



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, November 9, 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

Presentation of 2005 "Transit Excellence Award" to the City of Elk Grove and **e-tran** by the California Transit Association

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 Minutes of the October 12, 2005 Regular City Council Meetings [p. 1-11]

5.2 Adopt an [ordinance](#) of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map from AR-5 to AR2 for Sandage Estates Project No. EG-04-777 (**Second Reading**) [p. 1-3]

5.3 Adopt 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-4 for the Fieldstone South Project No. EG-04-709 (**Second Reading**) [p. 1-3]

5.4 [Resolution](#) to adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and approve the Elk Grove Boulevard Frontage Improvements Adjacent to Valley Hi Country Club Project (Resolution) [p. 1-5]

5.5 Approval of Parcel Map No. 04-738.00 Stonelake Landing ([Resolution](#)) [p. 1-6]

- 5.6** Approval of Parcel Map No. 04-647.00 Manzanetti Parcel Map ([Resolution](#)) [p. 1-6]
- 5.7** Authorize the City Manager or his designee to execute a contract with Associated Right of Way Services for professional appraisal and right of way acquisition services for the Grant Line Road Widening Project ([Resolution](#)) [p. 1- 35]
- 5.8** Approve the Guidelines for Emergency Repair Loan Program as revised and reallocated Community Development Block Grand Funds to the Emergency Repair Loan Program ([Resolution](#)) [p. 1- 37]
- 5.9** Acceptance of subdivision improvements for Bilby Meadows Unit 1, Bilby Meadows Unit 2, Cresleigh Ranch Village G, and Gilliam Meadows Unit 2F ([Resolution](#)) [p. 1-3]
- 5.10** Adoption of the Sacramento Tree Foundation's Greenprint Program ([Resolution](#)) [p. 1-23]
- 5.11** Proclamation in Recognition of Veterans Day [p. 1]
- 5.12** Authorize the City to waive the competitive bidding requirements of the purchasing ordinance and authorize the City Manager, or his designee to execute an agreement for vehicle fuel purchase between the County of Sacramento and the City of Elk Grove (Police Services) ([Resolution](#)) [p. 1-3]
- 5.13** Authorize the City to waive the competitive bidding requirements of the purchasing ordinance and authorize the City Manager, or his designee to execute an agreement for fleet vehicle maintenance services between the County of Sacramento and the City of Elk Grove (Police Services) ([Resolution](#)) [p. 1-3]
- 5.14** Adopt a Resolution Declaring Intention to Establish the Laguna Ridge Community Facilities District No. 2005-1, and Adopt a Resolution Declaring the Necessity to Incur Bonded Indebtedness and Calling for a Public Hearing ([Resolution](#)) [p. 1-29]

6. PUBLIC HEARINGS

- 6.1 **SUBJECT:** Continued Public Hearing Sywest Laguna – EG-05-686 Conditional Use Permit Amendment & Design Review.
Location: 9349 Big Horn Boulevard, and bordered by Monetta Drive and Longleaf Drive [p. 1-10]

STAFF REPORT: Steve Flint, Development Services
Mikel Dreiling, Planner

PUBLIC COMMENT:

RECOMMENDATION: To Continue the public hearing considering approval of a application for a Conditional Use Permit Amendment and Design Review to the December 14, 2005 City Council Meeting

COUNCIL ACTION:

- 6.2 **SUBJECT:** Public Hearing, Adopting The Engineer's Report And [Resolution](#) Determining And Levying Assessments For Street Lighting Maintenance District No. 1, Zone 2 [p. 1-27]

STAFF REPORT: Kara Myers, Management Analyst

PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends that the City Council of the City of Elk Grove:

- 1) Conduct a Public Hearing and receive public comment on the Engineer's Report and the question of levying assessments within City of Elk Grove Street Lighting Maintenance District No. 1, Zone 2;

- 2) Close the public comment and direct the City Clerk and/or her designees to tabulate the ballots; and
- 3) Adopt the attached resolution approving the Engineer's Report and levying assessments for the Street Lighting Maintenance District No. 1, Zone 2 if there is not a majority protest.

COUNCIL ACTION:

- 6.3** **SUBJECT:** A Public Hearing for Tegan Estates I – Project No. EG-04-675 to consider a rezone from AR-10 to RD-5 and a Tentative Subdivision Map
Location: Northeast of the intersection of Franklin Boulevard and Laguna Boulevard [p. 1-207]

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



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration for the Tegan Estates I Project No. EG-04-675;
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 City of Elk Grove Zoning Map from AR-10 to RD-5 for a Tentative Subdivision known as Tegan Estates I, Project No. EG-04-675; and
3. Adopt the Resolution of the City Council of the City of Elk Grove approving a Tentative Subdivision Map, Project EG-04-675 to allow the Tegan Estates I project, subject to the findings and attached MMRP/Conditions of Approval.

COUNCIL ACTION:

- 6.4** **SUBJECT:** A Public Hearing for Tegan Estates II (EG 04-85) to consider a rezone from AR-10 to RD-5 and a Tentative Subdivision Map
Location: Northeast of the intersection of Franklin Boulevard and Laguna Boulevard [p. 1-178]

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

PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration for the Tegan Estates II Project No. EG-04-785;
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 City of Elk Grove Zoning Map from AR-10 to RD-5 for a Tentative Subdivision known as Tegan Estates II, Project No. EG-04-785; and
3. Adopt the Resolution of the City Council of the City of Elk Grove approving a Tentative Subdivision Map, Project EG-04-785 to allow the Tegan Estates II project, subject to the findings and attached MMRP/Conditions of Approval.

COUNCIL ACTION:

- 6.5** **SUBJECT:** Asian Mart Letter of Public Convenience
Location: Laguna Gateway South [p. 1-7]

STAFF REPORT: Steve Flint, Development Services
Eric Fredericks, Project Planner

PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt **Resolution** of the City Council of the City of Elk Grove stating that the Type 20 Off-sale (beer and wine) alcohol license request by the Asian Mart, 8246 Laguna Boulevard, Suite 370 meets the Public Convenience and Necessity.
2. Direct Staff to forward a letter accompanying the resolution that states the City Council objects to the issuance of the license for the Asian Mart, but notes that the objection would be withdrawn if certain conditions were imposed on the license by the Alcohol Beverage Control (ABC) and those conditions are met by the applicant.

COUNCIL ACTION:

- 6.6 SUBJECT:** A public hearing for Sheldon Terrace Project No. EG-04-587, to consider a rezone of 15.9 acres from SC to RD-15, a Tentative Subdivision Map to create 214 residential lots, and a special development permit to allow for deviation from standard setbacks and lot sizes for the clustered lot layout
Location: southern side of Sheldon Road, at State Route 99
[p. 1-91]

STAFF REPORT: Steve Flint, Development Services
Jessica Shalamunec, Project Planner



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Sheldon Terrace Project No. EG-04-587
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 City of Elk Grove Zoning Map from SC to RD-15 for the Sheldon Terrace Project No. EG-04-587
3. Approve a Resolution of the City Council of the City of Elk Grove approving a Tentative Subdivision Map and

Special Development Permit for the Sheldon Terrace
Project No. EG-04-587, subject to the Findings and
Conditions of Approval

COUNCIL ACTION:

6.7 SUBJECT: An amendment to the General Plan Land Use Policy Map to include:

1. Amend the Land Use Policy Map designation from Low Density Residential or Light Industry to Commercial on several parcels located in the Old Town Special Planning Area (SPA), per the recently approved update of the Old Town SPA
2. Amend the Land Use Policy Map designation from Low Density Residential to Commercial on approximately 22.0 acres (APN 115-00180-003, -009, -010, -011, -021 & -022) located at the southwest corner of Calvine Road and Elk Grove-Florin Road [p. 1-8]

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

PUBLIC COMMENT:

RECOMMENDATION: Adopt a [resolution](#) of the City Council of the City of Elk Grove approving a General Plan Amendment for the Old Town Special Planning Area and the Calvine Pointe Project (EG-00-156).

COUNCIL ACTION:

6.8 SUBJECT: Update Business License Ordinance, Adjust FY 05-06 Budget [p. 1-235]

STAFF REPORT: Andrew Griffin, Financial Analyst

PUBLIC COMMENT:

RECOMMENDATION: Staff recommends the City Council:

1. Introduce and waive the full reading, by substitution of title only, an Ordinance of the City Council of the City of Elk Grove repealing Title 4 and Chapter 5.04 of the Elk Grove Municipal Code and enacting a new Title 4 regarding business licensing and related matters
2. Adopt the attached [resolution](#) updating the business license fee, and adjust the FY05-06 budget

COUNCIL ACTION:

- 6.9 **SUBJECT:** Supplemental Law Enforcement Services Fund Fiscal Year 2005/2006 Allocation (Police Services) [p. 1-5]

STAFF REPORT: Robert Simmons, Chief of Police



PUBLIC COMMENT:

RECOMMENDATION: Approve [resolution](#) authorizing the City to use annual State Supplemental Law Enforcement Services Fund (SLESF) appropriations for supplies and equipment for the Elk Grove Police Department and amend Fund 218 (State C.O.P.S. Grant) revenue and expense budget accordingly

COUNCIL ACTION:

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

- 7.1 **SUBJECT:** Amend Article 1 and 5 of Chap. 6.20 of the Elk Grove Municipal Code Relating to the Collection of Residential Solid Waste Charges and Providing for Service Fee Exemptions [p. 1-18]

STAFF REPORT: Cedar Kehoe, Integrated Waste Program Manager

PUBLIC COMMENT:

RECOMMENDATION: Introduce and waive the full reading by substitution of title only, an Ordinance of the City Council of the City of Elk Grove Article 1 and Article 5 of Chapter 6.20 of the City of Elk Grove Municipal Code relating to residential solid waste handling service charges

COUNCIL ACTION:

8. GENERAL ADMINISTRATION INFORMATION

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, 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.