



*Incorporated July 1, 2000*  
*Website: [www.elkgrovecity.org](http://www.elkgrovecity.org)*

James Cooper, Mayor

Michael P. Leary, Mayor Pro Tem  
Patrick Hume, Council Member

Gary Davis, Council Member  
Sophia Scherman, Council Member

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**REGULAR MEETING OF THE CITY COUNCIL**  
**Wednesday, May 9, 2007**  
**6:00 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. Because there is a great deal of business to conduct, the City Council requests that you limit your presentation to three (3) minutes per person so that all present will have time to participate. 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 consideration of the agenda item.

**AGENDA**

**1. CALL TO ORDER/ROLL CALL**

1.1 Roll Call

1.2 Pledge of Allegiance

**2. APPROVAL OF AGENDA**

**3. CLOSED SESSION**

None.

#### **4. PRESENTATIONS/ANNOUNCEMENTS**

- 4.1 Present proclamation recognizing May as Older American's Month and hear a presentation by Peggy Forseyth-Andrews, Chair of the Sacramento County Adult and Aging Commission
- 4.2 Present proclamation to Assistant City Manager Jim Estep and Public Works Director Cheryl Creson recognizing May 20 to 26 as National Public Works Week
- 4.3 Presentation by Hilda Stevens representing Granicus, regarding the new Podcasting & Closed-Captioning services

#### **5. PUBLIC COMMENT**

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the City Council. 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 non-agendized items 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. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item.

#### **6. 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**

- 6.1 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment with The Sign Center extending the contract term to April 27, 2008 for Police Department graphic services in an amount not to exceed \$42,350 (Contract No. C-06-131) [p. 1-5]

- 6.2 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment with KENDA Systems, Inc. extending the contract term to June 26, 2008 and appropriating an additional \$50,000 for Information Technology support staff in the Police Department (Contract No. C-06-199) [p. 1-5]
- 6.3 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment with Foothill Transcription Company, Inc. extending the contract term to June 30, 2009 and appropriating an additional \$58,000 for Police Department transcription services (Contract No. C-06-198) [p. 1-5]
- 6.4 Adopt [resolution](#) authorizing the City Engineer to call for bids for the demolition of buildings at the Sheldon Road/State Route 99 Interchange Reconstruction Project site [p. 1-4]
- 6.5 Adopt [resolution](#) approving the final map for Subdivision No. 04-764.29 The Grove at Laguna Ridge Town Center East [p. 1-8]
- 6.6 Adopt [resolution](#) authorizing the Mayor to execute Reimbursement Agreement No. RC2006-01 with W.L. Southmeadows Associates L.P. for privately constructed public facilities in the Landscape Corridor component of the East Franklin Fee Program [p. 1-12]
- 6.7 Adopt [resolution](#) authorizing the City Manager to execute a change order to Contract No. C-06-208 for an amount not to exceed \$76,506 between the City of Elk Grove and SW Allen Construction Inc. for Construction of the Police Fleet Facility and to amend funding sources this project [p. 1-9]
- 6.8 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through April 27, 2007 [p. 1-3]
- 6.9 Adopt [resolution](#) approving the final map for Subdivision No. 04-764.16 The Grove at Laguna Ridge Town Center West [p. 1-11]

- 6.10 Adopt [resolution](#) accepting subdivision improvements as complete for Cresleigh Ranch Village H Units 1 and 2 and Sheldon Pointe II [p. 1-3]
- 6.11 Adopt [resolution](#) authorizing the City Manager to execute a construction contract in the amount of \$718,346 with Jaeger Construction, Inc. for the Harbour Point Drive Improvements Project, amending the Fiscal Year 2006-07 budget and approving a short term loan from the Elk Grove Roadway Fee Program in the amount of \$1,423,000 [p. 1-6]
- 6.12 Adopt [resolution](#) authorizing the Mayor to execute an employment contract with City Clerk Peggy Jackson [p.1-8]
- 6.13 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment to Contract No. C-04-116 with Mark Thomas and Company, Inc. to extend the termination date to December 31, 2008 for professional services for the Grant Line Road/State Route 99 Interchange Reconstruction Project [p. 1-10]
- 6.14 Receive the March 2007 Treasurer's Report [p. 1-6]
- 6.15 Adopt [resolution](#) authorizing the City Manager to purchase padded transit seat inserts from Sardo Bus & Coach Upholstery for \$56,186.98 [p. 1-5]
- 6.16 Adopt [resolution](#) declaring intention to annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for maintenance services (Annexation No. 6) [p. 1-28]

## 7. PUBLIC HEARINGS

- 7.1 **SUBJECT:** A public hearing to consider the abandonment of a portion of an easement for drainage canal in the Elk Grove Auto Mall Phase III [p. 1-15] [Resolution](#)

**STAFF REPORT:**

Bob Lee, City Engineer

Fritz Buchman, Development Engineering Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution approving the abandonment of a portion of an easement for drainage canal, ditch or pipeline and all uses incident thereto, including perpetual rights of flowing waters and ingress and egress rights over the Elk Grove Auto Mall Phase III.

- 7.2 **SUBJECT:** A public hearing to consider adoption of [resolution](#) approving the 2007-08 Action Plan and authorizing the City Manager to execute and file all documents required to receive Community Development Block Grant funding [p. 1-45]

**STAFF REPORT:**

Sarah Bontrager, Grants Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution approving the 2007-08 Action Plan and authorize the City Manager to execute and file all documents required to receive U.S. Department of Housing and Urban Development Community Development Block Grant funding.

- 7.3 **SUBJECT:** Richert Parcel Map (EG-06-1150) – A public hearing to consider the request for rezone from AR-5 (Agricultural-Residential 5-acre minimum) to AR-2 (Agricultural-Residential 2-acre minimum) and a Tentative Parcel Map to subdivide one 5-acre lot into two 2.5-acre lots [p. 1-44]

**STAFF REPORT:**

Christopher Jordan, Planner



**PUBLIC COMMENT:**

**PLANNING COMMISSION RECOMMENDATION:**

1. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Agricultural-Residential-5 acre minimum (AR-5) to Agricultural-Residential-2 acre minimum (AR-2) for Richert Parcel Map, No. EG-06-1150; and
2. Adopt a [Resolution](#) approving a Tentative Parcel Map for Richert Parcel Map, EG-06-1150, subject to the Findings and Conditions of Approval.

- 7.4 **SUBJECT:** Stone Springs Estates Unit 2 – A public hearing to consider Specific Plan Amendment, Rezone, Tentative Subdivision Map, and Subdivision Design Review (EG-05-970) [p. 1-39]

**STAFF REPORT:**

Christopher Jordan, Planner



**PUBLIC COMMENT:**

**RECOMMENDATION:**

1. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from Agricultural-Residential-10 acre minimum (AR-10) and Low Density Residential-4 units per acre (RD-4) to Very Low Residential-3 units/acre (RD-3), Low Density Residential-4 units/acre (RD-4), and Low Density Residential-5 units per acre (RD-5) for Stone Springs Estates Unit 2, No. EG-05-970; and
2. Adopt [resolution](#) approving a Specific Plan Amendment, Tentative Subdivision Map, and Subdivision Design Review for Stone Springs Estates Unit 2, EG-05-970, subject to the Findings and Conditions of Approval and Mitigation Monitoring and Reporting Program.

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

**8.1 SUBJECT:** Report back on East Stockton Boulevard sound wall issues [p. 1-12]

**STAFF REPORT:**

Bob Lee, City Engineer

Diane Nguyen, Capital Improvements Manager

Ted Idlof, Chief Engineer



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Report responds to Council direction to provide further information with regard to citizen requests for a sound wall along East Stockton Boulevard.

**8.2 SUBJECT:** Community Engagement Opportunities [p. 1-130]

**STAFF REPORT:**

Christine Crawford, Planning Director



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Review information on Community Planning Advisory Committees / Community Engagement options and direct staff with next steps as deemed appropriate.

**8.3 SUBJECT:** Planning Academy / Public Education on City Government [p. 1-15]

**STAFF REPORT:**

Christine Crawford, Planning Director



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Review information on Planning Academies and direct staff with next steps as deemed appropriate.

- 8.4** **SUBJECT:** Swainson's Hawk Mitigation Program update, presentation of 2006 hawk survey results, and allocation of funds in Fiscal Year 2007-08 for Swainson's Hawk data collection and field work [p. 1-108]

**STAFF REPORT:**

Taro Echiburu, Planning Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Receive the hawk survey report and allocate \$75,000 in the 2007-08 budget for the continuation of ongoing data collection and field work to evaluate the City's Swainson's Hawk mitigation strategy.

- 8.5** **SUBJECT:** Authorization of agreement with Ducks Unlimited for survey and design services for the development of the City's habitat mitigation property (Vineyard property) [p. 1-13]

**STAFF REPORT:**

Taro Echiburu, Planning Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt [resolution](#) authorizing the City Manager to execute an agreement with Ducks Unlimited not to exceed \$26,790 for survey and design services for the development of the City's habitat mitigation property.

- 8.6** **SUBJECT:** Adopt resolution authorizing the City Manager to renew a financial commitment of \$8,054,620 and the implementing loan documents and regulatory agreement for the Stoneridge at Elk Grove Apartment Project [p. 1-95]

**STAFF REPORT:**

Jennifer Estrella, Senior Finance Analyst



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt [resolution](#) authorizing the City Manager to renew a financial commitment of \$8,054,620 and the loan documents and regulatory agreement to implement the City's financial commitment for the Stoneridge at Elk Grove Apartment Project

- 8.7 **SUBJECT:** Appoint Members to the Charter Exploratory and Election Reform Committee; Appoint a Member to the Disability Advisory Committee [p. 1-2]

**STAFF REPORT:**

Peggy Jackson, City Clerk



**PUBLIC COMMENT:**

**RECOMMENDATION:**

1. Review applications submitted and appoint five members to the Charter Exploratory and Election Reform Committee;
2. Council Member Scherman to confirm appointment of one member to the Disability Advisory Committee

- 8.8 **SUBJECT:** Provide direction on establishing a Moment of Silence as part of the Council Rules of Procedure [p. 1-4]

**STAFF REPORT:**

Peggy Jackson, City Clerk



**PUBLIC COMMENT:**

**RECOMMENDATION:**

1. Adopt a [resolution](#) amending the Council Rules of Procedure to include a Moment of Silence;
2. Provide other direction, or
3. Take no action.

**8.9 SUBJECT:** Review Proposed (draft) Budget for Fiscal Year 2007-08 [p. 1-2]

**STAFF REPORT:**

Jim Estep, Assistant City Manager  
Mike McGrane, Budget Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Information only.

**9. GENERAL ADMINISTRATION INFORMATION**

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

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure (*in accordance with Resolution 2006-295 and Government Code § 53232.3(d)*)

**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.