalification of Bidders on Public Works Construction and Maintenance Projects concerning Apprenticeship Program and adopt resolution setting a Deposit Fee of \$1,000 for the Appeal of a Prequalification Decision [p. 1-81]

STAFF REPORT:

Rick Carter, Public Works Contract Manager
Jeff Werner, Senior Civil Engineer

☐ **PUBLIC COMMENT:**

RECOMMENDATION:

Staff recommends:

- 1) Consider a revision to the Procedures for Prequalification of Bidders on Public Works Construction and Maintenance Projects concerning Apprenticeship Programs; and
- 2) Adopt resolution setting a deposit fee of \$1,000 for the Appeal of a Prequalification Decision.

10.6 SUBJECT: Provide direction on the structure of the Affordable Housing Loan Committee and consider forming a standing City Council subcommittee to serve as the Affordable Housing Loan Committee [p. 1-4]

STAFF REPORT:

Sarah Bontrager, Housing Program Manager



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends the City Council form a standing City Council subcommittee to serve as the Affordable Housing Loan Committee.

11. ADJOURNMENT

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GOVERNMENT CODE 54957.5 et seq.

Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA.