



*Incorporated July 1, 2000*

Michael P. Leary, Mayor

Sophia Scherman, Mayor Pro Tem  
Rick Soares, Councilmember

James Cooper, Councilmember  
Dan Briggs, Councilmember

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**SPECIAL MEETING OF THE CITY COUNCIL  
Thursday, March 7, 2002  
6:30 P.M.**

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

**The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. 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 City Clerk prior to the start of the meeting.**

**- AMENDED AGENDA -**

**1. CALL TO ORDER/ROLL CALL**

1.1 Roll Call

1.2 Pledge of Allegiance

**2. PUBLIC COMMENT**

Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three minutes. No action may be taken on a matter raised under "Public Comments" 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, you are encouraged to contact any member of the Council or the City Manager at any time.

**3. APPROVAL OF AGENDA**

**4. PRESENTATIONS/ANNOUNCEMENTS**

**5. 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 at one time without discussion. A member of the City Council or a member of the public may remove any item for discussion.

**PUBLIC COMMENT**

**5.1** Approve Warrant Listing through February 19, 2002 (Warrants 003946 through 003998) [p. 1-8]

**5.2** Approve Monthly Treasurer's Reports for January 2002 [p. 8-12]

**5.3** Approve Action Minutes of January 9, 2002 Special City Council meeting and the January 9, 2002 Special Council Districting meeting, and the regular City Council meeting of January 16, 2002 [p. 13-48]

**5.4** Adopt candidate filing fees and regulations governing candidate's statements of qualifications and establish a filing fee for processing municipal initiative petitions (Resolutions) [p. 49-54]

**5.5** Approve an appropriation of \$10,000 to the Federal Technology Center Procurement Technical Assistance Center (FTC PTAC) for Economic Development in the City of Elk Grove (Resolution) [p. 55-58]

**5.6** Adopt a Resolution of the City Council Declaring Its Intention to Establish the East Franklin Community Facilities District No. 2002-1 and To Levy a Special Tax to Pay for Certain Public Facilities, calling for a public hearing to consider establishing the district to be held April 17, 2002 [p. 59-78]

- 5.7** Adopt a Resolution of the City Council Declaring the Necessity to Incur Bonded Indebtedness to Finance Capital Facilities for the Proposed East Franklin Community Facilities District No. 2002-1, calling for a Public Hearing to incur bonded indebtedness to be held April 17, 2002. [p. 79-82]
- 5.8** Authorize the Mayor to execute a joint reimbursement agreement with the County of Sacramento and H. C. Elliott, Inc. for the construction of a portion of Waterman Road from one mile south of Gerber Road to 2,640 feet south of Gerber Road associated with Churchill Downs Unit No. 2A & 2C (Resolution) [p. 83-94]

**6. PUBLIC HEARINGS**

- 6.1** Auto Mall Tree Removal Project EG-01-125 – A Public Hearing to consider an amendment to the Elk Grove Auto Mall Conditions of Approval to allow removal of seven (7) additional oak trees. The project is located on Lots 6 and 7 of the Auto Mall [p. 95-338]

**STAFF REPORT:** Christine McFerson, Planning Manager

**RECOMMENDATION:** Deny the applicant's request to amend the conditions of approval for the Elk Grove Auto Mall to allow additional removal of tree numbers 37 through 43 based on the findings contained in the April 26, 2001 staff report and the additional analysis regarding the City's Tree Preservation Ordinance in the December 26, 2001 staff report to the Planning Commission

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

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

- 7.1** **SUBJECT:** Review GPAC Recommended Land Use Concept Map for the Elk Grove General Plan and provide direction [p. 339-348B]

**STAFF REPORT:** Phil Carter, Community Development  
Eric Norris, General Plan Project Manager

**RECOMMENDATION:** Staff recommends that the City Council review the GPAC Recommended Land Use Concept Map and either:

1. Indicate concurrence with the Land Use Concept as Shown;
2. Provide specific direction to staff on changes to the Land Use Concept as deemed appropriate by the Council; or
3. Provide comments on changes to the Land Use Concept and direct the General Plan Advisory Committee to revise the map in accordance with these comments

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

- 7.2 **SUBJECT:** Consider a request to initiate a zoning amendment to rezone a site from residential to recreation in order to allow the property owner to donate the land to the Elk Grove Community Services District for a public park APN #127-0160-029 (Resolution) [p. 349-356]

**STAFF REPORT:** Christine McFerson, Planning Manager

**RECOMMENDATION:** Approve the request to initiate a rezone to the subject property

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

- 7.3 **SUBJECT:** City of Elk Grove Trails (Bicycle, Pedestrian, Equestrian) Committee [p. 357-360]

**STAFF REPORT:** Anthony Manzanetti, City Attorney

City Council Ad Hoc Committee – Mayor Pro  
Tem Scherman and Councilmember Soares

**RECOMMENDATION:** Staff recommends the City Council consider the work and recommendation of the ad hoc committee and provide direction regarding the details and structure of this Council-created committee

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

- 7.4 **SUBJECT:** City of Elk Grove Disability Advisory Committee [p. 361-364]

**STAFF REPORT:** Anthony Manzanetti, City Attorney  
City Council Ad Hoc Committee – Mayor Pro  
Tem Scherman and Councilmember Soares

**RECOMMENDATION:** Staff recommends the City Council consider the work and recommendation of the ad hoc committee and provide direction regarding the details and structure of this Council-created committee

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

- 7.5 **SUBJECT:** City Council District Boundaries [p. 365-390]

**STAFF REPORT:** John Danielson, City Manager  
Dr. Peter Morrison, Demographer

**RECOMMENDATION:** Review the maps presented and provide direction to staff on establishing City Council districts

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

**7.6 SUBJECT:** United Rentals Report– 9251 Elk Grove Boulevard  
[p. 391-394]

**STAFF REPORT:** Phil Carter, Community Development

**RECOMMENDATION:** Consider all the information presented and provide direction as deemed appropriate to address resident concerns; and provide direction as follows:

1. Amend the City’s codes in order to strengthen regulations related to noise and dust concerns; and
2. Post “no parking” signs on Elk Grove Boulevard to eliminate the parking of large equipment and vehicles along this section of roadway

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

**7.7 SUBJECT:** *Amend the Regular City Council Meeting Schedule*

**STAFF REPORT:** *John Danielson, City Manager*

**RECOMMENDATION:** *Discuss and if desired, adopt by resolution an alternate schedule for regular City Council meetings*

**PUBLIC COMMENT:**

**COUNCIL ACTION:**

**8. GENERAL ADMINISTRATION INFORMATION**

**9. COUNCIL COMMENTS/FUTURE AGENDA ITEMS**

**10. CLOSED SESSION**

The City Council will hear and consider public comment on any and all items scheduled for closed session prior to adjourning to closed

session. Please be mindful of the City's three (3) minute rule. Once the closed session has ended, the regular City Council meeting will be reconvened in open session. The Mayor or presiding officer will then make any announcements required by the Brown Act relative to reportable actions taken during the closed session.

a) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
Pursuant to Government Code Section 54956.8

**Property:** 8380 Laguna Palms Way  
**Agency Negotiator:** John Danielson, City Manager  
**Negotiating Party:** Steve Griffin, Negotiator  
**Property Owner:** Jackson Properties  
**Under Negotiation:** Discussion of price and terms of payment

b) **CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation**  
Significant exposure of litigation pursuant to subdivision (b) of Section 54956.9:

(1) One case

c) **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**  
Pursuant to Subdivision (a) of GC Section 54956.9  
(2) Cases – (Consolidated)

Name of case: South County Citizens for Responsible Growth, et al v. City of Elk Grove, et al and California Department of Conservation v. City of Elk Grove et al  
Sacramento County Superior Court Consolidated Case No. 01OS01090

**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, this 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 City Clerk Peggy Jackson at (916) 683-7111. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove City Council  
Special Meeting , THURSDAY, March 7, 2001

**I, Gail Pugh, declare under the penalty of perjury that the foregoing agenda for the March 7, 2002 regular meeting of the Elk Grove City Council was posted on \_\_\_\_\_, 2002, at the office of the City of Elk Grove City Hall at 8400 Laguna Palms Way, Elk Grove, CA 95758 and was available for public review at that location.**

**Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2002 at Elk Grove, California**

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**Gail Pugh, Department Secretary  
City of Elk Grove**