



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, December 12, 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

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.

4. PRESENTATIONS/ANNOUNCEMENTS

4.1 Presentation to Planning Commissioner Richard Greene in recognition of his service

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. 37-2007** amending the City of Elk Grove Zoning map from AR-5 to SC and amending the Ordinance SZC-99-0036 of the Elk Grove Zoning Code governing the Laguna Gateway Special Planning Area Project No. EG-05-820, APNs 116-0050-013, 027, 030, and 031
(Second Reading)

6.2 Receive the July, August, and September 2007 Treasurer's Reports

6.3 Approve November 14, 2007 Regular City Council Meeting Minutes

- 6.4 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through November 29, 2007
- 6.5 Adopt [resolution](#) approving McCardle Parcel Map No. 06-1018.00
- 6.6 Adopt [resolution](#) approving Harbour Palms Commercial Center Parcel Map No. 05-829.00
- 6.7 Adopt [resolution](#) approving Elk Grove-Florin Retail Center Parcel Map No. 07-034
- 6.8 Adopt [resolution](#) accepting subdivision improvements for Laguna Ridge Specific Plan Del Webb Villages 1, 2 & 5 and Tributary American Dream
- 6.9 Adopt [resolution](#) authorizing the Mayor to execute an Easement Agreement and a Non-Exclusive Easement for Access Purposes to Elk Grove Unified School District over a portion of City-owned Light Rail Corridor and over a portion of City-owned Landscape Corridor in the Laguna Ridge Specific Plan Area
- 6.10 Adopt [resolution](#) authorizing the Mayor to execute an Easement Agreement and a Non-Exclusive Easement for Access Purposes to Elk Grove Unified School District over a portion of City-owned Drainage Corridor in the Laguna Ridge Specific Plan Area
- 6.11 Adopt [resolution](#) approving a summary abandonment of a portion of a Light and Air Easement for proposed project known as The Commons at Elk Grove Assisted Living Facility (EG-06-1127.00)
- 6.12 Adopt [resolution](#) in support of Tom Bradley Commemorative Stamp
- 6.13 Adopt [resolution](#) approving the Annual Development Impact Fee Report for Fiscal Year 2006-07

- 6.14 Adopt **resolution**: 1) approving the revised Sacramento Cities/County Solid Waste Advisory Committee (SWAC) and Local Task Force Responsibilities and Organization; 2) appointing the Integrated Waste Program Manager as a SWAC member; and 3) authorizing the City Clerk to recruit for the general public vacancy
- 6.15 Adopt **resolution** authorizing the City Manager to negotiate terms and execute a five year and five month Household Hazardous Waste Agreement with the County of Sacramento
- 6.16 Adopt **resolution** authorizing the City Manager to execute a one year contract with proposed two, one-year extensions subject to annual appropriations with Acclamation Insurance Management Services, Inc. for claims adjusting and administration services in an amount not to exceed \$70,000 annually
- 6.17 Adopt **resolution** authorizing the City Manager to waive the competitive bid requirements and execute a professional services agreement with TMD Group, Inc. in an amount not to exceed \$87,500 for “*Avoid the 14 DUI Campaign*” public relations services
- 6.18 Adopt **resolution** determining the annexation of territory to Community Facilities District No. 2005-1 (Laguna Ridge) and to levy a special tax to pay for certain facilities and services (Annexation No. 1)
- 6.19 Adopt **resolution** approving the Final Map for Subdivision No. 00-038.00 Lent Ranch Marketplace
- 6.20 Adopt **resolution** waiving the competitive bid process and authorizing the City Manager to execute a contract with Goodwin Consulting Group to prepare a Public Land Fee Program, an Infrastructure Facilities Fee Program and a Specific Plan Reimbursement Fee Program for the Laguna Ridge Specific Plan Area, update the Park Fee Program and amend the Fiscal Year 2007-08 Budget

7. PUBLIC HEARINGS

- 7.1 **SUBJECT:** *CONTINUED PUBLIC HEARING* – Appeal by Petrovich Development Company of the Planning Commission’s decision on August 16, 2007 to deny the Design Review for the Elk Grove Boulevard and Waterman Pharmacy (EG-06-1022; APN 134-0050-001) [Resolution](#)

STAFF REPORT:
Nina Stevens, Planner



PUBLIC COMMENT:

RECOMMENDATION:

Consider the revised plans submitted by the applicant and, if deemed appropriate, adopt a resolution overruling the Planning Commission’s denial and approving a Design Review for the Elk Grove Boulevard and Waterman Road Pharmacy Project based on certain findings and subject to Conditions of Approval as outlined in the resolution.

- 7.2 **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. 14)

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 December 12, 2007 for the 14th 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. 14.

- 7.3** **SUBJECT:** A public hearing to consider levying street maintenance assessments for certain properties located in the Laguna Ridge area which represents Annexation No. 3 into Street Maintenance District No. 1, Zone 5

STAFF REPORT:

Andrew Griffin, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends that the City Council (the “Council”) of the City of Elk Grove (the “City”) 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](#) of the City Council of the City of Elk Grove Determining to Levy Assessments in Street Maintenance District No. 1 – Zone 5.

- 7.4** **SUBJECT:** A public hearing to consider a letter of Public Convenience and Necessity to allow a Type 21 alcohol license for Stonelake Vine & Spirits

STAFF REPORT:

Kyra O’Malley, Planner



PUBLIC COMMENT:

RECOMMENDATION:

Adopt [resolution](#) approving the request for a letter of Public Convenience and Necessity to obtain a Type 21 alcohol license for Stonelake Vine & Spirits (EG-07-118; APN: 132-0460-103)

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 8.1 **SUBJECT:** Accept for filing the report prepared by the Council-appointed Charter Exploratory and Election Reform Committee

COMMITTEE REPORT:

Michelle Orrock, Committee Chair



PUBLIC COMMENT:

RECOMMENDATION:

Receive the report of the Charter Exploratory and Election Reform Committee for filing and provide direction if deemed appropriate.

- 8.2 **SUBJECT:** Review proposals submitted by executive recruitment firms for the recruitment of a City Manager and authorize the Mayor to execute a professional services contract and/or take other action relative to the recruitment of a City Manager.

STAFF REPORT:

Frank Oviedo, Deputy City Manager



PUBLIC COMMENT:

RECOMMENDATION:

Review proposals submitted by executive recruitment firms and, if deemed appropriate, adopt a resolution authorizing the Mayor to execute a professional services contract in an amount not to exceed \$27,000 and/or take other action relative to the recruitment of a City Manager.

- 8.3 **SUBJECT:** Consideration of a loan for construction of a wall in the vicinity of Willard and Whitelock Parkways

STAFF REPORT:

Fritz Buchman, City Engineer
Ted Idlof, CIP Chief Engineer



PUBLIC COMMENT:

RECOMMENDATION:

Following negotiations with the Sacramento County Water Agency (SCWA), staff recommends against providing a \$350,000 ten year, interest-free loan to the SCWA for construction of a wall for the future water treatment facility in the vicinity of Willard and Whitelock Parkways.

- 8.4 **SUBJECT:** Progress update on the Elk Grove (Old Town) Library Capital Improvement Project (PF0011)

STAFF REPORT:

Bob Williamson, Senior Project Architect



PUBLIC COMMENT:

RECOMMENDATION:

This is an informational report update on the Elk Grove (Old Town) Library Capital Improvement Project – review and comment only.

- 8.5 **SUBJECT:** Consider the conceptual site plan for the Sterling Meadows Project No. EG-01-130

STAFF REPORT:

Christine Crawford, Planning Director



PUBLIC COMMENT:

RECOMMENDATION:

Review the conceptual illustrative site plan for the Sterling Meadows Tentative Subdivision Map and provide input to staff and the applicant.

8.6 SUBJECT: Reorganization of the Elk Grove City Council

STAFF REPORT:

Peggy Jackson, City Clerk



PUBLIC COMMENT:

RECOMMENDATION:

Appoint a Mayor and Vice Mayor for calendar year 2008.

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.

GOVERNMENT CODE 54957.5 et seq.

Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the City Clerk's Office, 8380 Laguna Palms Way, Suite 200, Elk Grove, CA.