



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, March 22, 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

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 January 2006 [p. 1-7]

5.2 Approve General Warrant No. 018931 through 019371 dated February 13, 2006 through March 7, 2006, and Electronic Funds Transfer 200610-200611 [p. 1-38]

5.3 Approve Minutes of the February 8, 2006 Regular and Adjourned (to February 22, 2006) City Council Meetings and of the March 8, 2006 Special City Council meeting [p. 1-18]

5.4 Adopt **Ordinance No. 11-2006**, an ordinance levying and apportioning the Special Tax in Community Facilities District No. 2005-1 (Laguna Ridge) **Second Reading** [p. 1-2]

5.5 Adopt Comprehensive Annual Financial report for fiscal year ended June 30, 2005 [p. 1-214]

5.6 Authorize City Engineer to call for bids for the Asphalt Concrete Overlay and Curb Ramp Improvements 2006 Project (**Resolution**) [p. 1-8]

- 5.7 Approve Parcel Map No. 05-880-00; 3233 Dwight Road ([Resolution](#)) [p. 1-7]
- 5.8 Authorize the City Council to hear a future resolution of necessity for the Sheldon Road/State Route 99 Interchange Reconstruction Project ([Resolution](#)) [p. 1-3]
- 5.9 Resolution authorizing the City Engineer to call for bids for the Hull Property Modifications Project ([Resolution](#)) [p. 1-3]
- 5.10 [Resolution](#) approving a change order contract no. C-06-001 between the City of Elk Grove and Jackson Properties for expansion of 8400 building to accommodate Elk Grove Police Department and amend fiscal year 2005-06 Police Department budget (Police Services) [p. 1-6]

6. PUBLIC HEARINGS

- 6.1 **SUBJECT:** Public Hearing and adoption of resolutions of the City Council calling an election and declaring results of the special election for annexation to Community Facilities District No. 2003-2 (Police Services) and first reading of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 10) (p. 1-19)

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



PUBLIC COMMENT:

- RECOMMENDATION:** City 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 to the Qualified Electors (Police Services)
 - 2) Adopt a [resolution](#) declaring the results of the special election held on March 22, 2006 for the tenth annexation to Community Facilities District 2003-2 (Police Services)

- 3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District 2003-2 (Police Services) (Annexation No. 10)

COUNCIL ACTION:

- 6.2 **SUBJECT:** Duong Chung, Project No. EG-04-565. A public hearing to consider the Duong Chung application. The project includes a Specific Plan Amendment, a Rezone from AR-2 to RD-5, a Tentative Subdivision Map for 11 lots, and a Subdivision Design Review.
Location: Stone Springs Drive, west of Bradshaw Road and south of Bond Road. (APN: 127-0140-024-0000) [p. 1-89]

STAFF REPORT: Christine Crawford, Dev. Services
Eric Lee, Project Planner



PUBLIC COMMENT:

PLANNING COMMISSION RECOMMENDATION:

- 1) Adopt a Mitigated Negative Declaration and MMRP for Duong Chung Project No. EG-04-565.
- 2) Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from AR-2 to RD-5 for Duong Chung Project No. EG-04-565.
- 3) Adopt a [Resolution](#) approving a Specific Plan Amendment, Tentative Subdivision Map and Subdivision Design Review for Duong Chung Project No. EG-04-565, subject to the Findings and Conditions of Approval/ MMRP.

COUNCIL ACTION:

- 6.3 **SUBJECT:** A public hearing on an application for Waterman Park, EG-05-928; requesting an amendment to the General Plan Land Use Policy Map, East Elk Grove Policy Area Land

Use Map and East Elk Grove Specific Plan, and large lot tentative subdivision map [p. 1-334]

Location: South of Mosher Road between Waterman and Grant Line Road

STAFF REPORT: Project Planner, Steve Flint



PUBLIC COMMENT:

PLANNING COMMISSION RECOMMENDATION:

- 1) Adopt a Mitigated Negative Declaration and MMRP for Waterman Park 75, Project No. EG-05-928;
- 2) Direct staff to prepare an amendment to the City General Plan Land Use Policy Map, East Elk Grove Policy Area Land Use Map and East Elk Grove Specific Plan incorporating the land use categories and configurations approved for Waterman Park 75, Project No. EG-05-928
- 3) Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from AG-20 Permanent Agricultural Zoning District to LC Limited Commercial, MP Industrial-Office Park, M-1 Light Industrial and "O" Recreation/Open Space Zoning Districts, increasing the open space area to a minimum of 10.8 acres for Waterman Park 75, Project No. EG-05-928; and
- 4) Adopt a [resolution](#) approving a Large Lot Tentative Subdivision Map for Waterman Park 75, Project No. EG-05-928 subject to the findings and conditions of approval.

COUNCIL ACTION:

- 6.4 **SUBJECT:** A public hearing to consider establishing Community Facilities District No. 2006-1 (Maintenance Services), calling an election and declaring the results, levying and apportioning said special tax [p. 1-53]

STAFF REPORT:



PUBLIC COMMENT:

RECOMMENDATION:

- 1) Establish Community Facilities District No. 2006-1 (Maintenance Services) and call an election for the purpose of submitting the levy of a special tax, and establish an appropriations limit to the qualified electors of the district; (Resolution)
- 2) Declare the results of the special election held March 22, 2006 in Community Facilities District No. 2006-1 (Resolution)
- 3) Introduce and waive the full reading by substitution of title only, an ordinance levying and apportioning the special tax in Community Facilities District No. 2006-1 (Maintenance Services) (Resolution)

COUNCIL ACTION:

7. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 7.1 SUBJECT:** Approve Final Map for Subdivision No. 04-644.00 Coventry [p. 1-11]

STAFF REPORT: Bob Lee, Development Services

PUBLIC COMMENT:

RECOMMENDATION: Staff recommends approval of the Final Map for Subdivision No. 04-644.00 Coventry (Resolution)

COUNCIL ACTION:

- 7.2 SUBJECT:** Consider an interim urgency ordinance to establish certain in-lieu payments for the deferment and construction of street improvements within the rural residential area of the city.

STAFF REPORT: Bob Lee, Development Services

PUBLIC COMMENT:

RECOMMENDATION: To adopt an interim urgency ordinance to establish certain in-lieu payments for the deferment and construction of street improvements within the rural residential areas of the City. ([Ordinance](#))

COUNCIL ACTION:

7.3 **SUBJECT:** Consider an ordinance amending Section 22.40.000 regarding the application of Chapter 22.40 covering parks fees and dedications

STAFF REPORT: Tony Manzanetti, City Attorney

PUBLIC COMMENT:

RECOMMENDATION: To introduce and waive the full reading by substitution of title only, an ordinance amending section 22.40.000 regarding the application of Chapter 22.40 covering parks fees and dedications

COUNCIL ACTION:

8. **GENERAL ADMINISTRATION INFORMATION**

Police activities report – Chief Simmons

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

Reports on Regional Boards, Commissions, Committees

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) Case

B) EXISTING LITIGATION

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

1. Elk Grove Community Services District v. City of Elk Grove, Sacramento Superior Court Case No. 05AS00612
2. Kalwani and Sheldon Business Park LTD v. City of Elk Grove, et. al., Sacramento County Court of Appeal No. C051246
3. Super Pallet Recycling Corporation, Gyan Kalwani v. City of Elk Grove City Council, City of Elk Grove
Sacramento County Superior Court Case No. 06CS00044

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.