



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

Daniel Briggs, Mayor

Jim Cooper, Mayor Pro Tem
Sophia Scherman, Councilmember

Michael Leary, Councilmember
Rick Soares, Councilmember

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, July 27, 2005
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. APPROVAL OF AGENDA

3. PRESENTATIONS/ANNOUNCEMENTS

3.1 Spare the Air Update by the Sacramento Air Quality Collaborative, Presentation by Jamie Arno and Lori Kobza-Lee

4. 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.

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 General Warrant No. 013974 through 014332 dated June 30, 2005 [p. 1-36]

5.2 Approve Minutes of the Regular and Special City Council Meetings of May 25, 2005

5.3 Adopt Ordinance No. 25-2005, an ordinance of the City Council of the City of Elk Grove levying and apportioning the special tax in territory annexed to Community Facilities District No. 2003-2 (Police Services) Annexation No. 6 **Second Reading [p. 1-2]**

5.4 Adopt Ordinance No. 26-2005, an ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from Industrial Office Park (MP) to Limited Commercial (LC) for Pappas Gateway Commercial Center, Project EG-04-774. **Second Reading [p. 1-4]**

- 5.5 Adopt Ordinance No. 27-2005, an ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from SC to RD-20 for a portion of Monterey Village Project No. EG-04-784 **Second Reading** [p. 1-4]
- 5.6 Adopt Ordinance No. 28-2005, an ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from AR-10 to RD-10 for Moradi Project No. EG-04-782 **Second Reading** [p. 1-4]
- 5.7 Acceptance of Subdivision Improvements for Gilliam Meadows Unit 2B ([Resolution](#)) [p. 1-4]
- 5.8 Authorize the City Manager or his designee to execute a contract with Quincy Engineering, Inc. for professional design services for the Elk Grove Boulevard at State Route 99 Interchange Improvement Project ([resolution](#)) [p.]
- 5.9 Approve Subdivision No. 03-552.00 Laguna West Business Center ([Resolution](#)) [p. 1-8]
- 5.10 Authorize the City Manager or his designee to execute a contract for the expenditure of FY 2005-06 Measure A Allocation between the City of Elk Grove and the Sacramento Transportation Authority ([Resolution](#)) [p. 1-8]
- 5.11 Award a contract to and authorize the City Manager or his designee to execute a contract with Martin General Engineering, Inc., for the Laguna Boulevard Rehabilitation Project ([Resolution](#)) [p. 1-4]
- 5.12 Authorize the City Engineer to execute a work order with Psomas, Inc. for Professional Consultant Services for the Lewis Stein Road Extension Project ([Resolution](#)) [p. 1-4]
- 5.13 Approve the guidelines for the use of Economic Development Capacity Bank Credits ([Resolution](#)) [p. 1-4]

- 5.14 Amend the guidelines for the owner-occupied housing rehabilitation loan program adopted March 3, 2004 ([Resolution](#)) [p. 1-13]
- 5.15 Proclamation of Recognition of Lisa Predovich, Youth Ambassador to Vienna [p. 1]
- 5.16 Authorize the City Manager to execute a contract with May-Han-Electric for construction of Phase 1A of the City's Intelligent Transportation System (Field Elements) project ([resolution](#)) [p. 1-4]

6. **PUBLIC HEARINGS**

- 6.1 **SUBJECT:** Continued Public Hearing to consider a General Plan and Zoning Land Use Map Amendments; adoption of an updated Special Planning Area (SPA) for Old Town Elk Grove
Location: Along Elk Grove Boulevard between Elk Grove-Florin Road and Waterman Road [p. 1-164, separate distributions]

STAFF REPORT: Steve Flint, Development Services
Mark Schnauffer, Project Planner



PUBLIC COMMENT:

RECOMMENDATION:

- 1) Adopt the negative declaration prepared for the proposed Old Town Elk Grove Special Planning Area;
- 2) Consider the alternatives and make recommendations on the Old Town SPA, subject to a future General Plan Amendment.
- 3) Introduce and waive the full reading, by substitution of title only, an ordinance of the City Council of the City of Elk Grove Repealing Ordinances SZC 85-23, SZC 89-0022, SZC 91-0063, SZC 94-0046, SZC 97-0010 and adopting the Elk Grove Old Town Special Planning Area design standards and guidelines dated May 2005

COUNCIL ACTION:

6.2 SUBJECT: Adoption of a resolution for Series 2005 Bonds authorizing the execution and delivery of fiscal agent agreements, a bond purchase agreement, and a continuing disclosure certificate; authorizing the issuance of bonds; authorizing other related actions; approving the issuance by the Elk Grove Finance Authority of its bonds [p. 1-154]

STAFF REPORT: Joe Chinn, Finance Director
Andrew Griffin, Finance Analyst

PUBLIC COMMENT:

RECOMMENDATION: After taking public comment and closing the public hearing:

- 1) Adopt a [resolution](#) the execution and delivery of fiscal agent agreements, a bond purchase agreement, and a continuing disclosure certificate; authorizing the issuance of bonds, and authorizing other actions related thereto;
- 2) Adopt a [resolution](#) approving the issuance by the Elk Grove Finance Authority of its Elk Grove Finance Authority Special Tax Revenue Bonds, Series 2005; authorizing related actions

COUNCIL ACTION:

7. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

7.1 SUBJECT: Certify the final EIR/EA for the Sheldon Road / State Route 99 Interchange Improvement Project; adopt the mitigation monitoring and reporting program and approve Alternative 2, Option 1 as the preferred Alternative to carry forward to final design (Resolutions) [p. 1-116]

STAFF REPORT: Bob Lee, City Engineer
Rich Galvan, Environmental Planner

PUBLIC COMMENT:

RECOMMENDATION:

- 1) Adopt a **resolution** certifying the Sheldon Road/SR 99 Interchange Improvement Project Final Environmental Impact Report/Environmental Assessment (consisting of the Revised Draft Environmental Assessment and Environmental Assessment and responses to comments received on the Revised Draft EIR/EA) and make the required findings as set forth in the resolution;
- 2) Adopt a **resolution** approving the mitigation monitoring and reporting program (MMRP) prepared for the project as set forth in the resolution

COUNCIL ACTION:

- 7.2 **SUBJECT:** Review Bond Road (AKA Fife Ranch Estates) Condition of Approval No. 58 as it relates to occupancy timing [p. 1-3]

STAFF REPORT: Bob Lee, Development Services



PUBLIC COMMENT:

RECOMMENDATION: Review and consider Condition of Approval No. 58 for the Fife Ranch Estates subdivision, which ties occupancy within the subdivision to completion of improvements to Bond Road and take action or give staff direction as the City Council desires.

COUNCIL ACTION:

8. **GENERAL ADMINISTRATION INFORMATION**

- a) Police Activities Update (Assistant Chief Kelly)
- b) Library Workshop Update (Myers)

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

- ? Regional Commissions, Committees, Boards update

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.

A) CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation

Pursuant to GC Section 54956.9 (b)
One (1) Potential Case

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 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.