



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

Rick Soares, Mayor

Sophia Scherman, Mayor Pro Tem
Daniel Briggs, Councilmember

Jim Cooper, Councilmember
Michael Leary, Councilmember

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, February 8, 2006
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**

1. Presentation of plaque to outgoing Planning Commissioner Dan Kramer in recognition of his service to the City of Elk Grove
2. Presentation to the City of Elk Grove by Stan Dunn in recognition of the City's sponsorship of the Strauss Festival
3. **e-tran** Customer Satisfaction Survey presentation

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 Monthly Treasurer's Report for December 2005 [p. 1-9]
- 5.2 Approve Minutes of the January 25, 2006 Special City Council Meeting [p. 1-2]
- 5.3 Authorize the City Manager, or his designee, to negotiate and execute a contract with Thunderworks Mobile Engineering Technologies for the upfitting of Police Vehicles and amend the Police Department Fiscal year 2005-06 budget ([Resolution](#)) (Police Services) [p. 1-3]

- 5.4 Authorize the City Manager, or his designee, to negotiate and execute a contract with Intergraph Corporation for the purchase and installation of a citywide law enforcement computer system and to amend the Police Department fiscal year 2005-06 budget ([Resolution](#)) (Police Services) [p. 1-4]
- 5.5 Authorize the City Manager, or his designee to negotiate and execute a contract with Verizon for 9-1-1 customer premises equipment to be used in the Police Department Communications Center, and amend the Police Department fiscal year 2005-06 budget (Resolution) (Police Services) [p. 1-8]
- 5.6 Approve final map for Subdivision No. 04-600.00 Parcel 27 - Union Industrial Park - 92 PM 14 ([Resolution](#)) [p. 1-6]
- 5.7 Accept subdivision improvements for Poppy Ridge Road/School Driveway, Machado Dairy Unit 5, Schuler Ranch Unit 1, and Schuler Ranch Unit 2 ([Resolution](#)) [p. 1-3]
- 5.8 Authorize the City Manager, or his designee, to execute an agreement with the Western Area Power Administration for the relocation of overhead electric utilities for the Grant Line Road Widening Project ([Resolution](#)) [p. 1-9]
- 5.9 Adopt [Ordinance No. 2-2006](#), 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 Tegan Estates I Project No. EG-04-675 **Second Reading** [p. 1-4]
- 5.10 Adopt [Ordinance No. 3-2006](#), 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 Tegan Estates II Project No. EG-04-785 **Second Reading** [p. 1-4]
- 5.11 Authorize the City Manager to execute a reimbursement agreement with the Sacramento County Water Agency for the Grant Line Road/State Route 99 Interchange Reconstruction Project ([Resolution](#)) [p. 1-21]

- 5.12 Adopt a resolution declaring the City Council's intention to establish Community Facilities District 2006-1 (Maintenance Services), and to levy a special tax for maintenance ([Resolution](#)) [p. 1-26]
- 5.13 Adopt a resolution declaring the City Council's intention to annex territory to Community Facilities District No. 2003-2 (Police Services) and to levy a special tax to pay for Police services (Annexation 10) ([Resolution](#)) [p. 1-16]
- 5.14 Adopt a resolution declaring the City Council's intention to levy street maintenance assessments by annexing certain properties located in the eastern area in Street Maintenance District No.1, Zone 2 Annexation 3 ([Resolution](#)) [p. 1-13]
- 5.15 Adopt a resolution declaring the City Council's intention to levy street maintenance assessments by annexing certain properties located in the eastern area in Street Maintenance District No.1, Zone 3 Annexation 8 ([Resolution](#)) [p. 1-14]
- 5.16 Approve the Fiscal Year 2006 Art Purchase Project allocating all funds to be expended for the purchase of one sculpture; and any related installation and/or engineering costs be derived from the Facilities Fund. [p. 1-2]

6. **PUBLIC HEARINGS**

- 6.1 **SUBJECT:** Continued Public Hearing, Vintara Park, Project EG-04-787, to consider application for a rezone, a Tentative Subdivision Map, Large Lot Map, Design Review, and Exception [p. 1-253]
Continued from the January 25, 2006 Council meeting.

STAFF REPORT: Christine Crawford, Dev. Services
Gerald Park, Project Planner

PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration for the Vintara Park Project No. EG-04-787;
2. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from RD-2, RD-4, RD-5, RD-5(F), O to RD-5, RD-10, O for the Vintara Park Project No. EG-04-784;
3. Adopt a [resolution](#) approving a Tentative Subdivision Map, Large Lot Map, Design Review, and Exception for the Vintara Park Project No. EG-04-787, subject to the Findings and Conditions of Approval.

COUNCIL ACTION:

- 6.2 SUBJECT:** Lakemont 25, Project No. EG-04-589. A public hearing to consider application for a rezone, tentative subdivision map, and design review.
Location: south of Calvine Road, between Elk Grove-Florin Road and Waterman Road. [p. 1-171]

STAFF REPORT: Christine Crawford, Dev. Services
Sarah Kirchgessner, Project Planner



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration and MMRP for Lakemont 25 Project No. EG-04-589.
2. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from AR-5 to RD-7 for Lakemont 25 Project No. EG-04-589.

3. Adopt a [resolution](#) approving a Tentative Subdivision Map and Design Review for Lakemont 25 Project No. EG-04-589, subject to the Findings and Conditions of Approval/MMRP.

COUNCIL ACTION:

- 6.3** **SUBJECT:** Stonelake Village Residential Project No. EG 05-870: A public hearing to consider application for Conditional Use Permit, Tentative Subdivision Map and Design Review; consider the Swainson's hawk mitigation fee for the project. *Located:* south of Elk Grove Blvd., west of Waterfowl Dr., north of Riparian Dr., and east of West Taron Dr. [p. 1-139]

STAFF REPORT: Christine Crawford, Dev. Services
Mikel Dreiling, Planner



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration and MMRP for Stonelake Village Residential No. EG-05-870.
2. Adopt a [resolution](#) approving a Conditional Use Permit, Tentative Subdivision Map and Design Review for the Stonelake Village Project No. EG-05-870, subject to the Findings and Conditions of Approval/MMRP.
3. Request that the City Council evaluate the Swainson's hawk mitigation fee for the Stonelake Village Project No. EG-05-870.

COUNCIL ACTION:

- 6.4** **SUBJECT:** Sheldon Crossing, Project No. EG-05-865. A public hearing to consider Sheldon Crossing, design review, and rescission of a Zoning Agreement

Location on the southeast side of Grant Line Road, between Wilton Road and Aleilani Lane. [p. 1-254]

STAFF REPORT: Christine Crawford, Dev. Services
Sarah Kirchgessner, Project Planner



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a Mitigated Negative Declaration and MMRP for Sheldon Crossing Project No. EG-05-865.
2. Adopt a [Resolution](#) approving a Rescission of Zoning Agreement, and Design Review for Sheldon Crossing Project No. EG-05-865, subject to the Findings and Conditions of Approval/MMRP.

COUNCIL ACTION:

7. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

7.1 **SUBJECT:** Fiscal Year 2005-2006 mid-year financial review and mid-year adjustments [p. 1-11]

STAFF REPORT: Joe Chinn, Finance Director
Michael McGrane, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

- A. Police services – No recommended adjustments to the Police Department Fiscal Year 2005-2006 budget
- B. Staff Recommends the City Council adopt the attached [resolution](#) adjusting the current Fiscal Year

2005-06 budget, add three positions and reclassify
one position

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.

A) EXISTING LITIGATION

Pursuant to GC 54596.9(a)
Three (3) cases

Ahmad and Banzon v. City of Elk Grove, et. al.
Sacramento Superior Court Case No. 05CS01760

Kalwani and Sheldon Business Park LTD v. City of Elk Grove, et. al.
Sacramento County Superior Court Case No. 04CS00177
Sacramento County Superior Court of Appeal No. C051246

The Shires of Sheldon, LLC v. City of Elk Grove, et. al.
Sacramento County Superior Court Case No. 06AS00212

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.