# Meetings of Sacramento
# City Council
# Redevelopment Agency
# Housing Authority

# Agenda

## Tuesday, January 23, 2007

### City Hall-915 I Street, 1st Floor Council Chamber

*Published by the Office of the City Clerk (916) 808-7200*


**CITY COUNCIL**

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Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, District 3
Robert King Fong, Vice-Mayor, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, District 7
Bonnie Pannell, District 8

**CHARTER OFFICERS**

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, City Treasurer


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## NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists**: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are located in racks inside the chamber and should be completed and submitted to the City Clerk.**

*Government Code 54950* (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff recommendations; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk. (25 cents per page)

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# AGENDA

## Tuesday, January 23, 2007

***City Hall – 915 I Street- First Floor Council Chamber***

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

**Open Session - 12:00 Noon**

**Roll Call**

**Closed Session (Read Closed Session Items – ask for public comment - 3 minute maximum)**

**Recess to Closed Session**

**City Council**

**a.** Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation: Weingarten v. City of Sacramento, Sacramento County Superior Court Case No. 05AS03936.

**b**. Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation: Green v. City of Sacramento, Sacramento County Superior Court Case No. 04AS02115.

**Sacramento Housing and Redevelopment Agency**

**a.** Pursuant to Government Code section 54956.9 (c), pertaining to the initiation of litigation. One potential case.

## Reconvene to Open Session – 2:00 p.m.

**Roll Call**

**Closed Session Report**

The City Attorney shall determine if any actions taken by the City Council or legislative bodies in Closed Session shall require a reporting on those actions as required by Law (Government Code §54957.1 (a) (3) (B)).

**Special Presentations/General Communications**

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

## Consent Calendar (Items 1 - 16)

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request an item be removed for separate consideration.

1. **Confirmation of Board and Commission Appointment**
   **Location:** (Citywide)

   **Recommendation:** Confirmation of board/commission appointment of Janelle Gray to the Natomas Basin Conservancy Board of Directors (Category A - City of Sacramento appointee).

   **Contact:** Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

2. **Master Services Agreement for Traffic Impact Studies**
   **Location:** (Citywide)

   **Recommendation:** Adopt a **Resolution** 1) authorizing the City Manager to execute Master Services Agreements (MSA) with Whitlock & Weinberger Transportation, DKS Associates, Dowling Associates, Fehr & Peers Associates, Stantec Consulting, Kimley-Horn and Associates, Higgins Associates (alternate), and Republic ITS (alternate) for a two year period in an amount not to exceed $600,000 per year for each agreement; and 2), authorizing the City Manager to execute additional one year terms for a total not to exceed five years (including the initial term and all extensions) not to exceed $600,000.

   **Contact:** Jesse Gothan, Associate Engineer, (916) 808-6897; Samar Hajeer, Supervising Engineer, (916) 808-7808, Development Services Department.

**3. Agreement: Airfield Park Capital Improvement Program**
**Location:** Airport Road & Arena Boulevard, (District 1)

**Recommendation:** Adopt a **Resolution:** 1) approving the Reimbursement/ Credit Agreement for Airfield Park, CIP LW48; 2) establishing a new Capital Improvement Program project, CIP LW48, for associated City costs for the development of Airfield Park; 3) accepting payment of $394,659 pursuant to the agreement from Beazer Homes Holding Corporation to be deposited into Park Impact Fee (PIF), Fund 791; and 4) appropriating $394,659 from Fund 791 to CIP LW48.

**Contact:** J. P. Tindell, Interim Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.

**4. Agreement: Sacramento Area Flood Control Agency (SAFCA)**
**Location:** (Districts 1, 4, and 7)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute a Reimbursement Agreement with SAFCA, in the amount of $125,000, for expenses related to the City's share of funding for the Sacramento River Corridor Planning Forum.

**Contact:** David L. Brent, Engineering Manager, (916) 808-1420, Dave Schamber, Supervising Engineer, (916) 808-1423, Utilities Department.

**5. Agreement: 3rd Street Combined Sewer System (CSS) Relief Sewer Preliminary Design Project (XN58)**
**Location:** 3rd Street from the Downtown Railyard to T Street and T Street from 3rd Street to 5th Street. (Districts 1 and 4)

**Recommendation:** Adopt a **Resolution** 1) amending the FY 2006/07 Sewer Capital Improvement Program to add the 3rd Street CSS Relief Sewer Project (PN: XN58); and 2) authorizing the City Manager to: a) transfer $310,000 (Fund 414) from the 5th Street Sewer Upsizing Project (XN56) to the 3rd Street CSS Relief Sewer Preliminary Design Project (XN58) and b) execute a Consultant Services Agreement with Nolte Associates, Inc. to prepare a preliminary design report for XN58 for an amount not to exceed $249,971.

**Contact:** David L. Brent, Engineering Manager, (916) 808-1420; Rick Batha, Supervising Engineer, (916) 808-1448, Utilities Department.

**6. (Redevelopment Agency)**
**Agreement: Del Paso Nuevo Town Center Exclusive Right to Negotiate**
**Location:** Norwood Avenue and Silver Eagle Road, Del Paso Heights Redevelopment Area (District 2)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to execute an Exclusive Right to Negotiate Agreement with KK Raphel Properties, LLC for potential mixed-use development on four Agency-owned parcels in the Del Paso Nuevo Town Center area.

**Contact:** Christine Groth Weichert, Assistant Director, Community Development, (916) 440-1353; Gregory I. Ptucha, Management Analyst, (916) 440-1399 x 1249, Sacramento Housing and Redevelopment Agency.

**7. Agreement: Meadows Park Capital Improvement Program**
**Location:** End of Terracina Drive and south of Del Paso Road/ (District 1)

**Recommendation:** Adopt a **Resolution:** 1) approving the Reimbursement/ Credit Agreement for Meadows Park, CIP LW58; 2) establishing a new Capital Improvement Program project, CIP LW58, for associated City costs for the development of Meadows Park; 3) accepting payment of $525,368 pursuant to Reimbursement/Credit Agreement from Pardee Homes Corporation to be deposited into Fund 791 (Park Development Impact Fees); and 4) appropriating $525,368 from Fund 791 to CIP LW58.

**Contact:** J.P. Tindell, Interim Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.

**8. Contract: Sump 130 Pump Station Electrical Improvements Project (PN: WN16)**
**Location:** 2550 W. El Camino Avenue (District 1)

**Recommendation:** Adopt a **Resolution** approving the contract plans and specifications for the project, and awarding the contract to J.R. Sharp Construction, Inc., for an amount not to exceed $322,000.

**Contact:** David L. Brent, Engineering Manager, (916) 808-1420, Dave Hansen, Supervising Engineer, (916) 808-1421, Utilities Department.

**9. (Redevelopment Agency)**
**Replacement Housing Plan for 3536 20th Avenue**
**Location:** 3536 20TH Avenue, Oak Park Redevelopment Project Area (District 5)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** approving and adopting the Replacement Housing Plan for two residential apartment units.

**Contact:** Sarah Hansen, Redevelopment Manager, (916) 440-1322; Erika Bumgardner, Redevelopment Planner, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

**10.** (Pass for Publication) **Ordinance Amendment: Cable Television Commission Joint Powers Agreement**
**Location:** (Citywide)

**Recommendation:** 1) Review an **Ordinance** amending Section 5.28.320 of the Sacramento City Code extending the term of the Cable Television Commission Joint Powers Agreement to December 31, 2024 and providing for an annual meeting requirement; and 2) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted January 30, 2007.

**Contact:** Shirley Concolino, City Clerk (916) 808-5442; Dawn Bullwinkel, Assistant City Clerk, (916) 808-7267, Office of the City Clerk.

**11. Natomas Joint Vision City-County Memorandum of Understanding (MOU): Cost Sharing – Open Space Program and Environmental Impact Report**
**Location:** Unincorporated portion of the Natomas Basin within Sacramento County adjacent to District 1.

**Recommendation:** Adopt 1) a **Resolution** approving and authorizing the City Manager to sign the 1st Amendment to the July 2005 MOU for joint funding of the program; 2) a **Resolution** approving and authorizing the City Manager to sign the MOU for joint funding of the Natomas Joint Vision Sphere of Influence (SOI) EIR; and 3) a **Resolution** approving and authorizing the City Manager to sign the MOU between LAFCo and the City of Sacramento for co-lead status of the SOI EIR.

**Contact:** Scot Mende, New Growth Manager, (916) 808-4756; Carol Shearly, Director of Planning, (916) 808-5893, Planning Department.

**12. Citywide Park Irrigation Infrastructure Improvement Program (G607)**
**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** 1) repealing Resolution 2006-082; 2) accepting a Proposition 50 Water Use Efficiency Grant in the amount of $143,000 into Fund 250; 3) establishing a multi-year operating grant for the program; 4) appropriating Proposition 50 Water Use Efficiency Grant in the amount of $143,000 from Fund 250 to the program; 5) amending the Park Maintenance Services (org 4728) budget in Fiscal Year 2006-2007 to add three limited term FTE necessary to implement this program; 6) accepting a Proposition 50 Water Use Efficiency Grant in the amount of $611,000 into Fund 248; 7) establishing a new Capital Improvement Project (CIP) LW82 for Citywide Park Irrigation Infrastructure Improvements; and 8) appropriating Proposition 50 Water Use Efficiency Grant in the amount of $611,000 from Fund 248 to CIP LW82 for Project Improvements.

**Contact:** Lori Harder, Parks and Recreation Services Support Manager, (916) 808-5172; Denise Curl, Administrative Analyst, (916) 808-6204, Parks and Recreation Department.

**13. (City Council, Redevelopment Agency, Housing Authority)**
**Approval of Environmental Procedures**
**Location:** (Citywide)

**Recommendation:** 1) Adopt a **City Resolution** approving the Sacramento Housing and Redevelopment Agency (SHRA) Environmental Procedures for compliance with California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA); 2) adopt a **Redevelopment Agency Resolution** approving the SHRA Environmental Procedures for compliance with CEQA and NEPA; and 3) adopt a **Housing Authority Resolution** approving the SHRA Environmental Procedures for compliance with CEQA and NEPA.

**Contact:** Dana Phillips, General Counsel, (916) 440-1330, Sacramento Housing and Redevelopment Agency.

**14.** **(Redevelopment Agency)**
**Acquisition of 3739 Marysville Boulevard**
**Location:** 3739 Marysville Boulevard (APN 251-0122-002); Del Paso Heights Redevelopment Project Area, (District 2)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to amend the 2007 Sacramento Housing and Redevelopment budget to allocate $550,000 of Del Paso Heights tax exempt bond funds for the acquisition of 3739 Marysville Boulevard, more commonly known as the Indus Gas site.

**Contact:** Chris Pahule, Assistant Community Development Director, (916) 440-1350 Raul Carrillo, Redevelopment Planner, (916) 440-1399 x 1277, Sacramento Housing and Redevelopment Agency.

**15.** **Sacramento Public Library Authority Facility Master Plan 2007-2025**
**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** approving the Sacramento Public Library Authority Facility Master Plan 2007-2025.

**Contact:** Anne Marie Gold, Library Director, (916) 264-2830, Sacramento Public Library Authority.

**16.** **Relocation of Petroleum Terminals** (To be delivered)
**Location:** (Districts 1 and 4)

**Recommendation:** Adopt a **Resolution** declaring the intention of the City of Sacramento to work with the City of West Sacramento to relocate the petroleum terminals from the banks of the Sacramento River to the Port of Sacramento.

**Contact:** Beth Tincher, Downtown Development Group, (916) 808-7730, Economic Development Department.

## Public Hearings (Item 17 - 18)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

**17.** **Sotillo Estates Rezone (P06-015)** (Noticed 1/10/07) (Passed for publication 1/16/07)
**Location:** 3110 29th Avenue, APN: 010-0221-011; (District 5)

**Recommendation:** 1) Conduct a public hearing and upon conclusion adopt a **Resolution** determining the project exempt from environmental review, and 2) Adopt an **Ordinance** amending the comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code).

**Contact:** Antonio Ablog, Associate Planner (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931, Development Services Department.

**18.** **Temporary Street Closure No. TSC06-09** (Noticed 1/10/07)
**Location:** Alley bounded by 39th Street, 40th Street, R Street and Folsom Boulevard (District 3)

**Recommendation:** Conduct a public hearing and upon conclusion, adopt a **Resolution** approving the temporary closure of the alley.

**Contact:** Jerry Lovato, Senior Engineering Technician, (916) 808-7918; Thomas Adams, Engineering Technician, (916) 808-7929, Development Services Department.

## Staff Reports (Item 19 - 20)

Staff reports include an oral presentation including those recommending receive and file.

**19.** **Agreement: Valley Hi North Laguna Library, Architectural Services (QA36)**
**Location:** Bruceville Road between Cotton Lane and Shasta Avenue, (Districts 7 and 8)

**Recommendation:** Adopt a **Resolution:** 1) accepting the architectural services proposal from Noll and Tam Architects in an amount not to exceed $1.082 million; and 2) authorizing the City Manager or his designee to execute a professional services agreement with Noll and Tam Architects for the architectural services for the project in an amount not to exceed $1.082 million.

**Contact:** Jeff Blanton, Associate Architect, (916) 808-8423; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**20.** **Ordinance: Needle Exchange Programs** (Passed for Publication 1/16/07)
**Location:** (Citywide)

**Recommendation:** Adopt the **Ordinance** amending Chapter 9.10 and adding section 9.10.100 to the Sacramento City Code (SCC) authorizing clean needle and syringe exchange programs.

**Contact:** Yvette Rincon, Legislative Analyst, (916) 808-8197, City Manager's Office.

## Information Reports (Item 21)

These items are for information only and are not eligible for action at this time.

**21.** **Notification of Final Map and Subdivision Improvement Agreement Approval for Natomas Field Phase 1A (P04-236)**
**Location:** East side East Commerce way south of Arena Blvd (District 1)

**Recommendation:** Receive and file.

**Contact:** Jerry Lovato, Senior Engineering Technician, Phone: (916) 808-7918, Development Services Department.

## Public Comments- Matters Not on the Agenda

## Council Comments-Ideas, Questions and Meeting/Conference Reports

**Recess**

**Reconvene – 7:00 p.m. (see next page)**

## Reconvene – 7:00 p.m.

**Roll Call**

**Pledge of Allegiance**

**Special Presentations/General Communications**

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

## Public Hearings (Item 22)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

**22. Appeal of Alhambra at S Street Condominium Community (P06-076)**
**Location:** 1891 Alhambra Boulevard & 3201 S Street, (District 4**)** (Noticed on 1/10/07)

**Recommendation:** Conduct a public hearing and upon conclusion, 1) adopt a **Resolution** approving the Mitigated Negative Declaration and Mitigation Monitoring Plan; and 2) adopt a **Resolution** denying the appeal of the third-party appellant, Marta Sullivan, and approving the project.

**Contact:** Sally Shore, Associate Planner (916) 808-8001; Jeanne Corcoran, Senior Planner (916) 808-5317; Scott Johnson, Environmental Associate Planner (916) 808-5842, Development Services Department.

## Public Comments- Matters Not on the Agenda

## Council Comments-Ideas, Questions and Meeting/Conference Reports

## Adjournment