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*Website: [www.elkgrovecity.org](http://www.elkgrovecity.org)*

**James Cooper, Mayor**

**Michael P. Leary, Mayor Pro Tempore**  
**Patrick Hume, Council Member**

**Gary Davis, Council Member**  
**Sophia Scherman, Council Member**

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**REGULAR MEETING OF THE CITY COUNCIL**  
**Wednesday, September 26, 2007**  
**6:00 P.M.**

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

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. 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 Deputy 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 Tony Cardenas from the California League of Cities to present the City Council with the Grand Prize Helen Putnam Award
- 4.2 Present proclamation to Disability Advisory Committee recognizing October as Disability Awareness Month
- 4.3 Present proclamation to WEAVE (Women Escaping a Violent Environment), represented by Judith Bornhoeft, recognizing October as Domestic Violence Awareness Month

#### **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 **Ordinance No. 28-2007** amending the Elk Grove Zoning Code, Title 23 of the City's Municipal Code [p. 1-37]  
**(Second Reading)**
- 6.2. Adopt **Ordinance No. 29-2007** amending various chapters of the Elk Grove Municipal Code for consistency with the City's Zoning Code [p. 1-3]  
**(Second Reading)**

- 6.3 Adopt **Ordinance No. 30-2007** amending the Triangle Special Planning Area (SPA) for Assessor Parcel Number 134-1100-056 the Cookson SPA Amendment (EG-06-1093)[p. 1-6]  
**(Second Reading)**
- 6.4 Approve General Warrant No. 31345 through 32167 dated August 1, 2007 through August 31, 2007 and Electronic Fund Transfer 2008011 through 2008023 [p. 1-78]
- 6.5 Adopt **resolution** granting Sacramento Municipal Utility District an overhead electric easement over a City owned Drainage Channel (PW-07-9006) [p. 1-7]
- 6.6 Adopt **resolution** authorizing the City Engineer to change the street names of a portion of Kammerer Road to West Stockton Boulevard and CMD Court to East Stockton Boulevard in the area of Grant Line Road related to the Grant Line Road/State Route 99 Interchange Reconstruction Project [p. 1-7]
- 6.7 Adopt **resolution** approving Parcel Map No. 04-566.00 Bank of Stockton [p. 1-6]
- 6.8 Adopt **resolution** authorizing the City Manager to execute a contract change order with RGW Construction, Inc. for a not-to-exceed amount of \$650,000 for the reconstruction of Survey Road which will be part of the Grant Line Road / State Route 99 Interchange Reconstruction Project [p. 1-28]
- 6.9 Adopt **resolution** authorizing the City Manager to renew contract with Astone / Crocker / Flanagan for economic development and community marketing services in an amount not to exceed \$95,000 [p. 1-28]
- 6.10 Adopt **resolution** authorizing the Purchasing Officer to exercise the sale and disposal of surplus City property in the form of police vehicles, law enforcement vehicle equipment, and transit buses [p. 1-4]

- 6.11 Adopt [resolution](#) in support of extended producer responsibility to manage disposal costs of universal waste (batteries and lamps) [p. 1-5]
- 6.12 Adopt [resolution](#) authorizing the City Manager to negotiate and execute a contract with J4 Solutions in an amount not to exceed \$100,000 for VMWare Conversion and Citrix Implementation [p. 1-3]
- 6.13 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through September 14, 2007 [p. 1-2]
- 6.14 Adopt [resolution](#) approving the Final Map for Subdivision No. 03-479.02 Del Webb Village 2 and authorizing the Mayor to execute the Subdivision Improvement Agreement [p. 1-10]
- 6.15 Adopt [resolution](#) authorizing the City Manager to execute a construction contract with Biondi Paving, Inc. in the amount of \$115,320.30 for the Elk Grove Florin Road / Campbell Road Intersection Improvements and Franklin Boulevard / Willard Parkway Intersection Improvements Project [p. 1-5]
- 6.16 Approve City Council Meeting Minutes of: a) September 12, 2007 Special Meeting, and b) September 12, 2007 Regular Meeting [p. 1-22]

## 7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** A public hearing to consider the Waterman 20 project; a General Plan Amendment, East Elk Grove Specific Plan Amendment, Rezone, Tentative Parcel Map, Conditional Use Permit, a Variance, and a Design Review for an industrial and RV storage project (EG-05-898; APN 134-0110-015) [p.1-228] [Resolution](#)

**STAFF REPORT:**  
Nina Stevens, Planner



**PUBLIC COMMENT:**

**RECOMMENDATION:**

The Planning Commission recommends (4-1) that the Elk Grove City Council:

1. Adopt a Mitigated Negative Declaration and MMRP for the Waterman 20, Project No. EG-05-898.
2. Defer the approval of the General Plan Amendment to a date uncertain for the purpose of accommodating additional General Plan Amendment requests related to other projects;
3. Adopt resolution expressing support for a General Plan Amendment and approving a Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit, Variance, and Design Review for the Waterman 20 Project No. EG-05-898, subject to the Findings and Conditions of Approval; and
4. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map for approximately 20.23 acres from Agricultural Residential – 10 acre minimum (AR-10) to 8.05 acres of Industrial Office (MP), 8.03 acres of Light Industrial (M-1) and 4.15 acres of Open Space (O) for the Waterman 20 Project No. EG-05-898.

- 7.2 **SUBJECT:** A public hearing to consider the Vineyard Ranch Estates application for a Rezone and Tentative Subdivision Map (EG-05-946; APN 121-0200-007 & 008) [p. 1-31]

**STAFF REPORT:**

Jeff Garrigues, Planner



**PUBLIC COMMENT:**

**RECOMMENDATION:**

The Planning Commission recommends that the City Council deny the project.

- 7.3** **SUBJECT:** A public hearing to consider initiation of a General Plan Amendment to change the current designation of approximately 158 acres of land from Estate Residential (0.51 – 4.0 units per acre) to Rural Residential (0.1 – 0.5 units per acre) [p. 1-21]

**STAFF REPORT:**

Christine Crawford, Planning Director



**PUBLIC COMMENT:**

**RECOMMENDATION:**

The Planning Commission recommends that the City Council direct staff to initiate a General Plan Amendment to change the subject area from Estate Residential (0.51 - 4.0 units per acre) to Rural Residential (0.1 - 0.5 units per acre).

- 7.4** **SUBJECT:** A public hearing to consider the Development Plan Review for the Elk Grove Promenade Anchor Stores [p. 1-31]

**STAFF REPORT:**

Jessica Shalamunec, Special Projects Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Review the proposed anchor store architecture, colors, and materials and, if deemed appropriate, adopt a [resolution](#) approving the Development Plan Review for the Elk Grove Promenade Anchor Stores or direct staff accordingly if additional design revisions to the anchor stores are desired.

- 7.5** **SUBJECT:** Appeal by Petrovich Development Company of the Planning Commission's decision on June 21, 2007 to approve a Tentative Parcel Map to divide two parcels into three lots at the Elk Grove-Florin Retail Center (EG-07-087; APN 115-0180-007 & 008) [p. 1-44]

**STAFF REPORT:**

Jeff Garrigues, Planner



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Uphold the Planning Commission approval of the Tentative Parcel Map and adopt a resolution denying the appeal.

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

- 8.1 SUBJECT:** Appointment of member to the Elk Grove Trails Committee [p. 1]

**STAFF REPORT:**

Peggy Jackson, City Clerk



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Receive information from Council Member Scherman on her appointment of a representative to the Elk Grove Trails Committee.

- 8.2 SUBJECT:** Adopt [resolution](#) approving a financial commitment of \$4,150,000 and the implementing loan documents and regulatory agreement for the Montego Falls Affordable Housing Development by Montego Elk Grove, L.P. [p. 1-98]

**STAFF REPORT:**

Jim Carney, Housing Advisor



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution for a financial commitment of \$4,150,000 from the City's Affordable Housing Fee Fund, and loan documents and a regulatory agreement in the same substantial form as those presented with the staff report, to implement the City's financial commitment for the development of the Montego Falls affordable housing project.

- 8.3** **SUBJECT:** Report back on Roadway Development Impact Fee Fund [p. 1-18]

**STAFF REPORT:**

Kate Rosenlieb, Senior Finance Analyst  
Michael McGrane, Budget Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

This report is for informational purposes only.

- 8.4** **SUBJECT:** Consider allocation of funds to support the Arden Arcade incorporation effort and amend the Fiscal Year 2007-08 budget [p. 1-3]

**STAFF REPORT:**

Kara Myers, Assistant to the City Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Consider whether to provide funds to support the Arden Arcade incorporation effort, and if so, to adopt a [resolution](#) amending the Fiscal Year 2007-08 budget.

- 8.5** **SUBJECT:** Consider adoption of resolution to certify addendum to Final Environmental Impact Report for Calvine Pointe

**STAFF REPORT:**

Taro Echiburu, Environmental Planning Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Consider adoption of [resolution](#) to certify addendum to Final Environmental Impact Report for Calvine Pointe

**9. GENERAL ADMINISTRATION INFORMATION**

1. Police Activities Report – Chief Simmons

**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.