



*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, July 11, 2007**  
**6:00 P.M.**

**Elk Grove City Hall**  
**8400 Laguna Palms Way, Elk Grove, CA 95758**  
**City Council Chamber**

**Pursuant to Cal. Gov't Code § 54953(b)**  
**Mayor Cooper will be participating**  
**in this meeting via teleconference from remote location:**  
**Best Western Landmark Inn**  
**6560 N. Landmark Drive**  
**Park City, Utah**

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
- 1.3 Moment of Silence

**2. APPROVAL OF AGENDA**

**3. CLOSED SESSION**

None.

**4. PRESENTATIONS/ANNOUNCEMENTS**

4.1 Presentation by Elk Grove Community Food Bank Services and Kaiser Permanente honoring the participants of the Fit Fusion Challenge

4.2 Presentation by Howard Sihner, President of the Old Town Foundation, announcing Elk Grove Summerfest event to be held on August 4

**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 Approve General Warrant No. 29914 through 30694 dated June 1, 2007 through June 29, 2007 and Electronic Fund Transfer 2007124 through 2007135, and Automatic Clearing House [pg.1-77]

- 6.2 Adopt **Ordinance No. 20-2007** levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1 (Maintenance Services) Annexation No. 6 **(Second Reading)** [pg.1-3]
- 6.3 Adopt **Ordinance 21-2007** amending the City of Elk Grove Zoning Map from Agricultural-80 acre minimum (AG-80) to Low Residential-4 units/acre (RD-4), Low Density Residential-5 units/acre (RD-5), and Open Space (O) for Franklin Crossing Project No. EG-04-727 **(Second Reading)** [pg. 1-4]
- 6.4 Adopt **Ordinance 22-2007** amending the City of Elk Grove Zoning Map from AR-5 to AR-2 for Home Mark Homes Project No. EG-05-915, APN 127-0030-019 **(Second Reading)** [pg. 1-4]
- 6.5 Adopt **resolution** authorizing the City Manager to execute a contract in the amount of \$80,000 with Sinclair & Associates for Development Services Delivery Review [pg. 1-25]
- 6.6 Adopt **resolution** authorizing the City Manager to execute an agreement with Trapeze Software Group to purchase Transit Enterprise Solutions Software for Fixed Route Services in the amount of \$53,181, in addition to annual support costs [pg.1-48]
- 6.7 Authorize staff to expand e-tran commuter bus service to Rancho Cordova and other Sacramento County areas when customer demand, fleet, and other City resources allow, and adopt a resolution authorizing the Transit Manager to request necessary authorization from Sacramento Regional Transit District [pg. 1-10] **Resolution**
- 6.8 Adopt **resolution** authorizing the City Manager to execute a construction contract with Hedman Drilling in the amount of \$82,000 for the destruction of domestic water wells in preparation for the Sheldon Road/State Route 99 Interchange Reconstruction Project and authorizing the City Engineer to approve expenditures of up to \$26,000 in contingency funds as needed to address unforeseen subsurface conditions [pg.1-5]

- 6.9 Adopt [resolution](#) authorizing the Mayor to execute an Acquisition Agreement with Reynen and Bardis for privately-constructed public facilities within the City of Elk Grove Community Facilities District No. 2003-1 (Poppy Ridge) [pg.1-15]
- 6.10 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through June 30, 2007 [pg. 1-2]
- 6.11 Approve City Council Minutes: a) [June 13, 2007 Regular Meeting](#); and b) [July 5, 2007 Special Meeting](#)

## 7. PUBLIC HEARINGS

- 7.1 **SUBJECT:** A continued public hearing to consider the introduction of an ordinance amending the City of Elk Grove Zoning Code (Article 23 of the Elk Grove Municipal Code) pertaining to Big Box Retail / Discount Superstores [pg.1-15]

### **STAFF REPORT:**

Pam Johns, Planner  
Christopher Jordan, Planner



### **PUBLIC COMMENT:**

### **RECOMMENDATION:**

Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Code (Article 23 of the Elk Grove Municipal Code) pertaining to Big Box Retail / Discount Superstores.

- 7.2 **SUBJECT:** A public hearing to consider the financing agreement regarding regional mall, fees, and infrastructure with Elk Grove Town Center, L.P. [pg.1-6]

### **STAFF REPORT:**

Heather Ross, Management Analyst



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt [resolution](#) approving the financing agreement regarding the regional mall, fees, and infrastructure with Elk Grove Town Center L.P. (GGP), and authorize the City Manager to execute the financing agreement in substantially the form presented, subject to approval by the City Attorney, and to prepare and execute all documents and take all action reasonably necessary to implement the financing agreement.

- 7.3 **SUBJECT:** A public hearing to consider the Elk Grove Promenade Development Plan Review. The project site is located at the northwest corner of Grant Line Road and State Route 99 in the Lent Ranch Special Planning Area (APN 134-0220-078; EG-05-878). [pg. 1-509]

**STAFF REPORT:**

Jessica Shalamunec, Special Projects Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

The Planning Commission recommends that the City Council adopt a [resolution](#) approving the Elk Grove Promenade Development Plan Review Project No. EG-05-878, subject to the findings and conditions of approval and a recommendation to have a review of historical elements and the landscape plan based on Planning Commission discussion on May 31, 2007 (3-1).

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

- 8.1 **SUBJECT:** Consideration of allowing certain projects subject to Elk Grove Municipal Code Chapter 16.130.040(a) regarding mitigation for the loss of Swainson's Hawk foraging habitat to provide alternative mitigation and extend the term of the inter-fund loan from the Elk Grove Roadway Fee Program Fund to the Swainson's Hawk Fund [pg. 1-37]

**STAFF REPORT:**

Taro Echiburu, Environmental Planning Manager  
Michael McGrane, Budget Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Provide direction regarding alternative mitigation for pipeline and future projects and to extend the term of the inter-fund loan from the Elk Grove Roadway Fee Program Fund to the Swainson's Hawk Fund by two years.

**8.2 SUBJECT: Establishing Speed Limits on Various Roadway Segments [pg.1-22]**

**STAFF REPORT:**

Fritz Buchman, City Engineer



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Introduce and waive the full reading, by substitution of title only, an Ordinance establishing the following speed limits:

<b><u>Roadway Segment</u></b>	<b><u>Posted Speed Limit</u></b>
Calvine Road – Bradshaw Road to Vineyard Road	55 miles per hour
Waterman Road – Rancho Drive to Mainline Drive/Dino Drive	50 miles per hour
Civic Center Drive – Bruceville Road to Elk Grove Boulevard	35 miles per hour
Whitelock Parkway – Bruceville Road to Franklin Boulevard	40 miles per hour
Franklin High Road – Whitelock Parkway to Whitelock Parkway	35 miles per hour
West Stockton Boulevard – Laguna Boulevard to Lewis Stein Road	35 miles per hour
Stonebrook Drive – East Park Drive to Winding River Way	25 miles per hour
West Lake Drive – Elberon Way to Nolan Street	35 miles per hour

**8.3** **SUBJECT:** City of Elk Grove logo, tagline, and positioning statement [pg.1-90]

**STAFF REPORT:**

Christine Brainerd, Public Information Officer



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt a new City of Elk Grove brand, including a logo, tagline and positioning statement.

**8.4** **SUBJECT:** Receive report on the stakeholder workshops for the affordable housing loan process and adopt resolutions:  
1) approving the Affordable Housing Loan Program Guidelines and an amendment to the Fiscal Year 2007-08 budget; and  
2) authorizing the formation of the Elk Grove Affordable Housing Loan Committee [pg.1-20]

**STAFF REPORT:**

Jennifer Estrella, Senior Finance Analyst



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Review report on the stakeholder workshops held for the affordable housing loan process and adopt resolutions:  
1) approving the Affordable Housing Loan Program Guidelines and amending the Fiscal Year 2007-08 budget by \$5,000; and  
2) authorizing the formation of the Elk Grove Affordable Housing Loan Committee and recruitment of appointee candidates and alternate candidates.

**8.5 SUBJECT:** City of Elk Grove Planning Academy [pg.1-15]

**STAFF REPORT:**

Christine Crawford, Planning Director



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Review proposed Planning Academy course outline and provide comment as desired.

**8.6 SUBJECT:** Provide direction to staff regarding potential Neighborhood Services positions [pg.1-3]

**STAFF REPORT:**

Frank Oviedo, Deputy City Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Provide direction to staff regarding potential new Neighborhood Services positions.

**8.7 SUBJECT:** Loan request for the Elk Grove Family Life and Fitness Center in the amount of \$2,105,000 [pg.1-10]

**STAFF REPORT:**

Heather Ross, Management Analyst



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Provide direction regarding the use of General Fund reserves for economic uncertainty to fund a loan request from the developer of the Elk Grove Family Life and Fitness Center.

**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.