

**CITY OF ELK GROVE**

*Incorporated July 1, 2000*

---

**MINUTES OF THE CITY COUNCIL  
SPECIAL ADJOURNED MEETING  
of Wednesday, October 29, 2003  
adjourned to November 5, 2003  
CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER/ROLL CALL**

Mayor Scherman called the special adjourned City Council meeting of October 29, 2003 to order on November 5, 2003 at 6:07 p.m.

Present: Mayor Scherman, Mayor Pro Tem Soares, Councilmember Leary  
(Councilmembers Cooper and Briggs arrived at 6:08 p.m.)

Absent: None.

**Eric Norris**, Senior Planner, led the Pledge of Allegiance.

**ADJOURNED SPECIAL MEETING ACTION ITEM:**

**Agenda Item No. 2.1:** *Continued Public Hearing: Adoption of the Elk Grove General Plan and Certification of the General Plan Environmental Impact Report*

Mayor Scherman called on Eric Norris to provide additional information requested on October 29.

**RECOMMENDATION:** That the City Council continue to deliberate on the General Plan recommendations from the Planning Commission, certify the Environmental Impact Report, or adjourn the meeting to a date and time certain and continue this public hearing to that same date and time.

**Mr. Norris** reviewed options available to the Council relative to adoption of the general plan, as follows:

- Select a combination of land use and circulation addressed in the final environmental impact report (EIR) which would not require recirculation of the EIR;
- Select land use and/or circulation features which would result in impacts not addressed by the final EIR and direct staff to prepare a revised Draft EIR for recirculation. This option would require the staff to submit a request to and extension of time by the State of California.

- Make no decision and direct staff to return additional information on November 19 for consideration.

Mr. Norris identified requested land use changes which would not require recirculation of the environmental impact report.

- 1) The southeast corner of Bruceville and Big Horn
- 2) Site 22 (Sheldon town)
- 3) Site 31 (northwest corner Waterman/Bond)
- 4) Site 35 (south side of Sheldon, east of Hwy 99)
- 5) Site 38 (Sheldon town)
- 6) Tegan Road
- 7) Southwest corner of Laguna/Hwy 99
- 8) Southwest corner of Sheldon/Hwy 99

Mr. Norris stated that land use and circulation changes which would result in additional environmental analysis for the following sites:

- 1) Site 4 (Bruceville Road)
- 2) Site 5 (Bruceville Road)
- 3) Site 9 (E. Stockton Boulevard, south of Sheldon Road)
- 4) Site 21 (Sheldon Lakes at Sheldon/Waterman)
- 5) Site 29 (north side of Sheldon Road, east of Waterman)
- 6) Sites 21 and 29 combined
- 7) Site 40 (north side of Bond Road adjacent to fitness center)
- 8) Site 41 (northwest corner of Laguna/Bruceville)
- 9) Designation of all or a portion of Grant Line Road as a four-lane roadway
- 10) Revising land use densities to set the maximum Low Density Residential density at six units per acre.

The City Council deliberated and took the following actions:

### **Site 38 (Sheldon Town)**

**Motion:** *M/S Soares/Leary to designate Site 38 as commercial on the general plan land use map. **The motion passed by the following vote:**  
**Ayes: 5; Noes: 0***

### **Southeast corner of Bruceville and Big Horn**

**Motion:** *M/S Briggs/Soares to change the general plan land use map designation for property at the southeast corner of Bruceville and Big Horn to Commercial/Office. **The motion passed by the following vote: Ayes: 5; Noes: 0.***

**Site 22 (Sheldon town)**

**Motion:** M/S **Leary/Soares** to change the general plan land use map designation for Site 22 (Sheldon Town) to Commercial. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Site 31 (northwest corner, Waterman/Bond)**

**Motion:** M/S **Leary/Briggs** to change the general plan land use map designation for Site 31 located at the northwest corner of Waterman and Bond Roads to commercial/multi-family. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Site 35 (south side of Sheldon, east of Highway 99)**

**Motion:** M/S **Leary/Scherman** to change the general plan land use map designation for Site 35 on the south side of Sheldon, east of Highway 99, plus the three parcels to the west to Commercial/Multi-Family to pending any information that would identify the necessity to recirculate the EIR due to traffic impacts. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Tegan Road (north side)**

**Motion:** M/S **Cooper/Leary** to change the general plan land use map designation for property on the northside of Tegan Road to Low Density Residential. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Laguna/Highway 99 (southwest corner)**

Mr. Norris noted that the applicant will be required to request a rezone at which time the Council will have the authority to approve an appropriate mix of land uses.

**Motion:** M/S **Cooper/Soares** to change the general plan land use map designation for the southwest corner of Laguna/Hwy 99 to Commercial/Office/Multi-family and Office/Multi-family. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Sheldon Rd. / St. Rt. 99 (Southwest corner)**

**Motion:** M/S **Cooper/Leary** to add site to the general plan land use map for a mix of Commercial and Medium Density Residential. **The motion passed by the following vote: Ayes: 5; Noes: 0**

Mr. Norris noted that approval of the requested designation for the following sites would cause recirculation of the environmental document and a delay in the adoption of the general plan. Council discussed and provided the following direction:

**Sites 4, 5, 41 (Bruceville Road, Laguna/Bruceville)**

**Motion:** M/S **Soares/Briggs** to remove Sites 4, 5 and 41 from the general plan Land Use map. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Site 9 (E. Stockton Blvd, south of Sheldon)**

**Motion:** M/S **Briggs/Soares** to remove Site 9 (E. Stockton Boulevard, south of Sheldon Road) from the general plan land use map. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Sites 21, 29 (Sheldon/Waterman)**

**Motion:** M/S **Soares/Scherman** to pull Site 21, Site 29, and the combined sites of 21 and 29 (Sheldon/Waterman) and let the applicants proceed through the normal project approval process. **The motion passed by the following vote: Ayes: 5; Noes: 0.**

**Site 40 (north side of Bond Road)**

**Motion:** Moved by Councilmember Leary to include Site 40 (north side of Bond Road adjacent to the fitness center) on the general plan land use map. The motion died for a lack of a second. Councilmember Leary withdrew his motion.

**Motion:** M/S **Briggs/Soares** to remove Site 40 (north side of Bond Road adjacent to fitness center) from the general plan land use map. **The motion passed by the following vote: Ayes: 5; Noes: 0**

Council provided direction on the following projects:

**South Pointe (south of the Laguna Ridge Project, west of the proposed Lent Ranch Mall)**

**Motion:** *Moved by Councilmember Leary to make the South Pointe project a Special Planning Area. The motion died for lack of a second.*

**Motion:** *M/S Soares/Cooper to amend LU-33 to apply the general criteria to the South Pointe Policy Area (Figures LU-1 and LU-6) 1) Land uses in this area shall consist of a mix of commercial, office, low-density residential, and multi-family development, along with supporting land uses such as schools and parks; 2) At least four percent (4%) of the total land area shall be designated high-density residential development; 3) Development of this area shall take place through a comprehensive planning process. **The motion passed by the following vote: Ayes: 5; Noes: 0.***

**Grant Line Road Widening**

**Motion:** *M/S Soares/Leary to amend the language in Policy C1-10 relative to the widening of Grant Line Road: "The City will widen Grant Line Road north of Bradshaw Road only as needed to accommodate traffic, and strongly supports efforts to locate a future regional connector to provide traffic relief for this roadway. Grant Line Road north of Bradshaw Road should be widened in phases as needed, and should be widened to six lanes only if no alternative route for a future regional connector (see Policy C1-12) has been located and traffic conditions warrant the widening". **The motion passed by the following vote: Ayes: 4; Noes: 1 (Scherman)***

**Bus Rapid Transit**

Regarding Councilmember Leary's question relative to the designation of a light rail corridor, it was concluded that an appropriate time for consideration would be after the presentation by Dr. Scott from Regional Transit at the November 19, 2003 Council meeting. Several Councilmembers voiced their preference for the Big Horn route.

**Motion:** *M/S Leary/Cooper to amend the language of Policies CI-7, CI-8, and CI-9 to include language to promote bus rapid transit. **The motion passed by the following vote: Ayes: 5; Noes: 0***

### **Definition of Land Use Density Categories**

Mr. Norris confirmed that a change of the land use densities at this time would require additional environmental review.

At the suggestion of **Mayor Pro Tem Soares**, it was the consensus of the City Council to reconsider the options prepared by staff at a later date and after adoption of the general plan.

### **Trenching Policy**

**Motion:** M/S **Cooper/Leary** to amend the language relative to the Trenching Policy as follows:

- **To minimize damage to roadways and to reduce inconvenience to residents and businesses, the City shall seek to ensure that all utilities located in roadways are installed in a single operation. Multiple installations in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.**
- **amend PF-#-Action 1: Work with utility providers to coordinate the installation or upgrading of utilities and eliminate multiple trenching of city streets.**

**The motion passed by the following vote: Ayes: 5; Noes: 0.**

### **Centex Site (northern portion of former Elk Ridge Estates, west side Waterman Rd., south of Sheldon Road)**

**Motion:** M/S **Soares/Scherman** not include language to amend the land use map of the general plan in relation to Centex' request and property to remain as rural residential. **The motion passed by the following vote: Ayes: 5; Noes: 0**

### **SACOG process for selecting alternative route to Grant Line Road**

Mr. Norris reported that the process is currently under way with public meetings expected to begin in the near future, with a conclusion to the selection process mid-2004.

### **Sheldon Road widening**

**Motion:** M/S **Briggs/Soares** to designate Sheldon Road between Elk Grove-Florin and Bradshaw Roads as a four-lane roadway facility: **The motion passed by the following vote: Ayes: 5; Noes: 0**

### **Truck Route/Hauling Policies**

**Motion:** M/S **Cooper/Briggs** to accept staff's clarification on standard procedures when addressing construction truck routes and debris causing damage. **The motion passed by the following vote: Ayes: 5; Noes: 0**

**John Cornwell**, representing Quest Consultants, was invited to respond to recent media coverage of an event in Mobile, Alabama.

At the request of **Mayor Pro Tem Soares**, Mr. Cornwell related his educational background, credentials, and experience in the liquefied gas industry, and that of the Quest Engineering firm.

In reference to media quotes, Mr. Cornwell confirmed that he has not spoken with the Sacramento Bee.

Mr. Cornwell proceeded to explain the context of his statement printed in relation to a report prepared for the U.S. Department of Energy regarding the transportation of liquefied natural gas in Boston Harbor. Mr. Cornwell stated that the information provided was specific to the Boston Harbor scenario and was not appropriate for application to any other location.

Mr. Cornwell emphasized that Quest Consultants is not associated with any project in Mobile, Alabama. He reported speaking with a Mobile newspaper representative, at which time he emphasized that the material relative to the Boston Harbor scenario should not be used in the Mobile scenario.

**Councilmember Leary** provided a visual presentation of other local liquefied gas storage tanks in the region and noted that the Suburban Propane facility is not unique to the area.

**Councilmember Cooper** asked Mr. Cornwell to confirm whether a published quote in the Mobile, Alabama paper was accurate.

Mr. Cornwell answered that he felt that the quote, out of the order in which he responded, was out of context.

**Motion:** *M/S Leary/Briggs that the City Council continue to deliberate on the General Plan recommendations from the Planning Commission, certify the Environmental Impact Report, or adjourn the meeting to a date and time certain and continue this public hearing to that same date and time..* **The motion was passed by the following vote:**  
**Ayes: 5; Noes: 0**

**ADJOURNMENT**

With no other business for the Council to consider, the special meeting was adjourned at 8:10 p.m.

---

**PEGGY E. JACKSON**  
**CITY CLERK**

**ATTEST:**

---

**SOPHIA SCHERMAN, MAYOR**  
**CITY OF ELK GROVE**