



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

James Cooper, Mayor

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

Gary Davis, Council Member
Sophia Scherman, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, October 10, 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 Presentation to Above and Beyond Program Accessibility Award Recipients Gary Lawson, Ph.D. and Elaine McCormack of Laguna Pizza, from the City's Disability Advisory Committee

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. 31-2007** amending the City of Elk Grove Zoning Map for a 20.23 acre parcel 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; APN: 134-0110-015 [p. 1-4]
(Second Reading)
- 6.2 Adopt **resolution** authorizing the City Manager to execute a consultant services contract in the amount of \$260,000 with DKS Associates for engineering services associated with the Fixed Transit Alignment Study Project [p. 1-33]
- 6.3 Adopt **resolution** accepting the subdivision improvements for Sleepy Hollow Lane (PW-04-029) [p. 1-4]

- 6.4 Adopt [resolution](#) accepting the subdivision improvements for Sheldon Park (EG-00-042) [p. 1-4]
- 6.5 Adopt [resolution](#) accepting the Elk Grove Police Fleet Facility as complete and authorizing the filing of a Notice of Completion with the Sacramento County Recorder [p. 1-4]
- 6.6 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through September 26, 2007 [p. 1-3]
- 6.7 Adopt resolution authorizing the City Manager to execute real estate related contracts and documents with Lansford Development, a California Limited Partnership, and Décore-Ative Specialties, Inc. for the acquisition, exchange and disposition of properties (APNs 134-0600-035 and 036) relative to the Grant Line Road/State Route 99 Interchange Reconstruction Project [p. 1-101]
- 6.8 Approve City Council Meeting Minutes of: a) September 26, 2007 Special Meeting, and b) September 26, 2007 Regular Meeting [p. 1-19]
- 6.9 Adopt [resolution](#) approving new Improvement Standards, Construction Specifications, and Standard Drawings for Public Improvements and authorize the Public Works Director to revise such standards, specifications, and drawings as necessary [p. 1-5]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** A public hearing to consider adoption of a resolution determining to levy street maintenance assessments for certain properties in the Laguna Ridge Area which represents annexation No. 2 into Street Maintenance District No. 1 – Zone 5 [Resolution](#)

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Conduct a public hearing on the Engineer's Report and the question of levying assessments within Street Maintenance District No. 1 – Zone 5 (the "District") for certain properties in the Laguna Ridge Area pursuant to the Benefit Assessment Act of 1982. Following the close of the public hearing and tabulation of ballot results, staff recommends the adoption of a Resolution Determining to Levy Assessments in Street Maintenance District No. 1 – Zone 5.

- 7.2 **SUBJECT:** A public hearing to consider adoption of a resolution determining to levy street maintenance assessments for certain properties in the Eastern Area which represents annexation No. 11 into Street Maintenance District No. 1 – Zone 3 [Resolution](#)

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Conduct a public hearing on Supplement No. 11 to the Engineer's Report and the question of levying assessments within Street Maintenance District No. 1 – Zone 3 (the "District") for certain properties in the Eastern Area pursuant to the Benefit Assessment Act of 1982. Following the close of the public hearing and tabulation of ballot results, staff recommends the adoption of a Resolution Determining to Levy Assessments in Street Maintenance District No. 1 – Zone 3 (Annexation 11).

7.3 **SUBJECT:** A public hearing to consider adoption of resolutions calling an election and declaring results of the special election for annexation to Community Facilities District No. 2006-1 (Maintenance Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 7) [p. 1-55]

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt [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. 2006-1 (Maintenance Services) to the qualified electors;
2. (*Following tabulation and certification of ballot results by the City Clerk*) Adopt [resolution](#) declaring the results of the special election held on October 10, 2007 for the seventh annexation to Community Facilities District No. 2006-1 (Maintenance Services); and
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 No. 2006-1 (Maintenance Services) Annexation No. 7.

7.4 **SUBJECT:** A public hearing to consider adoption of resolutions calling an election and declaring results of the special election for annexation to Community Facilities District No. 2003-2 (Police Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 13) [p. 1-23]

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt [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 (Police Services) to the qualified electors;
2. (*Following tabulation and certification of ballot results by the City Clerk*) Adopt [resolution](#) declaring the results of the special election held on October 10, 2007 for the thirteenth annexation to Community Facilities District No. 2003-2 (Police Services); and
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 No. 2003-2 (Police Services) Annexation No. 13.

- 7.5** **SUBJECT:** A public hearing to consider the Elk Grove Care Facility Project, including a Rezone, Conditional Use Permit, Design Review and Partial Abandonment of a Light and Air Easement [p. 1-219] [Resolution](#)

STAFF REPORT:

Chad Frost, Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends (4-0) that the City Council:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Elk Grove Care Facility, Project No. EG-06-1127;
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 AR-1 for Elk Grove Care Facility, Project No. EG-06-1127; and
3. Adopt a Resolution approving a Conditional Use Permit, Design Review for a 79,375 square foot Residential Care Facility and Partial Abandonment of a Light and Air Easement from 200 feet to 100 feet, for the Elk Grove Care Facility Project No. EG-06-1127, subject to the Findings and Conditions of Approval.

- 7.6** **SUBJECT:** A public hearing to consider the Seasons at Laguna Ridge application for a Rezone, Boundary Line Adjustment / Lot Merger, and Design Review for a 222-unit senior residential apartment facility [p. 1-244] [Resolution](#)

STAFF REPORT:

Gerald Park, Senior Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. Adopt a Negative Declaration for the Seasons at Laguna Ridge Project No. EG-05-1086 (4-0);
2. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Agricultural-20 acre minimum (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan for the Seasons at Laguna Ridge Project No. EG-06-1086 (4-0); and,
3. Adopt a Resolution approving a Boundary Line Adjustment/Lot Merger and Design Review for the Seasons at Laguna Ridge Project No. EG-06-1086, subject to the Findings and Conditions of Approval (4-0).

- 7.7** **SUBJECT:** A public hearing to consider the General Plan Map Amendment for three projects: 1) Franklin Crossing (EG-04-727); 2) Waterman 20 (EG-05-898); and 3) Waterman Park 72 #2 (EG-06-1158) [p. 1-452] [Resolution](#)

STAFF REPORT:

Christine Crawford, Planning Director



PUBLIC COMMENT:

RECOMMENDATION:

Adopt a Resolution approving a General Plan Amendment for Franklin Crossing (EG-04-727), Waterman 20 (EG-05-898), and Waterman Park 75 #2 (EG-06-1158).

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

8.1 SUBJECT: Elk Grove Historical Society Request for a Community Service Grant [p. 1-27]

STAFF REPORT:

Michael McGrane, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

Consider whether to fund a community service grant for the Elk Grove Historical Society. Should the City Council decide to provide funding, adopt a resolution amending the Fiscal Year 2007-08 budget.

8.2 SUBJECT: Proposed financing package for the Elk Grove Family Life and Fitness Center [p. 1-22]

STAFF REPORT:

Joe Aguilar, Interim Finance Director



PUBLIC COMMENT:

RECOMMENDATION:

Provide direction regarding the use of General Fund Reserves to fund a loan request from Strikes Family Entertainment (“Strikes”); a prospective tenant in the Elk Grove Family Life and Fitness Center.

8.3 SUBJECT: Report back on design alternatives related to the Elk Grove Boulevard frontage improvements project [p. 1]

STAFF REPORT:

Fritz Buchman, City Engineer



PUBLIC COMMENT:

RECOMMENDATION:

Receive report and provide direction.

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.