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Website:www. elkgrovecity.org

Gary Davis, Mayor

Patrick Hume, Vice Mayor
James Cooper, Council Member

Michael P. Leary, Council Member
Sophia Scherman, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, February 13, 2008
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 Assistant 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 Sacramento Municipal Utility District Ward 4 Director Genevieve Shiroma regarding the January 2008 Storm
- 4.2 “Year in Review” presentations by the Disability Advisory Committee and the Historic Preservation 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 Approve City Council Meeting Minutes of: a) January 23, 2008 Special Meeting; and b) January 23, 2008 Regular Meeting [p.1-23]
- 6.2 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through February 4, 2008 [p.1-2]
- 6.3 Adopt **Ordinance No. 3-2008** amending Article II, Section 23.14.040 of the Zoning Code to establish a mandatory onsite noticing requirement for pending private development projects [p.1-3]
(Second Reading)

- 6.4 Accept Comprehensive Annual Financial Report and Single Audit for fiscal year ending June 30, 2007 [p.1-13]
- 6.5 Adopt [resolution](#) approving the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program and approving the Franklin Boulevard/Elk Grove Boulevard Intersection Widening and Bus Turnouts Project [p.1-7]
- 6.6 Adopt [resolution](#) approving a Fiscal Year 2007-08 budget increase for the Grant Line Road/State Route 99 Interchange Reconstruction Project in the amount of \$2,391,156 [p.1-10]
- 6.7 Adopt [resolution](#) authorizing the Mayor to execute Reimbursement Agreement No. RC2007-01 with Woodside Bilby Ranch, Inc. in an amount not to exceed \$547,926 for privately constructed public facilities in the Landscape Corridor component of the East Franklin Fee Program [p. 1-13]
- 6.8 Adopt [resolution](#) waiving competitive bidding and authorizing the City Manager to execute a consultant services contract in the amount of \$223,000 with Larry Walker & Associates for a Stormwater Quality Monitoring Program and to increase the Storm Drainage Fiscal Year 2007-08 budget by \$89,200 from available fund balance
- 6.9 Adopt [resolution](#) approving Federal Fiscal Year 2009 earmark funding requests [p. 1-5]
- 6.10 Approve Arbor Day proclamation and adopt [resolution](#) authorizing the City Manager to expend \$139,320 from the Tree Mitigation Fund for City of Elk Grove Greenprint Program Tree Plantings [p. 1-13]
- 6.11 Adopt [resolution](#) authorizing the City Manager to execute a 1-year contract extension in an amount not to exceed \$40,000 (*revised total amount of \$86,000 over 2-year term*) with Blais & Associates, Inc. for grant writing services [p.1-12]

- 6.12 Adopt [resolution](#) declaring intention to annex territory to Community Facilities District No. 2006-1 and to levy a special tax to pay for Maintenance Services (Annexation No. 8) [p.1-28]
- 6.13 Approve update of hourly fee schedule for legal services provided by Kronick, Moskovitz, Tiedemann & Girard [p.1-3]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** A public hearing to consider establishing an installation and maintenance fee for the mandatory onsite noticing requirement for pending private development projects [p.1-4]

STAFF REPORT:

Jessica Shalamunec, Special Projects Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt [resolution](#) establishing an installation and maintenance fee of \$350 per project as defined in Section 23.14.040 of the Zoning Code for the mandatory onsite noticing requirements for pending private development projects.

- 7.2 **SUBJECT:** A public hearing to consider the Bond Waterman Retail Project Rezone, Design Review, Conditional Use Permit, Tentative Parcel Map, and Uniform Sign Program (EG-07-049; APNs: 127-0010-082 and 127-0010-095) [p.1-170]

STAFF REPORT:

Sarah Kirchgessner, Project Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends (5-0) that the City Council:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (MMRP) for the Bond Waterman Retail Project;
2. 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) Multifamily AR-5(MF) to Shopping Center Multifamily SC(MF) for the Bond Waterman Retail Project; and
3. Adopt [resolution](#) approving a Design Review, Conditional Use Permit, Tentative Parcel Map and Uniform Sign Program for the Bond Waterman Retail Project, subject to the Findings and Conditions of Approval/MMRP.

- 7.3** **SUBJECT:** A public hearing to consider amending the Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) AR-5 to Shopping Center SC for the Elk Grove Church of Christ project and adopting a resolution approving a Design Review (EG-07-083; APN: 116-0030-003) [p.1-49]

STAFF REPORT:

Nina Stevens, Planner



PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends (3-2) that the City Council:

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 Shopping Center SC for the Elk Grove Church of Christ Project; and
2. Adopt [resolution](#) approving a Design Review for the Elk Grove Church of Christ Project, subject to the Findings and Conditions of Approval.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 8.1 **SUBJECT:** Receive the Fiscal Midyear 2007-08 Financial Review and amend the 2007-08 budget [p.1-11]

STAFF REPORT:

Troy Brown, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

Receive the fiscal year 2007-08 financial review and adopt a [resolution](#):

1. Amending the current fiscal year 2007-08 budget;
2. Amending the 2007-12 Capital Improvement Plan; and
3. Approving reclassification of positions.

- 8.2 **SUBJECT:** Discuss and receive direction on seven recommended sites for a Solid Waste Transfer Station

STAFF REPORT:

Cedar Kehoe, Integrated Waste Manager
Bob Williamson, Project Coordinator



PUBLIC COMMENT:

RECOMMENDATION:

Identify select locations for the Transfer Station project for use in planning and environmental review (SW0001)

- 8.3 **SUBJECT:** 2006-13 Housing Element Update – Policy Discussion [p.1-25]

STAFF REPORT:

Jessica Shalamunec, Special Projects Manager
Jim Carney, Housing Advisor



PUBLIC COMMENT:

RECOMMENDATION:

Provide input and direction to continue the ongoing programs contained in the 2003 Housing Element, as identified and evaluated in Attachment 1 of the staff report and provide direction regarding the preferred approach to providing the requisite inventory of sites to accommodate the 2006-2013 Regional Housing Needs Allocation.

- 8.4 **SUBJECT:** Adopt [resolution](#) authorizing the Mayor to execute a reimbursement agreement with Reynen & Bardis (Laguna Ridge), L.P., and Pulte Homes, Inc. for privately constructed public facilities included in the Elk Grove Roadway Fee Program

STAFF REPORT:

Susan Cochran, City Attorney



PUBLIC COMMENT:

RECOMMENDATION:

Adopt a resolution authorizing the Mayor to execute a reimbursement agreement for privately constructed public facilities in the Laguna Ridge Specific Plan that are included in the Elk Grove Roadway Fee Program.

- 8.5 **SUBJECT:** Adopt [resolution](#) authorizing the Mayor to execute a funding and reimbursement agreement with Reynen & Bardis (Laguna Ridge), L.P., and Pulte Homes, Inc. for the Laguna Ridge Specific Plan Area Fee Program

STAFF REPORT:

Susan Cochran, City Attorney



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution authorizing the Mayor to execute a funding and reimbursement agreement for advanced consultant expenses for the possible creation of fee programs in the Laguna Ridge Specific Plan planning area.

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.