



Incorporated July 1, 2000

Website: elkgrovecity.org

Sophia Scherman, Mayor

Rick Soares, Mayor Pro Tem
James Cooper, Councilmember

Dan Briggs, Councilmember
Michael P. Leary, Councilmember

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, September 15, 2004
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.

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, or less if a large number of requests are received on a particular subject. No action may be taken on a matter 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.

3. APPROVAL OF AGENDA

4. PRESENTATIONS/ANNOUNCEMENTS

4.1 A proclamation recognizing the retirement of Community Services District, General Manager, Rita Velasquez [p. 1-2]

4.2 Mobility Strategies for City Corridors by Fehr & Peers

4.3 Presentation regarding the Sacramento County Voting System, by Registrar of Voters Jill Lavine

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 after providing an opportunity for public comment.

PUBLIC COMMENT

5.1 Approve Warrant Listing through August 31, 2004 (Warrants 009871 through 009968) [p. 1-12]

5.2 Approve Monthly Treasurer's Report for July 2004 [p. 1-4]

5.3 Approve Minutes of the September 1, 2004 Regular City Council Meeting [p. 1-10]

5.4 Approve a proclamation of recognition celebrating the naming of the Roy Herburger Elementary School [p. 1-2]

5.5 Approve a proclamation of recognition celebrating the naming of the Arlene Hein Elementary School [p. 1-2]

- 5.6** Authorize the City Engineer to submit to the Sacramento Transportation Authority (STA) in the name of the City of Elk Grove a request for the 2001-02 and 2002-03 Measure A Contingency funds to be applied to the Handicapped Access Program ([Resolution](#)) [p. 1-4]
- 5.7** Approve Parcel Map No. 03-471.00 Anderson/Alexander with Eugene R. and Teresa C. Anderson; and David N. and Sandra H. Alexander ([Resolution](#)) [p. 1-8]
- 5.8** Approve Parcel Map No. 03-557.00 U.C.D. Medical Center with Jackson-Laguna, a California General Partnership ([Resolution](#)) [p. 1-6]
- 5.9** Approve the final map for Laguna Business Park, Subdivision No. 02-305.00 with Pappas Gateway LP and Laguna Springs Corporate Center Buildings D&E, LLC ([Resolution](#)) [p. 1-12]
- 5.10** Adopt the revised Mitigated Monitoring Reporting Program (MMRP)/Conditions of Approval subject to a previously approved project consisting of an amendment to the Calvine 99 Special Planning Area, a Tentative Subdivision Map, and Design Review for Sheldon Place, Project No. EG-02-348 ([Resolution](#)) [p. 1-60]
- 5.11** Authorize the City Manager or his designee to execute a contract with M & M Electric, Inc. for construction of the Big Horn Boulevard/New Country Drive Traffic Signal System ([Resolution](#)) [p. 1-4]
- 5.12** Authorize the City Manager or his designee to execute a Joint Funding Agreement with United States Geological Survey for the operation and maintenance of the stream gaging station on Laguna Creek ([Resolution](#)) [p. 1-4]
- 5.13** Approve the creation a special Swainson's Hawk Habitat Acquisition and Management Account ([Resolution](#)) [p. 1-4]
- 5.14** Honoring the 50th Anniversary of the Elk Grove Citizen of the Year Program ([Resolution](#)) [p. 1-2]

- 5.15** Authorize the Mayor and City Manager or his designee to execute an agreement between Sacramento Regional Transit District and the City of Elk Grove for the transfer of services ([Resolution](#)) [p. 1-20]
- 5.16** Authorize the Mayor to execute an agreement for the transfer certain fund balances between the County of Sacramento, Sacramento Regional Transit District and the City of Elk Grove for Development Impact Fees ([Resolution](#)) [p. 1-10]
- 5.17** Authorize the City Manager or his designee to execute an agreement with MV Transportation, Inc. to operate the City's fixed route public transit services until June 30, 2009, and execute a lease agreement with MV Transportation, Inc. for conducting transit operations at the City's Corporation Yard ([Resolution](#)) [p. 1-48]
- 5.18** Authorize the City Manager or his designee to execute a contract with Escudero Web Services for website services [p. 1-24]
- 5.19** Approve a proclamation recognizing October 2004 as Disability Awareness Month 2004 [p. 1-2]

6. PUBLIC HEARINGS

- 6.1** **SUBJECT:** Continued Public Hearing: Elk Meadows, Project EG-03-457: to consider a Rezone of approximately 5 acres from AR-5 to RD-5, Tentative Subdivision Map to create 23 single family lots and 2 landscape lots, and Design Review for subdivision layout [p. 1-66]
Location: West side of Elk Grove-Florin Road, 100 yards north of the intersection of Elk Grove-Florin and Sheldon Roads

STAFF REPORT: Christine Crawford, Planning Manager
Sarah Kirchgessner, Project Planner



PUBLIC COMMENT:

RECOMMENDATION: Staff recommends the following actions:

1. Adopt a Mitigated Negative Declaration for Elk Meadows, Project No. EG-03-457
2. Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove amending the Elk Grove Zoning Map from AR-5 to RD-5 for Elk Meadows, Project No. EG-03-457
3. Adopt a [resolution](#) approving the Tentative Subdivision Map and Design Review; and adopting the Mitigated Monitoring and Reporting Program (MMRP), for Elk Meadows, Project No. EG-03-457, subject to the Findings and Conditions of Approval/MMRP

COUNCIL ACTION:

- 6.2 **SUBJECT:** Continued Public Hearing: Tobacco retail licensing ordinance and resolution establishing and setting fees [p. 1-22]

STAFF REPORT: Robert Simmons, Chief of Police
Jeffrey Scott, Detective



PUBLIC COMMENT:

RECOMMENDATION: After the close of the public hearing, staff recommends the following:

1. Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove adding Chapter 4.62 to Elk Grove Municipal Code requiring the Licensing of Tobacco Retailers and adding Chapter 1.11 to Elk Grove Municipal Code concerning Administrative Hearings
2. Adopt a [resolution](#) establishing a Tobacco Retailers License Fee

COUNCIL ACTION:

6.3 **SUBJECT:** Public Hearing: Consider and approve the Fiscal Year 2003-04 Consolidated Annual Performance and Evaluation Report for the use of Community Development Block Grant (CDBG) Funds [p. 1-60]

STAFF REPORT: Christine Crawford, Planning Manager
Pamela Speciale, CDBG Coordinator



PUBLIC COMMENT:

RECOMMENDATION: Adopt a [resolution](#) approving the Fiscal Year 2003-04 Consolidated Annual Performance and Evaluation Report (CAPER) for the use of Community Development Block Grant (CDBG) Funds

COUNCIL ACTION:

6.4 **SUBJECT:** Public Hearing: Call an election and declare the results of the special election for annexation to the Community Facilities District (CFD) No. 2003-2 (Police Services) Annexation No. 3; and levy and apportion the special tax to pay for police services [p. 1-22]

STAFF REPORT: Joe Chinn, Finance Administrator
Kate Rosenlieb, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION: After the close of the public hearing, staff recommends the following:

1. Adopt a [resolution](#) calling an 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), Annexation No. 3 to the qualified electors
2. Direct the City Clerk to tabulate the votes cast and certify the election results to the Council
3. Adopt a [resolution](#) declaring the results of the special election for the Community Facilities District 2003-2 (Police Services) Annexation No. 3

4. Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove levying and apportioning the special tax in territory annexed into the Community Facilities District (CFD) 2003-2 (Police Services) Annexation No. 3

COUNCIL ACTION:

- 6.5 **SUBJECT:** Public Hearing: Levy Storm Drainage Fees on additional properties within the City limits and authorize the election [p. 1-38]

STAFF REPORT: Bob Lee, Development Services
Public Works



PUBLIC COMMENT:

RECOMMENDATION: Staff recommends that the City Council take the following action:

1. Adopt a [resolution](#) calling an election regarding storm drainage fees on all remaining properties within the City limits that are not subject to a storm drainage levy
2. Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove amending Chapter 15.10 of the Elk Grove Municipal Code relating to storm drainage service fees

COUNCIL ACTION:

- 6.6 **SUBJECT:** Public Hearing: Sheldon Crossing, Project No. EG-03-560: to consider Rescinding Zoning Agreement 86-4728 and Design Review for 5 buildings totaling 36,615 square feet with site improvements [p. 1-166]

Location: northwest corner of Sheldon Road and Elk Grove-Florin Road

STAFF REPORT: Christine Crawford, Planning Manager
Craig Hoffman, Project Planner



PUBLIC COMMENT:

RECOMMENDATION: At the conclusion of the public hearing, consider the Planning Commission's recommendation as follows:

1. Adopt a Mitigated Negative Declaration for Sheldon Crossing, Project No. EG-03-560
2. Adopt a [resolution](#) approving a Rescission of Zoning Agreement 86-4728 and Design Review, for Sheldon Crossing, Project No. EG-03-560, subject to the Findings and MMRP/Conditions of Approval

COUNCIL ACTION:

7. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 7.1 SUBJECT:** Laguna West Zoning - discuss the existing Travel Commercial zoning compatibility with the adjoining residential development [p. 1-10]

STAFF REPORT: Christine Crawford, Development Services
Bill Pable, Project Planner



PUBLIC COMMENT:

RECOMMENDATION: Provide direction to staff regarding Council's wishes to amend the existing Travel Commercial (TC) zoning in Laguna West to a different zoning designation

COUNCIL ACTION:

- 7.2 SUBJECT:** Old Town Sheldon Design Guidelines: a work session to discuss whether design guidelines are needed in the Old Town Sheldon area and provide direction to staff regarding how the City Council may wish to respond to this issue [p. 1-16]

STAFF REPORT: Christine Crawford, Development Services
Bill Pable, Project Planner



PUBLIC COMMENT:

RECOMMENDATION: Provide direction on establishing design guidelines for Old Town Sheldon by directing staff to implement one of the following options:

1. Adopt the Sheldon Community Association (SCA) guidelines as submitted; **or**
2. Adopt the SCA guidelines as submitted but as an interim measure pending finalization of more thorough standards; **or**
3. Prepare a new Special Planning Area for Sheldon Old Town

COUNCIL ACTION:

8. GENERAL ADMINISTRATION INFORMATION

- a. Notice on the amendment of the City's Conflict of Interest Code

9. COUNCIL COMMENTS/FUTURE AGENDA ITEMS

10. CLOSED SESSION



PUBLIC COMMENT:

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.

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
Regular Meeting , WEDNESDAY, September 15, 2004

I, Micki De La Fuente, declare under the penalty of perjury that the foregoing agenda for the September 15, 2004 Regular meeting of the Elk Grove City Council was posted on _____, 2004, 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 _____ 2004 at Elk Grove, California

**_____
Micki De La Fuente, Administrative Assistant
to the Office of the City Clerk
City of Elk Grove**