



**CITY OF ELK GROVE  
CITY COUNCIL STAFF REPORT**

**AGENDA TITLE:** A Public Hearing to consider adopting an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report and Civic Center Aquatics Complex Subsequent Environmental Impact Report; an amendment to the Laguna Ridge Specific Plan; a District Development Plan, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project; a Capital Improvement Program Design Review for Minor Design Review for the Veterans Hall; and a Capital Improvement Program Design Review for Major Design Review for the Aquatics Center

**MEETING DATE:** July 13, 2016

**PREPARED BY:** Christopher Jordan, AICP, Assistant to the City Manager

**DEPARTMENT HEAD:** Jason Behrmann, Assistant City Manager

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**PROJECT INFORMATION:**

**Location:** 9711 Big Horn Boulevard (Southeast Corner of Big Horn Boulevard and Civic Center Drive); Assessor’s Parcel Numbers 132-1990-011, 012, 017, 018, 019, 020, & 021

**Planner:** Christopher Jordan, AICP

**Applicant:** City of Elk Grove

**Property Owner:** City of Elk Grove

## **RECOMMENDED ACTION:**

The Planning Commission, by a vote of 3-2 (Maita and Murphey no), recommends that the City Council adopt a resolution:

1. Adopting the Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) and Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) for the Civic Center South Property Project (EG-13-003A), subject to findings and mitigation measures; and
2. Approving the proposed Specific Plan Amendment to add an alternative cross section for Civic Center Drive; and
3. Approving the District Development Plan, CIP Design Review, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project (EG-13-003A), subject to the findings and conditions of approval.

## **PROJECT DESCRIPTION:**

The proposed Project, in its final form, will consist of the development of 56 acres of recreation and community uses, including but not limited to, an Aquatics Complex, Veterans Hall, Community Center/Senior Center, Library/Cultural Arts, Children's' Discovery Center, Nature Center (Preserve), a Commons (public plaza), transit center, and open space and park amenities. Specifically, the Project includes the following permits and approvals:

- An amendment to the Laguna Ridge Specific Plan to add an alternative roadway cross -section for Civic Center Drive that includes on-street parking and eliminates the existing center turn lane, from Big Horn Boulevard to Big Timber Drive.
- A District Development Plan approving the general configuration of uses and activities on the site; access, parking, and circulation; and architectural design, colors, and materials pallet. It also includes a deviation from landscaping requirements for landscape islands in parking lots through implementation of an alternative landscaping layout.

- A Parking Reduction Permit approving alternative parking ratios for development of the Civic Center South Property.
- A Capital Improvement Program Design Review for Minor Design Review for an approximately 7,800 square foot Veterans Hall, including a 2,500± square foot dining hall capable of holding events for 162 people in a dining configuration.
- A Capital Improvement Program Design Review for Major Design Review for an Aquatics Complex that includes the following key features:
  - 15,000± square feet of enclosed building, including locker rooms and restrooms, concessions, offices, storage, and mechanical space.
  - One 50-meter by 25-yard Competition Pool with two 1-meter and two 3-meter spring boards.
  - One 25-meter by 6-lane Teaching and Fitness Pool.
  - One 6,000 square foot Recreational Pool with slide(s).
  - Shaded seating for up to 1,000 spectators around the Competition Pool.
- A Tentative Subdivision Map to subdivide the property into eight lots.

These approvals and permits are necessary in order to develop the Project as proposed. The City's regulations specifically state that Design Review approvals for City-sponsored projects must be approved by the City Council after review and recommendation by the Planning Commission.

This Project will be developed in multiple phases. The Council has directed that the Phase 1 components of the Civic Center consist of the Veterans Hall, Aquatics Center, and Community/Senior Center. The first two (Veterans and Aquatics) are finishing schematic design. The Community/Senior Center portion is finishing its feasibility/program analysis and will be considered by the City Council as a separate agenda item at the July 13 Council Meeting.

To facilitate the development of the Civic Center South Property, staff and the consultant team have prepared a number of documents, materials, and graphics that describe the ultimate form and function of the site. Consistent with Section 23.16.080 of the Zoning Code, a District Development Plan (DDP) is proposed. A DDP is a permit process reserved for larger nonresidential and mixed-use projects that will be developed in phases

over time. Through a DDP, the City approves an overall site plan, landscaping, pedestrian improvements, building architecture design parameters, and other features that are common across the site. The DDP is then implemented through subsequent Design Review for the individual buildings. In the case of the Civic Center South Property and this Project, a DDP is proposed for the overall site plan, and various architectural and landscape aspects and Design Review approvals are proposed for the first phase construction of the Veterans Hall and Aquatics Center. Each subsequent building will come forward for Design Review approval as funding is identified and the design is completed. Every building and all site improvements must implement and be consistent with the DDP.

### **PLANNING COMMISSION REVIEW:**

The Planning Commission considered this matter at its regular meeting of June 16, 2016. A copy of the complete report is included as Attachment 2. After receiving the staff report the Commission heard from several members of the public, all from the adjoining Parkgate (Allen Ranch) subdivision. Many of these individuals were supportive of the Project, but identified concerns with potential parking impacts on their neighborhood. Some indicated that a wall or fence should be constructed along the Project boundary to discourage parking in the neighborhood, or the subdivision should be converted to a gated community. Staff noted that the Civic Center site was intended to serve as the park for this neighborhood when the subdivision was approved; additionally, staff agreed to work with the neighbors when the event operations plan (required under the draft conditions) is prepared.

Following public comment the Planning Commission conducted deliberations. During the discussion, several Commissioners identified concerns with the overall Project financial feasibility and the compatibility of some of the uses to each other. The Aquatics Center was identified as having a financial commitment (annual operating subsidy) that caused concern for some Commissioners, especially given that the operator had not yet been identified and an accompanying operating agreement has not been finalized.

Commissioner Maita specifically noted that he believed the Aquatics Center would be a better fit at a sports complex, and that by removing this element



from the Project, the parking demands and layout of the site would be improved. He suggested that, if the Aquatics Center were to remain, it should be swapped with the Children's Discovery Museum or otherwise moved south. He also had concerns with the on-street parking proposed for Civic Center Drive. Commissioner Maita noted that, in making a recommendation to the Council on the Project he could not separate the design from the financials. The combination of the design, financials, and changes to Civic Center Drive were a substantial concern for him.

Commissioner Murphey identified concerns with the Veterans Hall and its financial viability given the recent withdrawal of one of the veterans groups from the discussions. He also felt that some of the uses, such as the Aquatics Center, were too tight of a fit on the site. He agreed with many of Commissioner Maita's other comments.

Commissioner Spease commented that he was in agreement on many of the financial and operational comments from the other Commissioners. However, he supported the Project based upon the scope of the Commission's responsibility and authority.

Commissioner Tong expressed concerns with the parking for the facility and encouraged staff to work with the neighbors to address their needs. She noted support for the Project as designed and cautioned the Commission on making changes on the dais unrelated to design.

Chair Harris expressed support for the Project and the range of uses. He appreciated the changes to the design and operation of the Aquatics Center in comparison to the 2014 project. He noted that the plans, upon initial inspection, had a lot of landscaping that would have a high water demand; but that after further review he saw the extensive use of drought-tolerant landscaping and was less concerned. He also noted the concerns of the Parkgate residents and that gating the neighborhood could be a benefit, but substantial issues for resident pedestrian access and street maintenance would need to be worked out.

Following the discussion, the Commission voted 3-2 (Maita and Murphey no) to recommend approval of the Project as presented to the City Council.

## **PROJECT AND ENVIRONMENTAL ANALYSIS:**

Details of the Project as currently designed were initially presented to the City Council at the May 11, 2016 meeting. A review of the Project and detailed discussion of the Project analysis and environmental review is provided in Attachment 2 (Planning Commission Staff Report).

An addendum to the 2004 Laguna Ridge Specific Plan Environmental Impact Report (EIR) and 2014 Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) has been prepared for this Project. Section 15164 of the State CEQA Guidelines provides that an Addendum to an EIR is to be prepared if some changes or additions are necessary but none of the following conditions, which require preparation of a subsequent EIR, have occurred:

1. Substantial changes have been made to the project;
2. Substantial changes have occurred with respect to the circumstances under which the project was undertaken; or
3. New information of substantial importance has become known.

As documented in the attached Addendum (Attachment 1, Exhibit A), the proposed changes to the Project from what was analyzed in the 2014 SEIR do not present any new or worse impacts than those previously analyzed. No changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has become known. Therefore, an addendum is the appropriate environmental documentation for the Project under CEQA.

## **FISCAL IMPACT:**

### **Construction**

On January 13, 2016, staff presented to the Council an analysis and alternatives for the Civic Center Project. The report identified a combined \$51.1 million available to fund construction of the Phase 1 projects (Aquatic Center, Veterans Hall, and Community/Senior Center). An additional \$1 million from transit capital funds has been identified to help pay for joint parking facilities that can be used as a park-and-ride lot. Funding comes

from five funding sources as identified in Table 1 below. No General Fund monies are assigned to the Project.

**Table 1**  
**Available Civic Center Revenues**  
**(\$ in millions)**

| Funding Source                          | Fiscal Year<br>2016-17<br>Adopted<br>Budget <sup>1</sup> | Additional<br>Revenue through<br>FY 2018-19<br>(Per CIP) <sup>2</sup> | Total<br>Available<br>Revenue |
|---|--|---|-------------------------------|
| Poppy Ridge CFD 2003-1                  | \$15.4   | \$1.2   | <b>\$16.6</b>                 |
| Laguna Ridge CFD 2005-1                 | \$11.4   | \$7.6   | <b>\$19.0</b>                 |
| Laguna Ridge Park Fee                   | \$5.5  | \$7.5   | <b>\$13.0</b>                 |
| Senior Center of Elk Grove Contribution | -  | \$3.0   | <b>\$3.0</b>                  |
| Transit Capital Funds                   | \$1.0  | -   | <b>\$1.0</b>                  |
| <b>Total</b>                            | <b>\$33.3</b>  | <b>\$19.3</b>   | <b>\$52.6</b>                 |

1. Includes Fiscal Year 2015/16 rollover budget.
2. Aquatics Center, Veteran’s Hall, Parking and Common Areas are secured with Fiscal Year 16/17 Budget. Only the Senior Center relies on out year revenues.

As discussed above, development of the Civic Center will occur over multiple phases; the plans presented in the District Development Plan cover full delivery of the Project. Staff understands the City Council’s direction on priorities for the Veterans Hall, Aquatics Center, and Community/Senior Center. The rest of the site, including overall landscaping and features within the Commons, will occur as funding is available. If there are elements of the Commons or other areas of the site that are a priority for the Council, staff requests that direction at this time. Otherwise, staff will prioritize the delivery of these components based upon the available budget at the time of construction bidding and award(s).

## **Operations**

As discussed and directed by the City Council at the January 13, 2016 meeting, the overall Civic Center has been re-scoped to address many long-term operations and maintenance questions. First, the Aquatics Center has been redesigned as a “full service” facility with competition, lesson, and fun water components. The latter two features provide a source of revenue for the facility to offset the operating costs. However, as identified at the January meeting, an operating subsidy of between \$500,000 and \$750,000 would be required annually. The subsidy includes

contributions to a capital replacement fund. Funding for the subsidy would come from the Laguna Ridge Community Facilities District, which specifically anticipated funding an Aquatics Complex in its formation documents. An operator for this facility has not been formally identified; however, staff is in discussion with the Cosumnes Community Services District (CCSD) to operate the facility on a contractual basis given their experience with similar facilities and opportunities for operating efficiencies. CCSD staff has been involved in the development of the facility design so that it can accommodate their operating parameters should they be the operator. The final selection of an operator will not occur until approximately Fall 2016 and will happen before the Project is put out to bid.

The annual operations and maintenance cost of the Veterans Hall would be assumed by the non-profit veterans' organization from fund raising, membership dues, hall rental, and other revenue sources. Despite the commitment of the veterans' organizations to fund operating expenses of the facility, it was recommended that the City contribute to a capital replacement account so that funding is available in the future for major facility replacement projects such as roofing, flooring, mechanical, etc. since it will remain a City asset. It was recommended that 1% of the cost of construction be set aside annually for this purpose. This would equal approximately \$40,000. Staff continues to work with local veterans organizations on the development of a lease agreement that would serve the Elk Grove Veterans Memorial Hall available to as many veterans as possible within the Elk Grove community. While the schematic design of the facility is complete, staff recommends that further design and the development of construction documents for the project be put on hold until the City can work out an operating and lease agreement with interested veterans groups as these discussions may ultimately affect the final design of the facility.

Fiscal impacts associated with the Community/Senior Center are addressed in the Feasibility Study agenda item.

Revenues from the Laguna Ridge Maintenance Community Facilities District (CFD) are available to pay all or a portion of these operating and maintenance costs. The CFD was established to pay for maintenance costs associated with facilities in Laguna Ridge including parks, landscaping and the Civic Center. Based upon an analysis of future revenues and expenses

in the District, a minimum of \$2.3 million per year would be available to pay for overall maintenance costs at buildout of the entire Project. There is sufficient maintenance funding to support the current Civic Center projects, as well as projected funding that would be available to support future phases.

**ATTACHMENTS:**

1. Project Resolution
  - a. Exhibit A - CEQA Addendum
  - b. Exhibit B - Specific Plan Amendment
  - c. Exhibit C - Project Description - District Development Plan
  - d. Exhibit D - Project Plans – District Development Plan
  - e. Exhibit E - Conditions of Approval - District Development Plan
  - f. Exhibit F - Project Description – Veterans Hall and Aquatics Center Design Review
  - g. Exhibit G - Project Plans – Veterans Hall and Aquatics Center Design Review
  - h. Exhibit H - Conditions of Approval - Veterans Hall and Aquatics Center Design Review
2. Planning Commission Staff Report
3. Parking Study

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
ADOPTING THE ADDENDUM TO THE LAGUNA RIDGE SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT AND CIVIC CENTER AQUATICS COMPLEX  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE CIVIC CENTER  
SOUTH PROPERTY PROJECT; ADOPTING THE PROPOSED AMENDMENTS TO  
THE LAGUNA RIDGE SPECIFIC PLAN; APPROVING THE DISTRICT  
DEVELOPMENT PLAN, PARKING REDUCTION PERMIT, AND TENTATIVE  
SUBDIVISION MAP FOR THE CIVIC CENTER SOUTH PROPERTY PROJECT;  
APPROVING A CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW FOR MINOR  
DESIGN REVIEW DESIGN REVIEW FOR THE VETERANS HALL; AND APPROVING  
A CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW FOR MAJOR DESIGN  
REVIEW FOR THE AQUATICS CENTER**

**WHEREAS**, in June 2004, the City Council adopted the Laguna Ridge Specific Plan, which included the designation of land for a future Civic Center; and

**WHEREAS**, in 2006, the City accepted the Civic Center property from Reynen & Bardis (Laguna Ridge); and

**WHEREAS**, the City conducted various analysis and studies identifying potential future uses for the Civic Center property based upon market demand and resident needs; and

**WHEREAS**, on January 13, 2016, the City Council directed staff to prepare a master plan for the Civic Center South Property and complete construction plans for Phase 1 improvements; and

**WHEREAS**, buildout of the Civic Center South Property was directed by the City Council to include a Veterans Hall, Aquatic Center, Senior Center/Community Center, Library, Transit Center, Children's Discovery Museum, and Nature Center (the "Project"); and

**WHEREAS**, Phase 1 improvements were directed by the City Council to include the Veterans Hall, Aquatic Center, Senior Center/Community Center, portions of the Transit Center, and other common area landscape, plaza, and parking components; and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 132-1990-011, 012, 017, 018, 019, 020, & 021; and

**WHEREAS**, the City determined that the Project is subject to the California Environmental Quality Act; and

**WHEREAS**, on September 10, 2014, the City Council certified a Subsequent Environmental Impact Report (SEIR) for the Civic Center Aquatics Complex Project, which was proposed for the same site as this Project; and

**WHEREAS**, the Development Services Department considered the Project request pursuant to the General Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code), Laguna Ridge Specific Plan, Civic Center Design Guidelines, and all other applicable State and local regulations; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 16, 2016, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting and voted 3-2 to recommend approval of the Project to the City Council.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove finds that some changes or additions to the previously prepared EIR are necessary, but none of the conditions calling for preparation of a subsequent EIR under the California Environmental Quality Act (CEQA) have occurred for the Project, and the City Council has considered and hereby adopts the Addendum to the Civic Center Aquatics Complex Project SEIR as provided in State CEQA Guidelines Section 15164 and included as Exhibit A (incorporated herein by this reference) based upon the following finding:

**California Environmental Quality Act (CEQA)**

Finding: Some changes or additions to the previously prepared EIR are necessary, but none of the conditions calling for preparation of a subsequent EIR under the California Environmental Quality Act (CEQA) have occurred for the Project, and an Addendum is appropriate pursuant to State CEQA Guidelines Section 15164.

Evidence: A Programmatic Environmental Impact Report (EIR) was prepared and certified for the Laguna Ridge Specific Plan in 2004 and a Subsequent EIR (SEIR) was prepared and certified for the Civic Center Aquatics Complex in 2014. Section 15164 of the State CEQA Guidelines provides that an Addendum to an EIR shall be prepared if some changes or additions are necessary but none of the following conditions, which require preparation of a subsequent EIR, have occurred:

1. Substantial changes have been made to the project;
2. Substantial changes have occurred with respect to the circumstances under which the project was undertaken; or
3. New information of substantial importance has become known.

As documented in the attached Addendum (Exhibit A), the proposed changes to the Project from what was analyzed in the 2014 SEIR do not present any new or worse impacts than those previously analyzed. No changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has become known. Therefore, the changes or additions to the previously prepared EIR do not require the

preparation of a subsequent EIR and the Addendum is the appropriate documentation for the Project.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove adopts the proposed amendment to the Laguna Ridge Specific Plan as described in Exhibit B (incorporated herein by this reference) based upon the following findings.

### **Specific Plan Amendment**

Finding #1: The Project is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Specific Plan Amendment would add an additional roadway cross section for Civic Center Drive that would allow for on-street parking along the Project frontage. This change is consistent with General Plan Policy CI-23, which calls for parking on streets.

Finding #2: The Project is consistent with the goals and policies of the Laguna Ridge Specific Plan.

Evidence: The proposed change to the Laguna Ridge Specific Plan will continue to provide a Class II bike lane along Civic Center Drive, consistent with the provisions of Section 4.3.2 of the Plan. Additionally, the change will promote the creation of an “old main street feel” as contemplated in Section 3.2.1 of the Specific Plan.

Finding #3: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence: Since adoption of the Specific Plan, the City has spent the necessary time and effort to study the site and develop a cohesive plan for the site that responds to the overall concept and intent outlined in the Plan. The incorporation of this additional street cross section will provide additional resources to implement this vision.

Finding #4: The requested amendment will benefit the Specific Plan and the City.

Evidence: As previously mentioned, the City has spent the necessary time and effort to study the site and develop a cohesive plan for the site that responds to the overall concept and intent outlined in the Plan. The incorporation of this additional street cross section will provide additional resources to implement this vision.



Finding #5: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence: The proposed amendment will not impact adjacent properties as they will continue to have the necessary access. The change only reconfigures the street along the Project frontage.

Finding #6: Where applicable, the physical constraints of the property are such that the requested amendment is warranted.

Evidence: Sufficient area is available on-site to the Project that full implementation of the new cross section can be achieved in the long-term without impacting the site layout and usability.

**AND, BE IT FURTHER RESOLVED,** that the City Council of the City of Elk Grove hereby approves the District Development Plan (including deviation from landscaping requirements), Parking Reduction Permit, and Tentative Subdivision Map for the Project, as described in Exhibit C and illustrated in Exhibit D, subject to the conditions of approval in Exhibit E (all incorporated herein by this reference), based upon the following findings.

### **District Development Plan**

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, special planning area provisions, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence: The proposed Project is consistent with the Civic Center Design Guidelines. Specifically, the Project utilizes a circulation pattern that eliminates auto-pedestrian conflicts, minimizes the number of driveways from the public street, utilizes a landscaping scheme that is consistent with City standards for parking lot shading and screening requirements, incorporates landmark building features and forms, and utilizes appropriate building materials and colors.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The overall site design, architecture, and landscaping scheme for the Project is integrated and consistent. The design utilizes native and drought-tolerant plantings and incorporates low-impact design features including bio-swales and bio-retention. The design of the Project will enhance the character of the surrounding community by implementing the concept and vision for the Civic Center as articulated in the Laguna Ridge Specific Plan and the Civic Center Design Guidelines.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The Civic Center Design Guidelines call for a variety of building types, sizes, and shapes while promoting coordination between various phases and the use of complementary structures through placement. The proposed site design responds to this by locating more intensive activity spaces closer to Civic Center Drive with also incorporating a pedestrian plaza/corridor (referred to as the Commons) between the major activity points (Aquatics, Senior Center/Community Center).

The architecture of the proposed Project incorporates materials specifically allowed in the Civic Center Design Guidelines. The Project pallet includes a variety of earth-toned colors that complement the surrounding building and natural environment. The materials envisioned include brick and masonry products, stucco, metal, and durable/high quality synthetic wood products.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The circulation for vehicles and pedestrians within the Project is designed to eliminate auto-pedestrian conflicts through clearly delineated spaces and designed pedestrian paths through the parking areas. Primary access to the site is provided from Big Horn Boulevard. The Project would improve the “fourth leg” of the existing traffic signal at Big Horn Boulevard and Denali Circle. Vehicles would then be directed into the primary parking area. A pedestrian plaza is provided from Civic Center Drive south into the Project, fronting the primary entry areas into the facilities. The plaza would feature decorative hardscape, trees, and other landscaping. Bicycle access to the site is provided from both Big Horn Boulevard and Civic Center Drive and would connect with the trails network developed and planned for Laguna Ridge. Bicycle parking would be provided throughout the site.

Finding #5: The proposed deviation from the landscaping standards of EGMC 23.54 is warranted.

Evidence: A deviation to the landscape requirements of EGMC Chapter 23.54 (Landscaping) is proposed with the Project. This chapter requires that within parking areas a planter island measuring eight feet by sixteen feet be developed every eight stalls. The intent of this provision is to help achieve the parking lot shading requirement while also providing visual interest within the parking field. The design team believes it can meet the shading obligation without

implementing the island requirement by having continuous landscape areas between the rows of parking, as shown in the site plan. Since this implementation would achieve the intent of the regulation, staff recommends that an exemption to the island requirement be provided pursuant the Design Review procedures outlined in EGMC Section 23.16.080.H (Deviations from Standards). This deviation approves the site by providing more landscape area than would occur with the island approach, which improves visual interest in the site. There are no impacts to the vehicular movements or pedestrian circulation with this deviation and there are no impacts to surrounding properties. Therefore, pursuant to EGMC 23.16.080.H, the deviation is warranted.

### **Parking Reduction Permit**

Finding: For mixed-use projects, a request for parking reduction may be granted where the approving authority determines that a reduction is justified based on characteristics of the uses, hourly parking demand studies published by the Urban Land Institute, or other appropriate information demonstrating that sufficient parking capacity will exist to accommodate all uses at all times.

Evidence: The City has commissioned a Parking Study that analyzed the potential activity of each of the Project components relative to the various hours of operation. The study based the analysis upon similar facilities and uses throughout Northern California. Based upon this analysis, it was determined that the Project generates a demand for 681 parking spaces at normal operation at full buildout, rather than the 1,739 required under the City's regulations. The results of this study are sufficient to justify the requested on-site parking.

### **Tentative Subdivision/Parcel Map**

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

- a. The proposed map is consistent with the General Plan and the applicable Laguna Ridge Specific Plan as it complies with all applicable lot area and dimension standards and allowed uses for the property.
- b. The design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Laguna Ridge Specific Plan as it complies with all applicable lot area and dimension standards. Access to the subject lots is provided from existing streets at logical locations consistent with the Specific Plan and City Improvement Standards.
- c. The site is physically suited to the proposed development as it is relatively flat and surrounded by existing public roads and utilities.
- d. The site is physically suited to the proposed density development as it is surrounded by existing public roads and utilities that are sized appropriately. A traffic analysis was prepared for the Project and determined that no off-site improvements are necessary beyond those previously identified, including but not limited to a traffic signal modification. No major off-site improvements are necessary to serve the Project.
- e. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The existing wetland is no longer functioning due to changes in the surrounding drainage patterns. The Project proposes to mitigate for the loss of this feature. This mitigation will result in a less than significant impact.
- f. The design of the subdivision will not cause serious public health problems. Rather, the Project will provide needed open space and recreational uses that will provide outdoor and indoor opportunities for residents.
- g. The design of the subdivision will not conflict with any easements. All proposed on-site infrastructure maintained by public utilities will be located within set-asides for their ongoing access and maintenance.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby approves a Capital Improvement Program Design Review for the Veterans Hall and Aquatics Complex components of the Project, as described in Exhibit F and illustrated in Exhibit G, subject to the conditions of approval in Exhibit H (all incorporated herein by this reference), based upon the following findings.

## Capital Improvement Program Design Review

Finding: The proposed Project is consistent with the Citywide Design Guidelines for non-residential development.

Evidence: The proposed Veterans Hall and Aquatics Complex components of the Project implement the District Development Plan. Specifically, both projects implement the color pallet and materials range identified as being consistent with the Design Guidelines.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed architecture for the Veterans Hall and Aquatics Complex components implements the more modern design aesthetic provided in the District Development Plan. This style integrates with the natural environment and proposed landscaping and helps to develop and define the plaza/Commons area of the site.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architecture for the Veterans Hall and Aquatics Complex components is one-story in nature and reflects the human scale (meaning the buildings are in scale to the human user). The design and quality of the architecture and accompanying materials, their color, and lighting fixtures implement the overall design aesthetic envisioned with the District Development Plan.

Finding: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The sites for the Veterans Hall and Aquatics Complex components were identified in the District Development Plan. The site plan eliminates auto-pedestrian conflicts through clearly delineated spaces and designed pedestrian paths through the parking areas.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 13<sup>th</sup> day of July 2016.

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GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

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JASON LINDGREN, CITY CLERK

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JONATHAN P. HOBBS,  
CITY ATTORNEY

Exhibit A  
Civic Center South Property District Development Plan (EG-13-003A)  
CEQA Addendum

# **Addendum to the Laguna Ridge Specific Plan EIR and Civic Center Aquatics Complex SEIR for the Civic Center Complex South Property Improvements**

## **Introduction**

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document serves as an Addendum to the previously certified Laguna Ridge Specific Plan (LRSP) EIR and the Civic Center Aquatics Complex Project Subsequent Environmental Impact Report (SEIR), which consists of the Draft Subsequent EIR and the Final Subsequent EIR. The City of Elk Grove was the lead agency for the environmental review of the LRSP Project and the Civic Center Aquatics Complex Project (Project).

## **Project Background**

The Civic Center Aquatics Complex Project is located in the LRSP area. The LRSP EIR was certified and the LRSP approved by the City Council on June 16, 2004. The LRSP EIR (SCH No. 2000082139) assessed the expected environmental impacts resulting from the construction and operation of the LRSP and identified mitigation measures to minimize potential adverse environmental impacts. The LRSP EIR identified significant and unavoidable impacts related to agricultural resources, transportation and circulation, air quality, noise, public utilities, and visual resources. A Statement of Overriding Considerations was adopted for these significant and unavoidable impacts. A Mitigation Monitoring and Reporting Program was prepared and adopted with the LRSP. The Mitigation Monitoring and Reporting Program is a binding document that runs with the LRSP area.

The LRSP designates the portion of the site south of Civic Center Drive as Community Park and Open Space. Some of the facilities expected in community parks include, but are not limited to, picnic areas for small and large groups, ball fields and other sports facilities, play areas for a variety of play experiences, water play, buildings for restrooms and concessions, on-site parking, and indoor and outdoor public recreation and civic uses. (LRSP p. 5-7) The open space portion of the Project site is located in the area that was identified in the LRSP EIR as containing wetland resources, though the area is not currently functioning as a wetland. The LRSP envisions open space areas to contain paseos and passive recreational facilities, such as a trail for walking and biking, benches or overlooks, community gardens, tree preservation, tot lots and similar facilities to encourage walking and biking. (LRSP p. 5-7)

In 2013, the City Council solicited qualified entities to design, build, operate, and finance an aquatics complex. The City Council awarded a Phase I contract in October 2013, and the Phase I work prepared in June 2014 included the feasibility study, schematic design, and job costing. Based on the Phase I design, the City proceeded with environmental review of the Project. In September 2013, the City prepared a Notice of Preparation (NOP) stating that an EIR for the Project would be prepared. Concerns raised in response to the NOP were considered during preparation of the Draft Subsequent Environmental Impact Report (Draft SEIR). The Notice of Availability for the Draft SEIR was published on June 19, 2014. The Draft SEIR was published for public review and comment on June 19, 2014. The review period for the Draft SEIR ended on August 4, 2014.



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The City prepared written responses to the comments received during the comment period, included in the Civic Center Aquatics Complex Project Final Subsequent Environmental Impact Report (Final SEIR). The Final SEIR provides a list of those who commented on the Draft SEIR, copies of written comments (coded for reference), and written responses to comments regarding the environmental review. The Final SEIR was made available for public review on August 22, 2014, and a Notice of Determination for the Project was filed on September 16, 2014. The Project area analyzed in the SEIR is shown in Figure 1 (refer to SEIR Figure 2-2).

### **Civic Center Aquatics Complex Project Description**

The Civic Center Aquatics Complex Project, as analyzed in the SEIR, consisted of the components described below.

#### **Competition Venue**

The competition venue includes a competition swimming pool (50 meters by 25 yards, 2-meter depth) and a dive pool (25 meters by 25 yards, 17-foot depth) with a 10-meter diving tower, a 3-meter springboard, and a 1-meter springboard. Additional facility components would include the following:

- Bleacher seating for approximately 1,100 people under a shade canopy
- Therapy spa seating for 12 to 20 athletes
- Team prep area
- Restrooms/showers
- Team equipment storage space
- Spectator restrooms
- Concessions and additional restrooms
- Scoreboard and flag display

The competition venue is anticipated to be home to multiple collegiate, high school, and regional club teams for practices and meets. The SEIR assumed the competition venue would have a capacity of up to 3,100 (competitors and spectators) for a large special event.

#### **Water and Adventure Park**

The water park component analyzed in the SEIR included a lazy/adventure river, wave pool, slide attractions, a possible future children's aquatic play system, a family activity pool, and various water feature elements.

The adventure park component was woven throughout the water park and included adult and child ropes courses, zip lines, a family adventure sky trail, and various challenge and team building elements and activities. In addition, the adventure park included a two-story, approximately 40,000-square-foot family entertainment center to include an arcade, laser tag, bowling alley, main kitchen/commissary, food and beverage service, group entertainment stage, rental lockers, and party rooms.

The water and adventure park also included approximately 15,000 square feet of support buildings, including restrooms and food and beverage service areas, as well as shade amenities, cabanas, pavilions and event staging areas.

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## *Ancillary Components*

In addition to the above, the SEIR analyzed the following ancillary components:

- Administration office
- Staff break room
- Lifeguard station
- First aid station
- Storage rooms
- Mechanical rooms
- Service road and loading/delivery area
- Drop-off/arrival plaza
- Pathways and trails
- Kiosks
- Wetland/nature area overlook
- Hardscape/landscape elements
- Screening and fencing
- Trash enclosures
- Parking

The SEIR assumed a maximum daily capacity of 4,000 over the 12-hour operating day on a peak summer weekend day for the water and adventure park.

## **Purpose of this Addendum**

The City is now initiating an amendment to the Civic Center Aquatics Complex Project that does not include the water and adventure park and associated ancillary uses, but would add a veterans hall, community center with senior center, public library, children's museum, and nature center. These modifications constitute a "project" subject to CEQA, which triggers the requirement for further environmental review under CEQA.

In determining whether an Addendum is the appropriate document to analyze the modifications to the Project and its approval, State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

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- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

### **Basis for Decision to Prepare Addendum**

When a Final EIR has previously been certified for a project, Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163 set forth the criteria for determining whether a subsequent or supplemental EIR should be prepared in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met.

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
  - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
  - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
    - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
    - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
    - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
    - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

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*(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As discussed below, the proposed changes do not meet the criteria for preparing a subsequent or supplemental EIR. An Addendum is appropriate here because none of the conditions calling for preparation of a subsequent EIR have occurred.

### **Proposed Amendment**

The proposed Project would be developed on approximately 56 acres of land located just south of the intersection of Elk Grove Boulevard and Big Horn Boulevard in Elk Grove. The site is bounded by Big Horn Boulevard on the west, Civic Center Drive on the north, the Allen Ranch subdivision on the east, and Lotz Parkway on the south. The Project would provide parking on-site with overflow parking on a portion of the 27.3-acre area located north of Civic Center Drive assumed for parking in the SEIR. The proposed amendment eliminates the previously proposed water and adventure park and the associated ancillary components. The proposed amendment would add a veterans hall, community center with senior center, public library, children's museum, and nature center. The nature center would be constructed in the area south of the previously proposed Civic Center Aquatics Complex Project, in the area assumed in the LRSP EIR for parks and recreation uses. These proposed improvements are consistent with the types of improvements and civic facilities envisioned in the LRSP for the Project area (LRSP p. 5-7). The following discussion provides a description of each of these components and, where applicable, a comparison of components of the project analyzed in the LRSP EIR and SEIR that would change with the proposed amendment.

#### **Veterans Hall**

The new veterans hall will be a gathering space for the community's military veterans, representing all branches of the armed forces. The facility will be a maximum of 7,800 square feet and will include an approximately 2,500-square-foot main hall capable of housing events for up to 200 people. It will also include a full commercial kitchen, a cantina/day room that can seat up to 40 people, office space, a conference room, and a library. Related on-site amenities also include a memorial area including multiple flag displays, a patio, and a barbecue area.

The veterans hall will generally be open 7 days a week from 9 a.m. to 7 p.m. on typical days, but could be open later (e.g., 11 p.m.) for special events.

#### **Community Center with Senior Center**

The new community center will be a shared facility with the Elk Grove Senior Center. The total building size is approximately 28,000 square feet. A portion of the building (approximately 20,000 square feet) will replace the existing senior center facility on the east side of the City. The new facility will include, but is not limited to multiple classroom/activity spaces, office and meeting space, and a resource room. The senior center will likely be open 7 days a week from 8 a.m. to 5 p.m., but could be open later for evening classes and events.

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The balance of the facility will be a community center, operated by the City. The center's primary component is the assembly hall, which will have a seating capacity of approximately 500 (8,000-square-foot event space). Events could occur during the daytime hours, but the primary focus will be on evening events running as late as midnight.

The existing community center building would remain under the ownership of the Cosumnes Community Services District (CSD) and would eventually be re-used by the CSD.

### **Aquatics Complex**

The planned Aquatics Complex has been changed from that described above. The Aquatics Complex is designed to serve competitive aquatics, instruction, water fitness, and family recreation aquatics. Three pools, each designed to specific program needs, are included. Specifically, the facility includes the following:

- One 50-meter by 25-yard competition pool with, potentially, the following dive components:
  - Two 1-meter spring boards
  - Two 3-meter spring boards
  - One 5-meter platform dive
- One 35-meter by 25-yard teaching and fitness pool
- One 6,000-square-foot recreational pool with waterslides, an interactive plan, and a toddler area
- Shaded spectator seating around the competition pool with seating for 500–1,000 people
- A 15,000-square-foot bathhouse, containing restrooms/locker area, office space, admission management, and concessions

The competition pool will operate year-round Monday through Saturday, with anticipated hours of 5:00 a.m. to 9:00 p.m., as well as on Sundays during the months of May through July from 5:00 a.m. to 7:00 p.m. The competition pool area will have a capacity of up to 2,400 (competitors and spectators) for a large special event. Typical operations would involve substantially fewer people, with practices that would have fewer than 100 people and smaller competitions with 300 to 1,000 competitors and spectators. The entire Aquatics Complex will have capacity of up to 3,000 people, including competitors and spectators at the competition pool for a large special event, such as a regional swim meet, and patrons at the fitness and recreational pools.

The teaching and fitness pool will operate year-round, with lessons as early as 9:00 a.m. and as late as 8:00 p.m. The recreational pool will be open May through September from 10 a.m. to 6 p.m.

### **Public Library**

A new public library of approximately 65,000 square feet is included in the Project. The facility will provide library services for the growing Elk Grove community, augmenting services currently provided at the Elk Grove Library on Elk Grove Boulevard and the Franklin Library on Franklin High Road. At buildout of the City, the new library could accommodate annual customer levels of 25,000 to 35,000 people. The facility could include, but may not be limited to, the following amenities:

- Community room
- Reading court/amphitheater

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- Technology lab/creation lab
- Teen area/homework center
- Adult area with quiet corners
- Storytelling space for up to 50 children
- Outdoor meeting and reading areas
- Bookshop
- Café space
- Gallery area for art and historical exhibits
- Performance space (black box theater) with seating for 1,500

The library would be open throughout the week (most likely Tuesday through Saturday, though it could also be open Sunday and Monday), generally opening at 10 a.m. and closing at 8 p.m., similar to other facilities in the library system. The gallery area and performance spaces could be open later for special events and shows, as late as 11 p.m.

### **Children’s Museum**

The children’s museum, measuring approximately 25,000 square feet, will provide an interactive learning environment for children of all ages. The facility could include, but may not be limited to, the following components:

- Exhibit space (10,000 to 15,000 square feet)
- Learning space/classrooms for school groups and summer camps
- Event/party space for children’s birthdays and other “events for rent”
- Office and storage space
- Discovery theater space for video and live presentations
- Outdoor demonstration area

Annual attendance is anticipated to be 100,000 visitors, with peak design day attendance of 475 to 500 per weekend day. The museum will likely operate from 9 a.m. to 8 p.m.

### **Civic Plaza**

The civic center will be located between the library, community center, and aquatics center. This space includes a collection of hardscapes (concrete, pavers) and softscapes (landscaping). This area provides an outdoor community gathering space and an opportunity for public events and exhibits, and completes the site by providing a pleasant outdoor pedestrian experience.

### **Community Park**

The eastern areas of the Project site will be developed with a community park. The total size of this area is approximately 10–15 acres. The park could include, but may not be limited to, an open grass area, a tot lot and play structure(s), a running track, and a dog park.

Portions of the shared property line with the adjoining single-family residential development include open view fencing. This fencing would be retained as part of the Project. Noise-generating activities (i.e.,

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tot lot and play structure(s)) would be located a sufficient distance away from the property line to minimize noise impacts on residential uses.

### **Transit Center**

Along the Big Horn Boulevard frontage near the intersection with Civic Center Drive, the Project includes the construction of a transit center. The transit center is envisioned as a transfer location between various City-operated public transit routes and as an origin-destination for the City's commuter bus service to downtown Sacramento and Rancho Cordova. The transit center will include 100 parking stalls for use as a park-and-ride lot during weekdays. These parking stalls are included within the total parking provided on-site.

### **Nature Center**

A portion of the Project site is a non-functioning wetland. The Project would add community amenities to this area, including a walking trail and interpretive centers. However, there would be a basin that would function as a preserve area. Additionally, an approximately 2,500-square-foot building will be constructed, featuring exhibit space and a meeting room for monthly programs. These uses would be consistent with the Open Space vision in the LRSP, noted above.

The facility would be open to the public on a regular basis. Both exterior and interior areas of the facility could host special events. Maximum occupancy for a special event is anticipated to be 500 people.

### **Parking**

While the Project includes permanent on-site parking totaling  $\pm 700$  spaces in two lots, additional parking is provided as follows:

- $\pm 100$  spaces of on-street parking along Civic Center Drive
- $\pm 150$  spaces at an overflow lot on-site and behind the water treatment plant
- Up to 1,000 space of parking in temporary lots at either City-owned property on the north side of Civic Center Drive or other privately owned property at the northeast corner of Civic Center Drive and Big Timber Road

In total, sufficient parking is provided to support the Project. The Project's regular day-to-day parking needs will be provided on-site and with on-street parking. Major event parking will be available throughout the site or in off-site overflow lots.

### **Environmental Analysis**

The analysis below focuses on topics that relate to changes in operation and where footprint-related components have changed compared to that in the previous analyses in the LRSP EIR and SEIR.



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## Aesthetics, Light, and Glare

Similar to the project analyzed in the SEIR, the proposed Project would develop the vacant Project site with public facility uses, changing the site's visual character. However, the proposed Project proposes development that would eliminate the large-scale components of the water and adventure park, such as the slide complexes, zip line towers, and ropes courses, some of which would have been as tall as 79 feet. The proposed Project includes more building square footage than the project analyzed in the SEIR; however, most of the buildings would be single story, except for the library, which would be two to three stories. While the proposed Project would include more building area than analyzed in the SEIR, the water park would have included tall components enclosed within fencing that would be visually perceived as a single large component. The civic buildings under the proposed Project would be located throughout the site, as contemplated in the LRSP EIR, interspersed with open areas for parking and landscaping, providing a more open visual character. The proposed Project would include the nature center in the vicinity of the former wetland area, but the approximately 2,500-square-foot building would not substantially alter the character of the site compared to that analyzed in the SEIR and LRSP EIR.

Although the hours of operation would be similar to the project analyzed in the SEIR, there would be no overnight events, and outdoor lighting levels would be substantially reduced compared to those generated by the water and adventure park. Similar to the project analyzed in the SEIR, proposed parking lot lighting would be shielded and directed downward. Therefore, the proposed Project would substantially reduce visual and lighting impacts compared to the project analyzed in the SEIR. However, these impacts would remain significant and unavoidable as previously identified in the LRSP EIR. **There would be no new or substantially more severe significant impacts.**

## Air Quality and Greenhouse Gas Emissions

The proposed Project would reduce the amount of grading on the parcels north of Civic Center Drive for additional parking from 27.3 acres to approximately 12.5 acres. The parking north of Civic Center Drive would be covered with aggregate materials and would not be paved with asphalt. The SEIR assumed the entire 27.3-acre parking area north of Civic Center Drive and the 30-acre water park site would be paved with asphalt. While the proposed Project includes more building square footage than previously analyzed, based on the construction emissions modeling conducted for the SEIR (see Draft SEIR Table 4.2-6), the elimination of the water and adventure park component would result in a substantial reduction in construction emissions that would more than compensate for an increase in building square footage with the proposed Project. In addition, the parking lot acreage north of Civic Center Drive would be reduced compared to the SEIR and the SEIR assumed the parking area would be asphalt, so the construction emissions of criteria pollutants and greenhouse gases from the proposed Project would be reduced compared to those disclosed in the SEIR.

As shown in Table 4.2-8 on Draft SEIR page 4.2-18, automobile emissions are the largest source of criteria pollutants for the Civic Center Aquatics Complex Project. Similarly, as shown in Table 4.5-6 on Draft SEIR page 4.5-18, mobile emissions represent more than half of the greenhouse gases generated by the Civic Center Aquatics Complex Project. Fehr & Peers (2016) prepared a traffic analysis to determine the change in trip generation between the project analyzed in the SEIR and the proposed Project. The analysis determined that traffic generated under the proposed Project would be similar to that analyzed in the SEIR. However, given the regional nature of the water and adventure park analyzed in the SEIR and the local nature of the uses currently proposed, the proposed Project would result in



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fewer vehicle miles traveled than disclosed in the SEIR, which would result in a reduction in vehicle emissions of criteria pollutants and greenhouse gases compared to the SEIR analysis. Consequently, **there would be no new or substantially more severe significant impacts** related to air quality or greenhouse gases.

### **Biological Resources**

The proposed amendment would result in ground-disturbing activities, which could result in impacts on biological resources. However, the amendment would occur on the same footprint as analyzed in the LRSP EIR and would be subject to LRSP EIR mitigation measures to reduce impacts on biological resources. The Project site contains a ±4-acre nonfunctioning wetland that was set aside as mitigation for the Clean Water Act 404 Permitting associated with the Laguna Ridge Specific Plan. The permit conditions, including establishing a conservation easement on the wetland and implementing a Mitigation and Management Plan acceptable to the US Army Corps of Engineers (USACE), have not been achieved to date. The hydrology that supported the wetland was disrupted by unassociated surrounding development prior to the drafting of the Aquatics Center SEIR. As a result, the wetland no longer functions as a wetland and the hydrophytic vegetation is deteriorating. Given that the hydrology of the system cannot be restored, the only option for bringing the existing 404 Permit into compliance is to replace this nonfunctioning wetland off-site. USACE staff has concurred that wetland replacement is necessary and has agreed that the City can acquire a wetland permit that will allow the on-site resource to be filled or otherwise manipulated and can buy mitigation credits off-site at a 1:1 ratio, consistent with LRSP EIR Mitigation Measure MM 4.8.3, which requires no net loss of wetland resources. In addition to the on-site wetland, there is also a ±2-acre outfall channel downstream from the wetland that was counted toward mitigation under the LRSP 404 Permitting. Pursuant to discussions with the USACE, this channel must be mitigated concurrently with the wetland. Given that the proposed Project would ensure no net loss of wetlands through the 1:1 mitigation of wetlands, the Project would not increase impacts disclosed in the SEIR. Therefore, **there would be no new or substantially more severe significant impacts** related to biological resources.

### **Cultural Resources**

Similar to the project analyzed in the SEIR, development proposed by the amendment would require ground-disturbing construction activities that could disturb buried or otherwise obscured and previously undiscovered cultural resources. However, such development would be subject to LRSP EIR mitigation measure MM 4.10.1b, which requires work to stop and an archaeologist to be consulted in the event such resources are discovered. This mitigation measure is consistent with the recommendations of the Cultural Resources Assessment prepared for the Project site. With implementation of this measure, impacts to cultural resources would be less than significant. **There would be no new or substantially more severe significant impacts.**

### **Hazards and Hazardous Materials**

Similar to the project analyzed in the SEIR, construction activities resulting from the proposed Project would require the use of various products that are, or contain materials that are, classified as hazardous, including fuels, oils and lubricants, glues, solvents, adhesives and cements, paints, cleaning agents, degreasers, and landscaping chemicals. However, these materials would be handled, stored, transported, and disposed in accordance with existing federal, state, and local regulations and guidelines intended to minimize hazards to the public and the environment. Also similar to the project analyzed in Civic Center South Property Project

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the SEIR, operation of the proposed Project would involve the use and storage of hazardous materials listed on the Occupational Safety and Health Administration's (2011) List of Highly Hazardous Chemicals, Toxics and Reactives, including chlorine, muriatic acid, and other materials associated with pool maintenance. As discussed below, the pools associated with the Aquatics Complex would demand approximately the same amount of water as assumed in the SEIR; however, the water use and treatment necessary to operate the water attractions in the water and adventure park would be eliminated under the current Project. Therefore, the amount of treatment chemicals used and stored on-site would be reduced compared to that disclosed in the SEIR. In addition, with the proposed Project, all such materials would be stored in one central maintenance facility and would include the same safety features, such as dual containment in storage and treatment areas. Centrally locating these materials would simplify transport and delivery and minimize material movement within the site, thereby minimizing spills and exposure. **There would be no new or substantially more severe significant impacts.**

### **Noise**

Construction of the uses associated with the proposed Project would result in short-term noise impacts similar to those disclosed in the SEIR, including noise associated with the use of construction equipment and increased truck traffic on area roadways. However, the proposed Project would involve less construction on the eastern portion of the Project site, with less potential for disturbance of existing and planned residential units to the east. Short-term construction noise impacts would be minimized through adherence to Elk Grove General Plan Policy NO-2, which limits Project construction activity to the hours of 7 a.m. to 7 p.m. and requires that stationary construction equipment and construction staging areas be set back from existing noise-sensitive land uses. Compliance with this policy would reduce construction noise to a level of insignificance. Potential groundborne vibration impacts would also be similar to those disclosed in the SEIR and would be reduced to a level of insignificance through implementation of LRSP EIR mitigation measure MM 4.4.2 and SEIR mitigation measure MM 4.7.2.

As discussed on Draft SEIR page 4.7-22, the Civic Center Aquatics Complex Project was not expected to result in traffic noise levels exceeding City standards or require any noise-attenuating measures beyond the existing sound wall located along Big Horn Boulevard. Traffic generated by the proposed Project would be similar to that disclosed in the SEIR. Therefore, operational traffic noise resulting from the proposed Project would also not be expected to exceed City standards or require mitigation.

As discussed on Draft SEIR pages 4.7-24 through -28, operation of the Civic Center Aquatics Complex Project would generate noise in excess of City standards. The primary noise sources of concern were associated with operation of the water and adventure park. The proposed Project would eliminate the water and adventure park, which was to be sited adjacent to existing and planned residential units east of the Project site. This area would be developed with surface parking and a turf area under the proposed Project. In addition, Draft SEIR mitigation measure MM 4.7.4 requires construction of a sound barrier along the eastern property line that would shield residences from operational noise and reduce noise levels to below the applicable City standards. **There would be no new or substantially more severe significant impacts.**

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## Public Utilities

### Water

As shown in **Table 1**, the water demand for the Civic Center Aquatics Complex Project was projected to be 87.1 acre-feet per year (afy). The Aquatics Complex analyzed in the SEIR included a competition swimming pool (50 meters by 25 yards, 2-meter depth) and a dive pool (25 meters by 25 yards, 17-foot depth). The proposed Project includes a 50-meter by 25-yard competition pool, a portion of which would provide depth adequate to accommodate diving; a 35-meter by 25-yard teaching and fitness pool (2-meter depth); and a 6,000-square-foot recreation pool with a toddler area and beach entrance, which would be less than 2 meters in depth. Given the reduction in pool area up to 17 feet in depth, it is assumed the pool volume would be similar to that analyzed in the SEIR.

The proposed Project would not include the water and adventure park component, so there would be no water demand from that component with the proposed Project. The proposed Project would include approximately 13 acres of irrigated landscape areas, as well as demand generated by the veterans hall, community center with senior center, public library, children’s museum, and nature center. As shown in **Table 1**, the proposed Project’s water demand would be less than disclosed in the SEIR. **There would be no new or substantially more severe significant impacts.**

**Table 1  
Civic Center South Property Water Demand**

| Project Component  | Project Water Demand (acre-feet per year) |                    |
|--|---|--------------------|
|  | SEIR Water Demand                         | Proposed Amendment |
| Aquatics Complex <sup>1</sup>  | 14.78                                     | 17.63              |
| Water and Adventure Park   | 33.61                                     | —                  |
| Landscape Irrigation/Parkland (4.28 afy per acre; assumes 13 acres total landscaped irrigation) <sup>2</sup> | 38.71                                     | 55.64              |
| Veterans Hall <sup>3</sup> (7,800 square feet)   | —   | 0.78               |
| Senior/Community Center <sup>3</sup> (28,000 square feet)  | —   | 2.8                |
| Public Library <sup>3</sup> (65,000 square feet)   | —   | 6.5                |
| Nature Center <sup>3</sup> (2,500 square feet)   | —   | 2.5                |
| Children’s Museum <sup>3</sup> (25,000 square feet)  | —   | 0.25               |
| <b>Total</b>   | <b>87.1</b>                               | <b>86.1</b>        |

Notes:

1. Includes competition pool, fitness, and recreation pools.

2. The LRSP EIR assumes a parkland water demand of 4.28 afy per acre. This analysis conservatively applies the 4.28 afy per acre water demand to all landscape areas.

3. Water demand is assumed to be 0.1 afy per 1,000 square feet of floor area, or approximately 89 gallons per day per 1,000 square feet.

# Addendum to the Laguna Ridge Specific Plan EIR and Civic Center Aquatics Complex SEIR for the Civic Center Complex South Property Improvements

## Wastewater

The Draft SEIR assumed that the Civic Center Aquatics Complex Project's wastewater generation would be equivalent to 80 percent of the potable water demand (Draft SEIR page 4.8-14). As shown in Table 4.8.1-5 on Draft SEIR page 4.8-11, the potable water demand from the SEIR, which does not include pool consumption or landscape irrigation, equates to 4.47 afy for the competition venue and 17.96 afy for the water and adventure park, for a total potable water demand of 22.43 afy (7.3 million gallons per year). This would result in wastewater generation of 5.85 million gallons annually or approximately 0.016 million gallons per day for the project analyzed in the SEIR. The proposed Project would generate a potable water demand of 20.9 afy (6.8 million gallons per year). Eighty percent of the potable water demand would yield approximately 5.45 million gallons of wastewater annually or approximately 0.015 million gallons per day. Therefore, the proposed Project would generate less wastewater than the project analyzed in the SEIR, and **there would be no new or substantially more severe significant impacts.**

## Solid Waste

As shown in Table 4.8.3-2 on Draft SEIR page 4.8-20, the Civic Center Aquatics Complex Project was projected to generate approximately 240.2 tons of solid waste annually. The water and adventure park was projected to generate approximately 86 percent of this total (206.2 tons annually), with the remainder, 34 tons annually, attributed to Aquatics Complex uses. Proposed uses at the Aquatics Complex would be similar to those assumed in the SEIR. The proposed Project includes development of a variety of public uses that would total approximately 128,300 square feet. Using a generation rate of 0.007 pounds per square foot per day for public/institutional uses (CalRecycle 2013) and 365 days of operation, the senior center, veterans hall, library, nature center, and children's center would generate approximately 163.9 tons of solid waste per year. Therefore, the proposed Project would generate approximately 198 tons of solid waste annually, which is less than assumed in the SEIR. **There would be no new or substantially more severe significant impacts.**

## Electric, Natural Gas, and Telephone Services

As discussed on Draft SEIR page 4.8-26, the Civic Center Aquatics Complex Project was projected to consume approximately 2,400 megawatts of electricity and 11,514,244 cubic feet of natural gas annually. A substantial amount of the energy demand associated with operation of the water and adventure park would be related to water pumping and heating for the water features, in addition to lighting and ride operation. These uses would not be included in the proposed Project, and the other uses proposed as part of the proposed Project would have substantially lower consumption rates for electricity and natural gas. **Therefore, there would be no new or substantially more severe significant impacts.**

## Transportation

Fehr & Peers (2016) prepared an analysis of the traffic that would be generated by uses proposed for the south property and compared that to traffic analyzed in the SEIR. The SEIR analyzed typical day attendance and maximum attendance for the Aquatics Complex Project. For days of average attendance, the proposed Project would result in 118 fewer peak-hour trips than the project analyzed in the SEIR (34 fewer inbound trips and 84 fewer outbound trips). Under the maximum attendance scenario, the proposed Project would result in 916 more vehicle trips per day. However, the

## **Addendum to the Laguna Ridge Specific Plan EIR and Civic Center Aquatics Complex SEIR for the Civic Center Complex South Property Improvements**

transportation analysis in the SEIR is based on peak hour conditions (Fehr & Peers 2016). With respect to peak-hour trips, when compared to the SEIR analysis, the proposed Project would result in a reduction of 68 inbound trips and an increase of 67 outbound trips. Therefore, the proposed Project would result in a reduction in net peak-hour trips when compared to the project analyzed in the SEIR. Further, once the trips are distributed through the study facilities analyzed in the SEIR, the change in peak-hour trips would be negligible at any of the individual study facilities analyzed in the SEIR and the proposed Project would not result in a degradation of level of service in the Project area relative to the analysis in the SEIR. Therefore, the proposed amendments would not change the findings of the SEIR. **There would be no new or substantially more severe significant impacts.**

### **Conclusion**

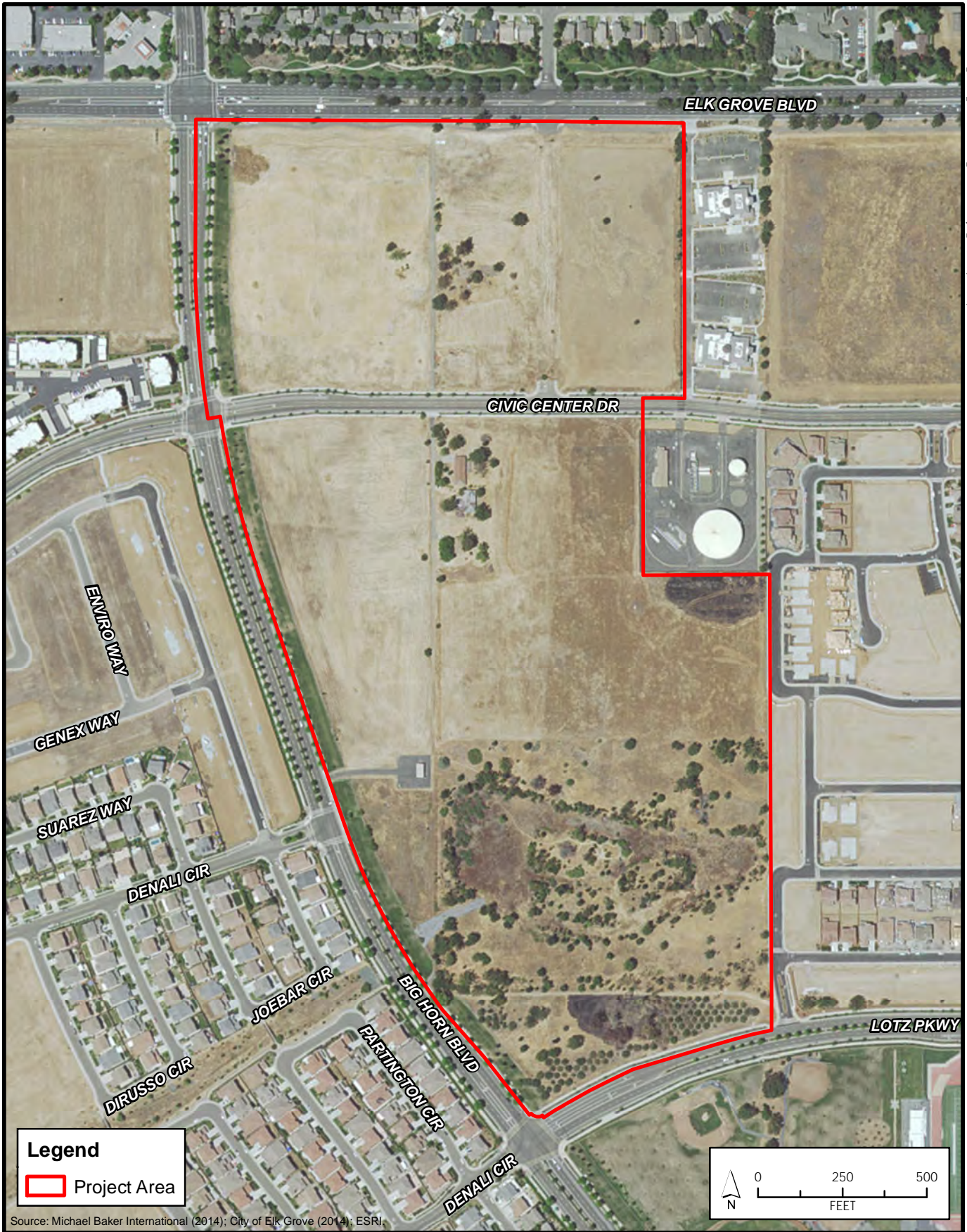
The City of Elk Grove, acting as the lead agency, determined that the proposed amendment would not require major revisions to the Civic Center Aquatics Complex Project SEIR because there are no new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified as part of the City's environmental review process. No additional analysis is required.

# Addendum to the Laguna Ridge Specific Plan EIR and Civic Center Aquatics Complex SEIR for the Civic Center Complex South Property Improvements

## References

- CalRecycle (California Department of Resources Recycling and Recovery). 2013. *Public Sector and Institutions: Estimated Solid Waste Generation Rates*. Accessed May 23, 2016.  
<http://www.calrecycle.ca.gov/wastechar/wastegenrates/Institution.htm>.
- Fehr & Peers. 2016. *Memorandum: Civic Center Complex South Property – Trip Generation Evaluation*.
- Occupational Safety and Health Administration. 2011. List of Highly Hazardous Chemicals, Toxics and Reactives (Mandatory).  
[https://www.osha.gov/pls/oshaweb/owadisp.show\\_document?p\\_table=STANDARDS&p\\_id=9761](https://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=STANDARDS&p_id=9761).





Source: Michael Baker International (2014); City of Elk Grove (2014); ESRI.



City of Elk Grove  
Development Services

Figure 1  
Civic Center Aquatics Complex SEIR Project Area



## MEMORANDUM

Date: May 17, 2016  
To: Christopher Jordan, City of Elk Grove  
From: David B. Robinson, Fehr & Peers  
Subject: **Civic Center Complex South Property – Trip Generation Evaluation**

RS15-3304.01

Fehr & Peers completed its evaluation of the proposed Civic Center South Property project to determine if the proposed land use modifications will change the transportation-related findings of the Subsequent Environmental Impact Report (SEIR) for the Civic Center Aquatics Complex. This memorandum outlines the proposed modifications, our evaluation methodology, and presents the evaluation results.

### **Land Use Modifications**

The following summarizes land use assumptions for the SEIR transportation analysis and for the proposed Civic Center Complex South Property project.

#### SEIR Transportation Analysis

For the SEIR transportation analysis, the project included an aquatic center (i.e., competition/training facility), a waterpark/adventure park (i.e., commercial recreational facility), parking, and support facilities.

The aquatic center consisted of an Olympic-sized swimming pool (approximately 50 meters by 25 yards, 2 meter depth) and a warm-up pool with a 10-meter diving tower (approximately 20 meters by 25 yards, 17-foot depth). Support facilities include the following:

- Shaded seating for 1,000+ spectators
- Water system
- Concessions
- Hot tub
- Locker rooms
- Meeting room
- Office and storage space
- Temporary enclosure area

The waterpark consisted of attractions like a lazy river, wave pool, water slides, children's aquatic play area, family activity pool, spray grounds, geysers, private cabanas, entertainment stage, and group pavilion. The adventure park included attractions like a ropes course, zip lines, sky trail, climbing walls, various challenge/team building activities, arcade, and party rooms.



Civic Center Complex South Property Project

Table 1 summarizes the use descriptions for the South Property of the Civic Center project. Compared to the uses analyzed in the SEIR transportation analysis, South Property would add a Veteran’s Hall, Community Center with Senior Center, Public Library, Children’s Museum, Civic Plaza, Community Park, Transit Center, and Nature Center.

| <b>TABLE 1: CIVIC CENTER SOUTH PROPERTY USE DESCRIPTION</b> |                          |
|---|--------------------------|
| <b>Land Use</b>   | <b>Size / Attendance</b> |
| Veterans Hall   | 7,800 Square Feet        |
| Community Center with Senior Center                         | 28,000 Square Feet       |
| Aquatics Center <sup>1</sup>                                | 3,000 Attendees          |
| Public Library  | 65,000 Square Feet       |
| Children’s Museum   | 25,000 Square Feet       |
| Nature Center   | 2,500 Square Feet        |

<sup>1</sup>Maximum attendance for all pools.  
 Source: Fehr & Peers, 2016

**Methodology**

To evaluate if the South Property of the Civic Center will change the transportation-related findings of the SEIR for the Civic Center Aquatics Complex, we compared anticipated trip generation for typical day and maximum attendance conditions. The evaluation included the following steps:

- Step 1 Identified average vehicle occupancy rate for social/recreation activities based on the 2000 Sacramento Area Household Travel Survey Final Report (November 2000) to be applied to the Civic Center South Property.
- Step 2 Developed average attendance levels (and attendance levels by auto) for the South Property based on use descriptions provided by the City of Elk Grove and by applying the average vehicle occupancy rate from Step 1
- Step 3 Developed maximum attendance levels (and attendance levels by auto) for the South Property based on use descriptions provided by the City of Elk Grove
- Step 4 Applied average vehicle occupancy from Step 1 to the attendance levels from Steps 2 and 3 to determine vehicle trip generation.
- Step 5 Compared vehicle trip generation from Step 4 to the trip generation from the SEIR to determine likelihood of the South Property of the Civic Center changing the transportation-related findings of the SEIR.

**Trip Generation Evaluation**

Table 2 compares attendance and trip generation for the South Property of the Civic Center to the project analyzed in the SEIR for the Civic Center Aquatics Complex for typical day and maximum attendance conditions.

| TABLE 2<br>ATTENDANCE AND TRIP GENERATION COMPARISON– SEIR TO THE SOUTH PROPERTY   |  |   |  |          |                    |                        |     |     |
|--|--|---|--|----------|--------------------|------------------------|-----|-----|
| Land Use Scenario <sup>1</sup>   | Daily Attendance <sup>2</sup><br>[Persons] | Daily Attendance <sup>3</sup><br>by Auto<br>[Persons] | Auto Occupancy <sup>4</sup><br>[Persons/Vehicle] | Vehicles | Trips              |                        |     |     |
|  |  |   |  |          | Daily <sup>5</sup> | Peak Hour <sup>6</sup> |     |     |
|  |  |   |  |          |                    | Total                  | In  | Out |
| Typical Day Attendance   |  |   |  |          |                    |                        |     |     |
| SEIR   | 3,230                                      | 3,230   | 2.3  | 1,404    | 2,808              | 337                    | 162 | 175 |
| South Property   | 2,305                                      | 2,107   | 2.0/2.1  | 999      | 1,998              | 219                    | 128 | 91  |
| Difference   | -925                                       | -1123   | -  | -405     | -810               | -118                   | -34 | -84 |
| Maximum Attendance   |  |   |  |          |                    |                        |     |     |
| SEIR   | 5,500                                      | 5,500   | 2.3  | 2,391    | 4,782              | 622                    | 429 | 193 |
| South Property   | 6,835                                      | 6,272   | 2.0/2.3  | 2,849    | 5,698              | 621                    | 361 | 260 |
| Difference   | 1,335                                      | 772   | -  | 458      | 916                | -1                     | -68 | 67  |
| Notes:   |  |   |  |          |                    |                        |     |     |
| <sup>1</sup> Hours of operation – For SEIR: Waterpark/Adventure Park – 10:00 AM to 10:00 PM Monday through Sunday. Aquatic Complex – 7:00 AM to 9:00 PM.   |  |   |  |          |                    |                        |     |     |
| <sup>2</sup> Attendance estimates based on usage levels developed by Hotel & Leisure Advisors for SEIR and from attendance levels provided by the City of Elk Grove for the South Property of the Civic Center (for maximum scenario). Typical day attendance for the South Property of the Civic Center was developed using average vehicle occupancy applied to typical day attendance levels. Typical day attendance for the South Property was based on uses descriptions provided by the City of Elk Grove. Maximum attendance for the South Property based on 240 attendees at the Veteran’s Hall and 960 attendees at the Community Center/Senior Center, 3,000 attendees at the Aquatics Center, 1,635 attendees at the Library, 500 attendees at the Children’s Museum, and 500 attendees at the Nature Center. |  |   |  |          |                    |                        |     |     |
| <sup>3</sup> For the SEIR, all attendees assumed to travel to the site by auto. For the South Property, some attendees assumed to travel to the site using non-auto modes (i.e., transit, walk and bike) and some trips would be internal to the project. Therefore, not all of the attendees would travel to the site by auto. South Property – transit/walk/bike (6.2%) and internal trips (5%). The daily attendance by auto column was used to calculate the number of vehicles.   |  |   |  |          |                    |                        |     |     |
| <sup>4</sup> Auto occupancy for SEIR based on the ratio of total visitors (adults and youth under the age of 13) to adult chaperones developed by Hotel & Leisure Advisors (for estimating project demand) assuming all adult chaperones drive. For the South Property of the Civic Center, auto occupancy is based on the 2000 Sacramento Area Household Travel Survey Final Report (November 2000) for the non-Aquatics Complex uses.  |  |   |  |          |                    |                        |     |     |
| <sup>5</sup> Daily vehicle trips were developed by multiplying total vehicles by two to account for vehicles entering and exiting the project.   |  |   |  |          |                    |                        |     |     |
| <sup>6</sup> Total peak hour trips based on the peak-to-daily factor and directional distribution from Trip Generation, 9th Edition (Institute of Transportation Engineers) for Water Slide Park (Land Use: 414) for SEIR land use and Aquatics Center component of the South Property. For non-Aquatics Complex uses, Community Center (Land Use: 495) peak-to-daily factor was used for average and maximum attendance scenarios.  |  |   |  |          |                    |                        |     |     |
| Source: Fehr & Peers, 2016   |  |   |  |          |                    |                        |     |     |

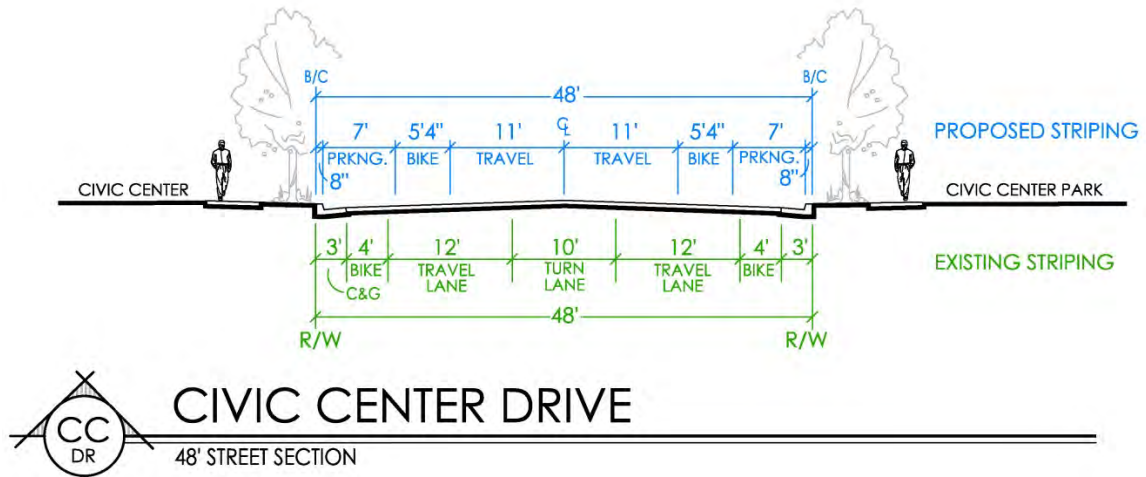
As show in Table 2, the South Property of the Civic Center would result in higher attendance than the project analyzed in the SEIR, under the maximum attendance scenario. The maximum attendance scenario would result in 916 more vehicle trips per day, and about the same (i.e., one fewer) peak hour trips.

**Findings**

The transportation analysis is the SEIR is based on peak hour conditions. Therefore, since the South Property of the Civic Center would result in fewer peak hour trips, the proposed amendments would not change the findings of the SEIR for the Civic Center Aquatics Complex. The increase in daily traffic, once distributed through the study facilities (i.e., during off-peak conditions), would be negligible relative to each study facility.

**Exhibit B**  
**Civic Center South Property District Development Plan (EG-13-003A)**  
**Specific Plan Amendment**

Figure 4-3 of the Laguna Ridge Specific Plan is amended to add the following cross section for Civic Center Drive, augmenting the existing cross section titled "Collector-Commercial."



**Exhibit C**  
**Civic Center South Property District Development Plan (EG-13-003A)**  
**Project Description**

**PROJECT DESCRIPTION**  
**DISTRICT DEVELOPMENT PLAN**

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The proposed Project, **Civic Center South Property District Development Plan**, involves construction of the following programmatic components as described below and illustrated in the plans and graphics provided as Exhibit B, incorporated herein by this reference. The Project may be constructed in phases as determined by the City.

**District Development Plan**

The proposed Project consists of approximately 56 acres of land located just south of the intersection of Elk Grove Boulevard and Big Horn Boulevard in the City of Elk Grove. The site is bounded by Big Horn Boulevard on the west, Civic Center Drive on the north, the Allen Ranch subdivision on the east, and Lotz Parkway on the south.

The Project would develop the site with the following specific uses.

**Veterans Hall**

The Veterans Hall will be a gathering space for the community's distinguished military veterans, representing all branches of the armed forces. The facility will be a maximum of 7,800 square feet and will include an approximately 2,500 square foot main hall capable of holding events for 162 people. It will also include a full commercial kitchen, a cantina/day room that can seat up to 40 people, office space, a conference room, and a library. Related on-site amenities also include a memorial area including multiple flag displays, a patio, and barbeque area.

The Veteran's Hall will generally be open 7-days a week from 9 am through 7 pm, but would be open later for special events (e.g., 11 pm).

**Community Center with Senior Center**

The new Community Center will be a shared facility with the Elk Grove Senior Center. The total building size is approximately 28,000 square feet.

A portion of the building (approximately 20,000 square feet) will replace the existing Senior Center facility on the east side of the City. The new facility will include, but is not limited to, the following features:

- Multiple classroom/activity spaces;
- Office and meeting space; and
- A resource room.

The Senior Center will likely be open 7 days a week from 8 am through 5 pm, but could be open later for evening classes and events.

The balance of the facility will be a Community Center, operated by the City. The primary component of the Community Center is the assembly hall, which will have capacity for seating approximately 500 people (8,000 square foot event space). Events could occur during the day-time hours, but will primarily focus on evening events running as late as midnight.

### Aquatics Complex

The planned Aquatics Complex is designed to serve competitive aquatics, instruction, water fitness, and family recreation aquatics. Three bodies of water, each design to specific needs of programs are included. Specifically, the facility includes the following:

- One 50-meter by 25-yard Competition Pool with, potentially, the following dive components:
  - Two 1-meter spring boards, and
  - Two 3-meter spring boards
- One 35-meter by 25-yard teaching and fitness pool.
- One 6,000 square foot Recreational Pool with waterslides, interactive plan, and toddler area.
- Shaded spectator seating around the Competition Pool with seating for 500-1,000 people.
- A 15,000 square foot bathhouse, containing restrooms/locker area, office space, admission management, and concessions.

The Competition Pool would operate year-round Monday through Saturday with anticipated hours of 5:00 a.m. to 9:00 p.m., as well as on Sundays during the months of May through July from 5:00 a.m. to 7:00 p.m. The competition venue would have a capacity of up to 3,000 competitors and spectators over the course of an entire day for a large special event, such as a regional swim meet. Typical operation would be substantially less, with practices that would have fewer than 100 people and smaller competitions with 300 to 1,000 competitors and spectators.

The Recreational Pool would be open May through September from 10 am to 6 pm. The Teaching Pool would operate year round with lessons as early as 9:00 am and as late as 8:00 pm.

### Public Library

A new public library of approximately 65,000 square feet is included in the Project. The facility will provide library services for the growing Elk Grove community, augmenting services currently provided at the Elk Grove library on Elk Grove Boulevard and the Franklin Library in East Franklin. At buildout of the City, the new library could accommodate annual customer levels of 25,000 to 35,000 people. The facility could include, but may not be limited to, the following amenities:

- Community Room
- Reading court/amphitheater
- Technology lab / creation lab
- Teen area/homework center
- Adult area with quiet corners
- Storytelling space for upwards of 50 children
- Outdoor meeting and reading areas
- Book shop
- Café space
- Gallery area for art and historical exhibits
- Performance space (black box theatre) with seating for up to 1,500 patrons.

The facility would be open throughout the week (most likely Tuesday through Saturday, though it could also be open Sunday and Monday), generally opening at 10 am and closing at 8 pm, similar to other facilities in the library system. The gallery area and performance spaces could be open later for special events and shows, as late as 11 pm.

### Children's Museum

The Children's Museum, measuring at approximately 25,000 square feet, would provide an interactive learning environment for children of all ages. The facility could include, but may not be limited to, the following components:

- Exhibit space (10,000 to 15,000 square feet)
- Learning space/classrooms for school groups and summer camps
- Event/party space for children's birthdays and other "events for rent"
- Office and storage space
- Discovery theatre space for video and live presentations
- Outdoor demonstration area

Annual attendance is anticipated to be 100,000 visitors, with peak design day attendance of 475-500 per weekend day. The museum would likely operate from 9 am to 8 pm.

### Civic Plaza

Located between the Library, Community Center, and Aquatics Center is the Civic Plaza. This space includes a collection of hard (concrete, pavers), and soft (landscaping) scape. This area provides for an outdoor community gathering space, opportunity for public events and exhibits, and completes the site by providing a pleasant outdoor pedestrian experience.

### Community Park

The eastern areas of the Project site will be developed with a Community Park. The total size of this area is approximately 10-15 acres. The park could include, but may not be limited to, the following amenities:

- Open grass area
- Tot lot and play structure(s)
- Running track
- Dog park

Portions of the shared property line with the adjoining single-family residential development include open view fencing. This would be retained as part of the Project. Noise generating activities (e.g., tot lot and play structure(s)) would be located a sufficient distance away from the property line to minimize noise impacts on these uses.

### Transit Center

Along the Big Horn Boulevard frontage near the intersection with Civic Center Drive, the Project includes the construction of a Transit Center. The Transit Center is envisioned as a transfer location between various City-operated public transit routes and as an origin-destination for the City's commuter bus service to Downtown Sacramento and Rancho Cordova. The Transit Center will include 100 parking stalls for use as a park & ride lot during week days. These parking stalls are included within the total parking provided on-site.

### Nature Center

A portion of the Project site is a former wetland. The Project would add community amenities to this area, including a walking trail and interpretative centers. Additionally, an approximately 2,500 square foot building would be constructed, featuring exhibit space and a meeting room for monthly programs. The facility would be open to the public on a regular basis. Both exterior and interior areas of the facility could host special events. Maximum occupancy for a special event is anticipated to be 500 people.

### Parking

While the Project includes permanent on-site parking totaling 700± spaces in two lots, additional parking is provided as follows:

- 100± spaces of on-street parking along Civic Center Drive
- 150± spaces at an overflow lot on-site and behind the water treatment plant
- Up to 1,000 spaces of parking in temporary lots at either City-owned property on the north side of Civic Center Drive or other property privately owned at the northeast corner of Civic Center and Big Timber.

### **Parking Reduction Permit**

Pursuant to EGMC Section 23.58.050.I, the City may approve alternative parking requirements from those listed in the Municipal Code upon the submittal of a qualified parking study of substantially similar uses in similar operation and locational conditions. Based upon the analysis presented in the Technical Memorandum “Civic Center Complex South Property – Parking Evaluation” as completed by Fehr & Peers, the proposed Project has an estimated need for 681 parking spaces. Therefore, the proposed Project includes a Parking Reduction Permit to document the requirement for 681 parking spaces at full buildout and how many are required for each phase of the Project.

### **Tentative Subdivision Map**

The proposed Project also includes the a Tentative Subdivision Map, which would subdivide the existing property into a maximum of eight (8) lots as provided in Exhibit B.

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Exhibit D  
Civic Center South Property District Development Plan (EG-13-003A)  
Project Plans - District Development Plan



Civic Center Master Plan  
City of Elk Grove  
**Elk Grove Civic Center**  
**Plan Concept & Architectural Character**



CIVIC CENTER SOUTH PLAN CONCEPT AND ARCHITECTURAL CHARACTER

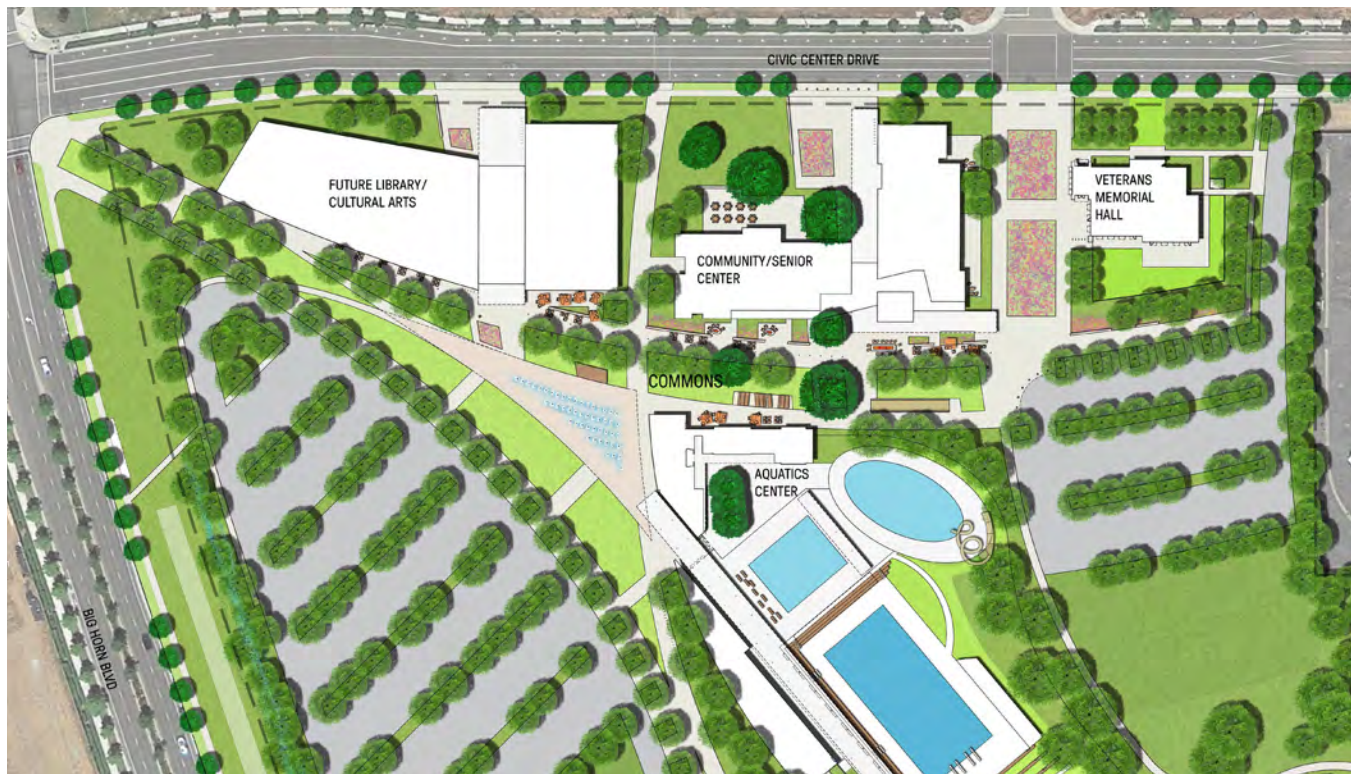
CIVIC CENTER SOUTH PLAN CONCEPT

The conceptual site plan for Elk Grove Civic Center South responds to the site in its use of three intersecting pedestrian promenades. The arcing promenades organize and integrate all of the site’s various elements including the community facilities, parking, and the park amenities. The design concept creates a strong civic presence and permeable edge along Civic Center Drive with the arrangement and massing of the facilities, and then transitions to pedestrian activated nodes and spaces within the park. By focusing the building massing at Civic Center Drive, the Center anticipates the future development of the Civic Center North. Southward from Civic Center Drive the more structured urban approach gently dissipates as one moves into the park, and the character of the site transitions to be more organic, inspired by nature and the existing character of the site.

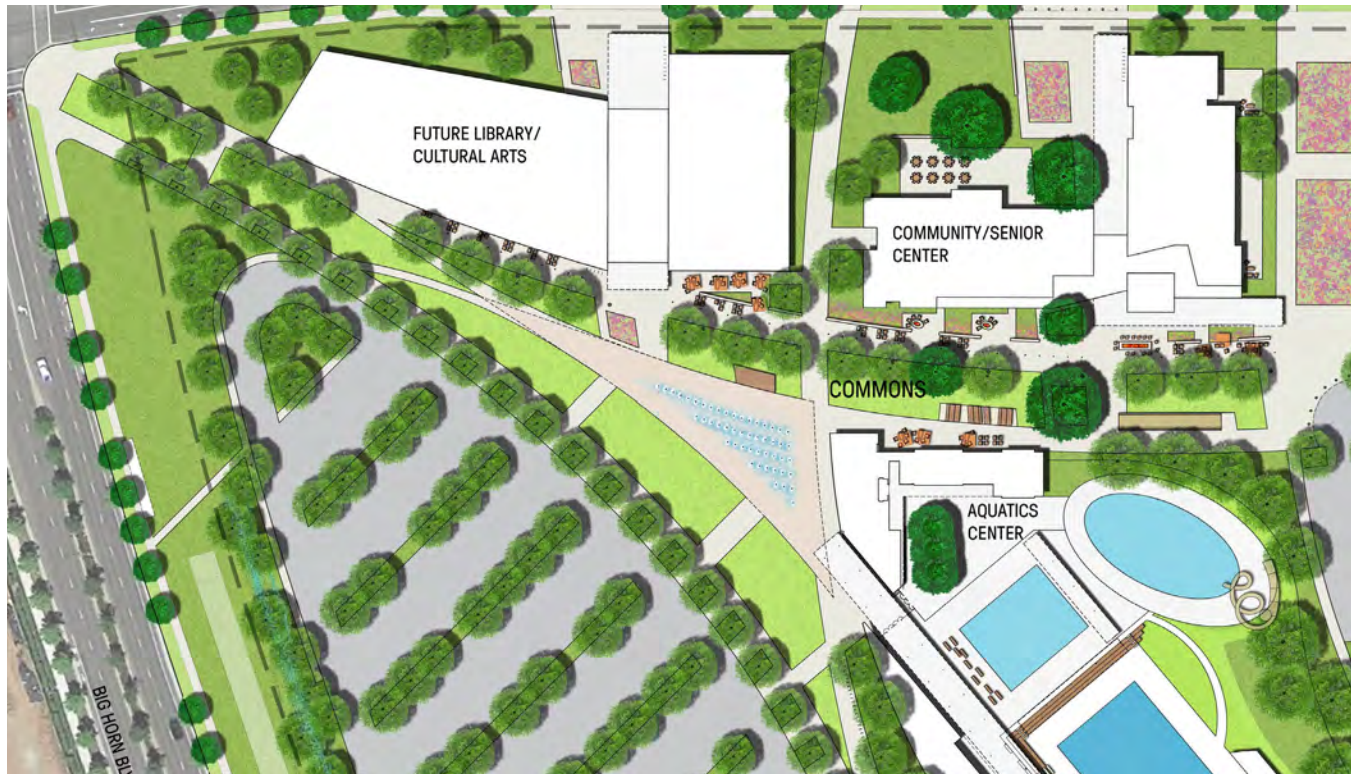




The permeable urban edge created by the line of buildings along Civic Center Drive allows pedestrian and visual connections to flow into the site. The visual and pedestrian corridors are reinforced by the intersecting pedestrian arcs and the paseos. The main arc, called the Commons, starts at the corner of Civic Center Drive and Big Horn Boulevard and extends to the Veterans Memorial Hall, connecting the various pedestrian paths. Transparent building lobbies act as additional gateways along Civic Center Drive and the Commons. The architecture and hierarchy of pedestrian nodes and outdoor spaces together create a sense of place and scale throughout the site. At the park side of the buildings, covered seating areas, tables, chairs, planters, and other pedestrian oriented elements activate the building's edge and reinforce a vibrant relationship between the buildings and the Commons.



The site concept plan interweaves Phase 1 buildings and Commons with the cluster of existing trees near Civic Center Drive – mostly Valley Oaks matching the City’s logo – to give the new Civic Center instant character and shade. In general, the outdoor setting for Civic Center South is envisioned as a grand, walkable “campus park,” where vegetation, colors, and textures draw inspiration from the site’s many existing trees and open meadow, as well as the context of the Cosumnes River and Central Valley.



The Commons is designed to serve as an outdoor gathering space and “postcard place” for the Elk Grove community. In addition to the various flanking indoor-outdoor spaces such as cafes and concessions, the Commons is activated by a small stage, splash fountain, picnic tables, bocce court, fire pit, and informal lawn carpets. The Commons’ two parallel walks are sized for hosting farmers’ markets and community festivals, accommodating at least 90 standard 10x10’ booths in a loop configuration. Other configurations are also possible to accommodate different events.

Future phases of the Civic Center will extend the promenades and walks to the southerly part of the site, where a large informal meadow, a wetter drainage area, and a native woodland are envisioned to create the natural setting for a Discovery Museum and Science Center.







COMMUNITY EVENTS, CELEBRATIONS AND PUBLIC ART

Within the framework of the Civic Center plan are many opportunities to accommodate community events, celebrations and public art. Consideration has been given to a multitude of public art types as the site concept has developed; at the appropriate time the project team will work in conjunction with the Committee for the Arts to identify and define public art opportunities.



### BUILDING MASSING

From the corner of the Civic Center South site, at Big Horn Boulevard and Civic Center Drive, the location and the massing of the buildings along Civic Center Drive create an engaging civic edge. The prominent corner of the site is strengthened by the siting of the future two story library and cultural arts facility, which is both the anchor and the gateway to Civic Center South. The massing of the library and cultural arts building reinforces the edge of Civic Center Drive and the arc of the Commons. The larger mass of the two story library and cultural arts building is envisioned as being one of the “gate posts” of the civic center sites, with the second “gate post” being filled in with the future development of the Civic Center North site. The massing of the Civic Center South buildings does not create a constant edge along Civic Center drive – the buildings undulate on their edge, both stepping out to the street and back from the street. The resulting articulated edge strengthens the pedestrian scale of the street, provides opportunities for recessed entry plazas, creates “outdoor rooms,” and provides at various locations an appropriate civic foreground to parts of the buildings.



Reflecting the overall concept of a dissipating presence of structures as one moves south through the site, the massing of the buildings of Civic Center South both step down along their southern, as well as eastern, facades. Moving from west to east, the largest massed building is the two story Library Cultural Arts Facility on the northwest extremity of the site, followed by the medium scaled Senior/Community Center (which has its largest massing adjacent to the Library), and then the smaller Veterans Memorial Hall building is at the northeast corner. To the south of the Senior/Community Center is the aquatic facility, which at the north side of the facility is single story facility but, moving south into the park, recesses 5 feet into the earth to create a venue for the competition pool. The future single story Children’s Museum is located at the south side of the parking lot entry off of Big Horn Boulevard and is envisioned to define the west side of the park adjacent to the driveway and parking. The future nature/interpretive center is located within the park and planned to be a small structure that is integrated and reflects its more natural environment.



**BUILDING DESIGN AND CHARACTER**

The buildings on the site are set within the framework established by the site design and are designed to complement the site and their context, as opposed to contrasting against it. The architecture of the buildings on the site respond to the site design, the function of the buildings and the environment. The massing and scale of the architecture reflects the civic and community purpose of the buildings and the design of the buildings uses strong clean lines that evoke timelessness, transparency, and elegance. Architectural elements reinforce the site concepts by using covered walkways, trellises, and through-entries that connect the street edge at Civic Center Drive to the park beyond the buildings. The indoor-outdoor connectivity is reinforced not only at building entries but also at opportune locations in the buildings where indoor programming can extend to exterior spaces with the use disappearing walls, doors, and glazing. Roofs, overhangs, windows, shade canopies, fenestration arrangements, and the use of materials create scale and order for the buildings.

The architectural character for the building designs is civic in nature. Specifically for Civic Center South and the community focus of the facilities, the buildings should allow for transparency to the see the activity within. The building scale and massing should respond to the overall site design concept and the buildings should be integrated into the site creating a strong community campus identity. The building designs should reflect current best building technologies and practices, intentionally avoid trendy design strategies, and be based on enduring design concepts that will withstand the test of time.



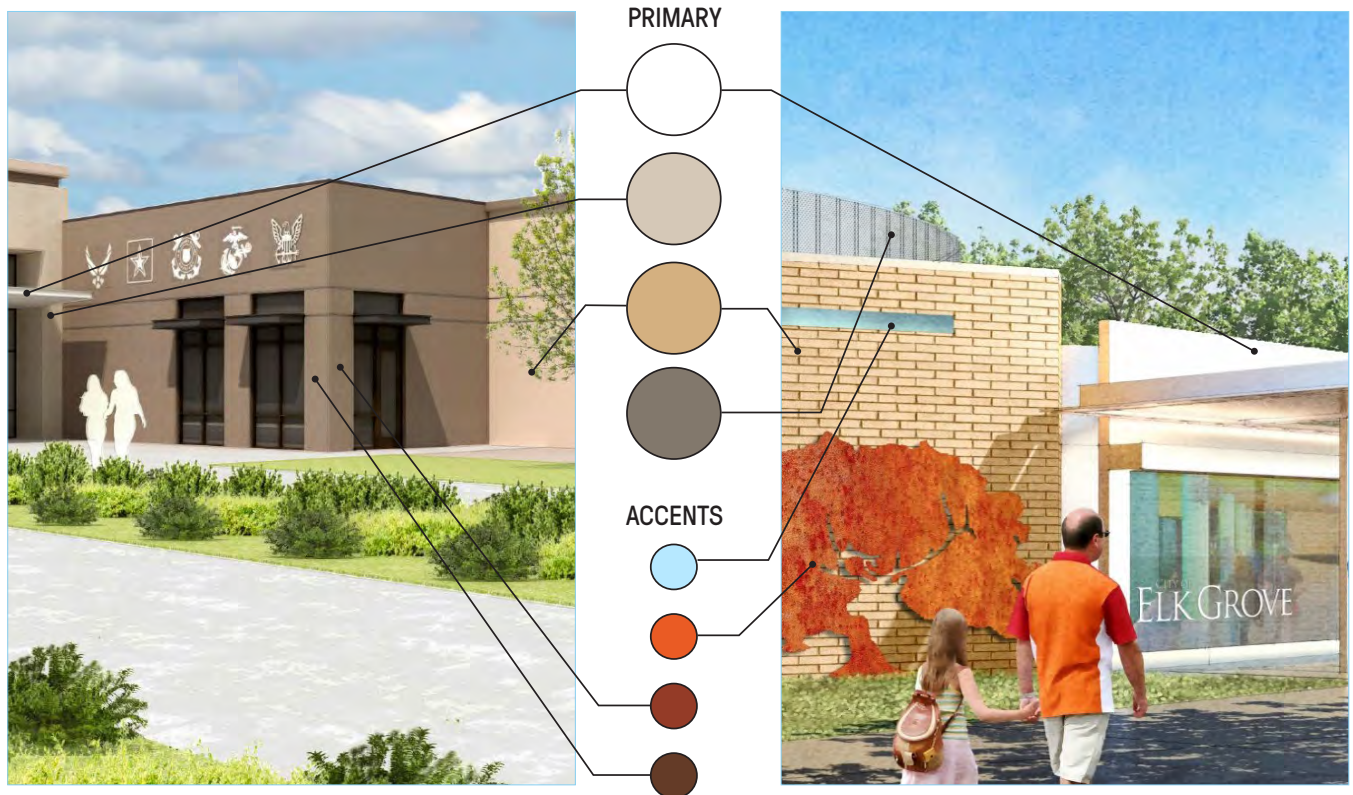


COLORS AND MATERIALS

The materials and color palette is inspired by the site and the natural environment, and focuses on natural colors and materials including masonry, wood, glass, stone, and concrete. The use of materials and colors relate back to the heritage of Elk Grove by using materials and colors that complement (not replicate) the vocabulary of the materials and colors established by the historical Elk Grove Town Center. Complementary accent colors should be used to create focal points and add contrast. Materials used in the construction of the Civic Center need to respond to the climate of the Central Valley. They need to be durable, sustainable and easily maintained. Color selection should address the prominent nature of the Civic Center while creating a sophisticated response to the building type and use.

VETERAN'S MEMORIAL HALL

AQUATICS CENTER

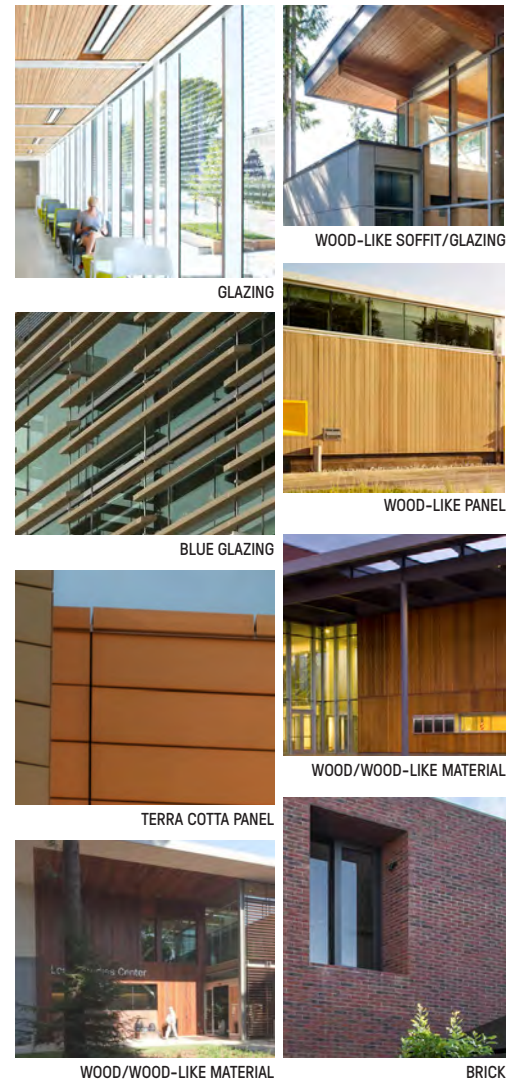




PRIMARY



ACCENTS



### BUILDING FUNCTION AND SUSTAINABILITY

The Civic Center South Site and Buildings will minimally meet Cal Green Tier 1 standards which is comparable to a LEED Certified rating. The City has also adopted a Sustainability Element in its General Plan which is directly applicable to the Civic Center South Project. The three components of sustainability- economy, environment and community are all directly relevant to the site and buildings included in the Civic Center South project. Sustainability areas that will be included in the planning and design of the site and the facility includes:

- Innovative and Efficient Transportation and Development
- Healthy Natural Environment
- Resource Stewardship
- Healthy Community & Cultural Diversity
- Robust Economy
- Municipal Responsibility

The location and character of the site, with the proposed facilities and programs, and the overarching sustainable goals of the City creates the perfect opportunity to implement best practice sustainable strategies for design and operations of the site and buildings.

One of the strategies already being implemented for the project includes partnering with SMUD through their “Savings By Design” program. Savings By Design is a program that encourages high-performance design and construction for commercial buildings. The program offers building owners and design teams a wide range of services including:

- Design assistance to integrate innovative design technologies in new construction projects.
- Energy design resources provide free information on efficient technologies, analysis tools, and case histories.
- Owner incentives help offset the costs of energy efficient buildings.
- Design team incentives reward designers who meet ambitious energy efficiency targets.

Specific sustainable design and operational strategies will continue to be developed as the site and building projects continue to be designed and developed with the overall goal being to maximize the life cycle value of sustainable elements based on sustainable criteria established by the City.

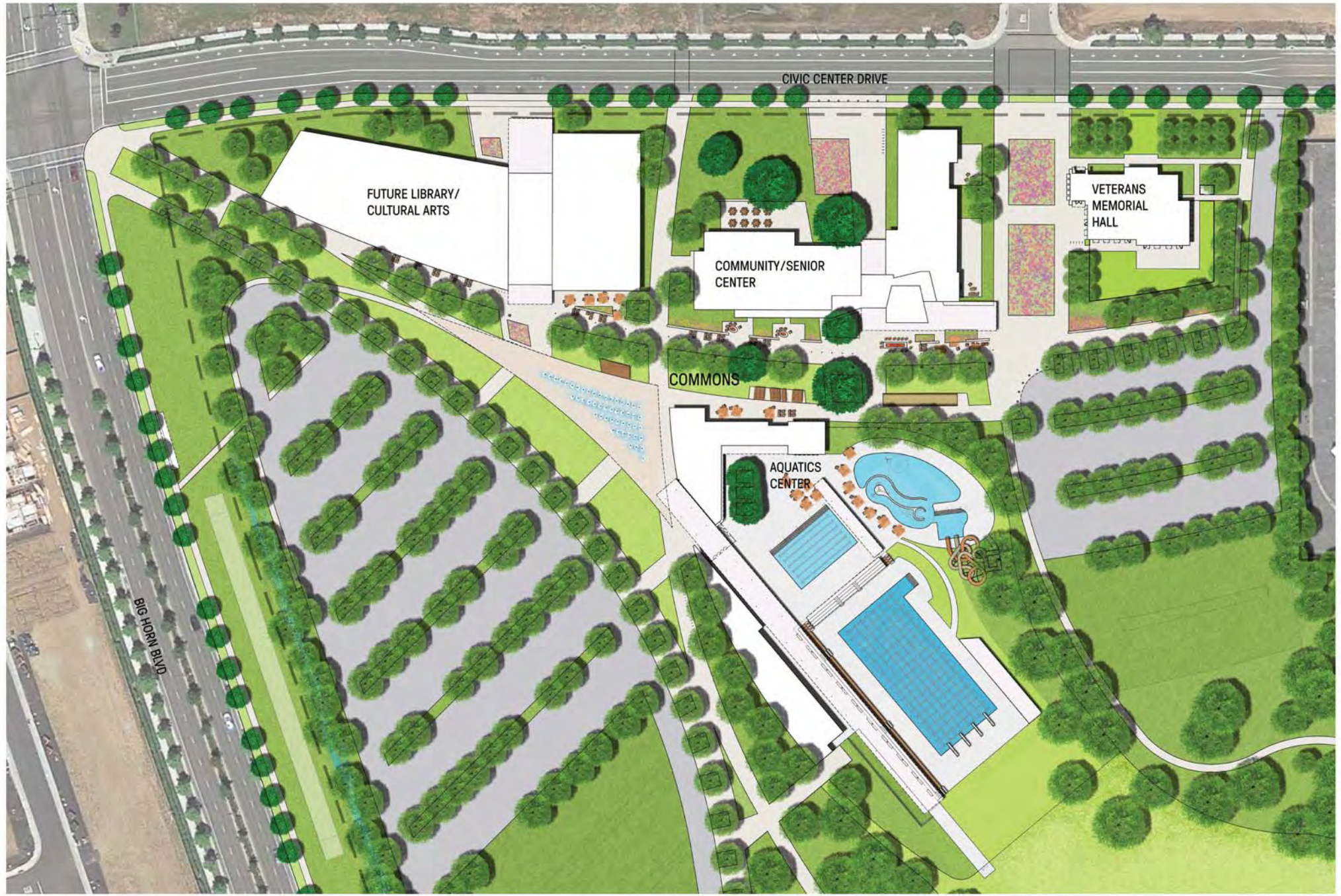




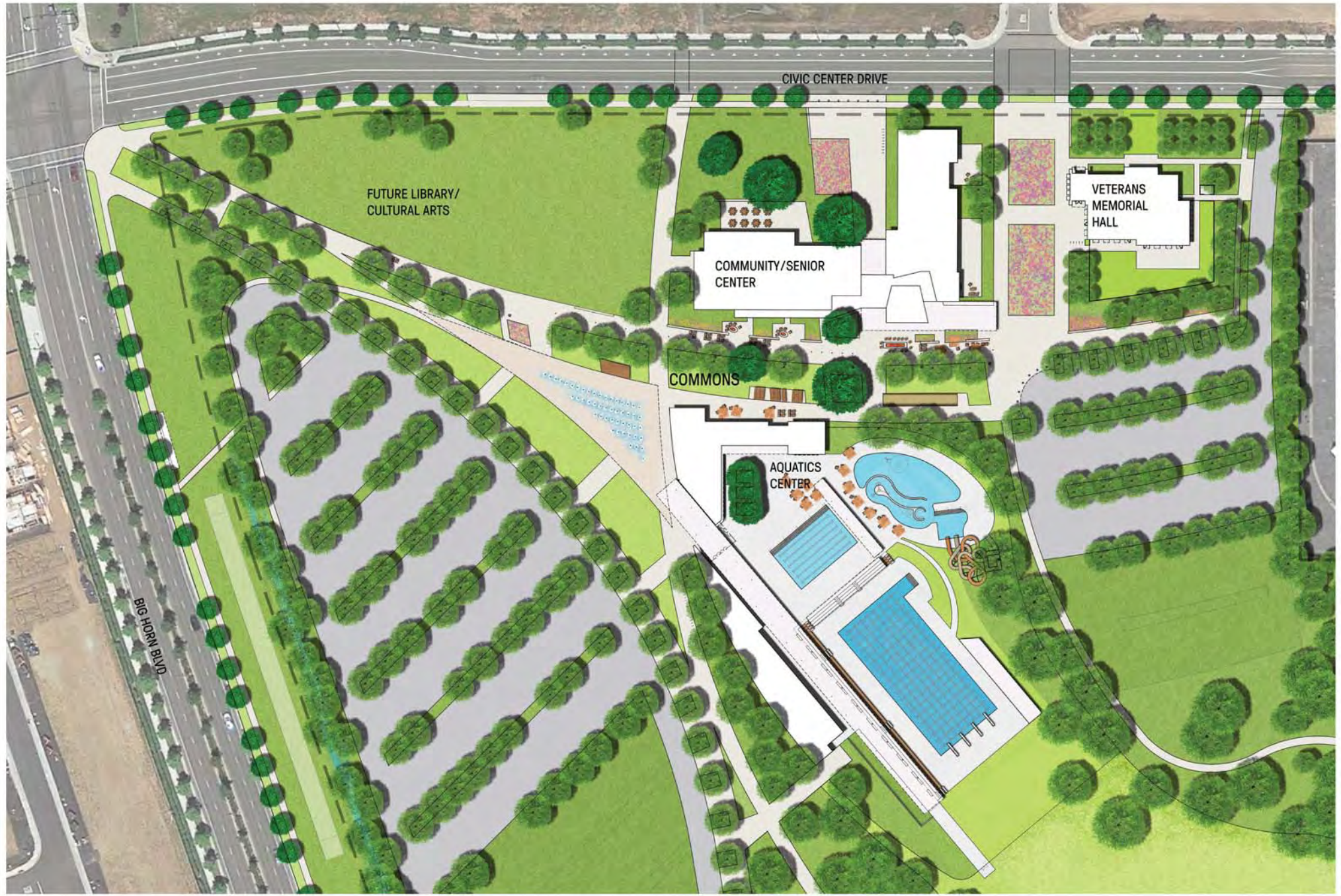
- 1 THE COMMONS
- 2 COMMUNITY/SENIOR CENTER
- 3 VETERANS MEMORIAL HALL
- 4 AQUATICS CENTER
- 5 PARKING
- 6 PARKING WITH TRANSIT PARK & RIDE
- 7 FUTURE TRANSIT
- 8 FUTURE LIBRARY/CULTURAL ARTS
- 9 FUTURE CHILDREN'S DISCOVERY MUSEUM
- 10 FUTURE NATURE CENTER
- 11 FUTURE MEADOW



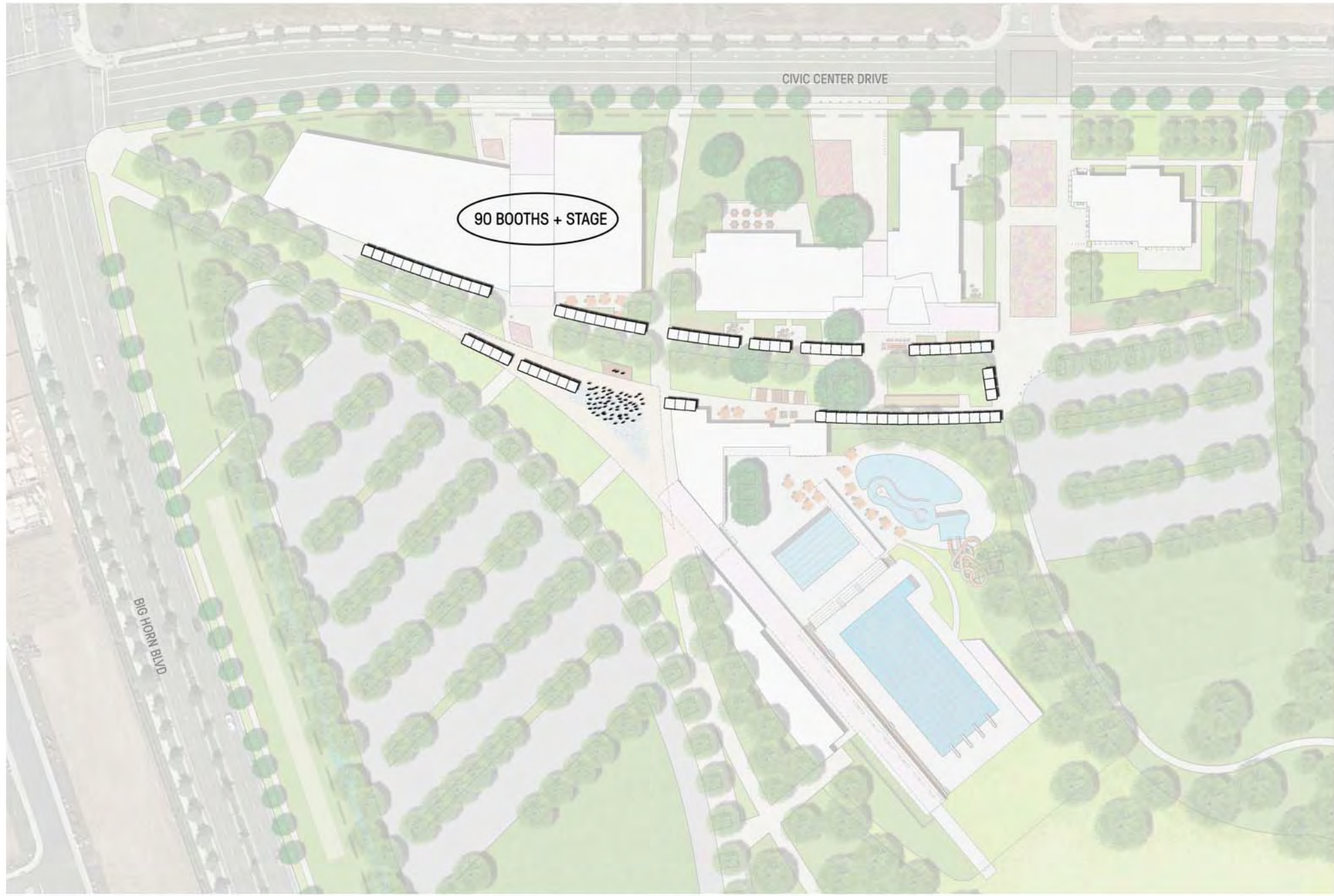












90 BOOTHS + STAGE

CIVIC CENTER DRIVE

BIG HORN BLVD















- EXISTING TREES
- NEW TREES
- MAINTAINED LOW WATER LANDSCAPE
- MULTI-USE MEADOWS
- NATURALIZED LANDSCAPE
- RIPARIAN CORRIDOR





MULTI-USE MEADOW



MAINTAINED LOW WATER LANDSCAPE



MAINTAINED LOW WATER LANDSCAPE



RIPARIAN LANDSCAPE



NATURALIZED LANDSCAPE WITH WILDFLOWERS



NATURALIZED LANDSCAPE WITH TRAIL



NEW LOCAL SPECIES TREE: CALIFORNIA SYCAMORE



NEW LOCAL SPECIES TREE: BLUE OAK



NATURALIZED LANDSCAPE WITH EXISTING VALLEY TREE - VALLEY OAK





SPECIAL LIGHTING



FIRE PIT



SPLASH FOUNTAIN



SCULPTURE



SMALL STAGE



BOCCE



MULTI-USE MEADOW



NATURALIZED SETTING



WALKWAY NETWORK

OUTDOOR PLACES

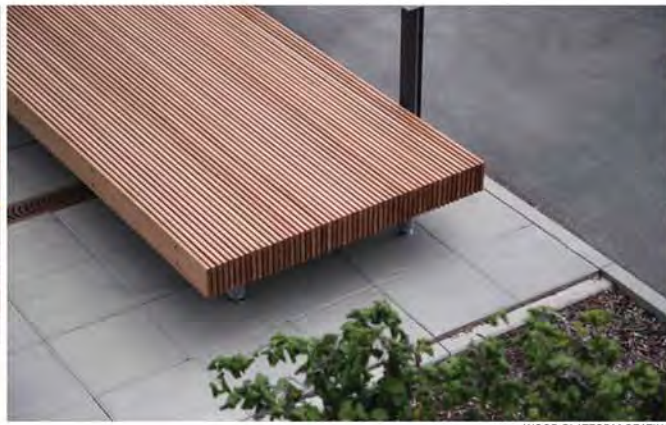


ELK GROVE CIVIC CENTER MASTER PLAN  
GROUP 4 • SWA • WOOD RODGERS • JULY 2016





WOOD BENCH



WOOD PLATFORM SEATING



TIMBER SEATING



LOW CONCRETE WALL



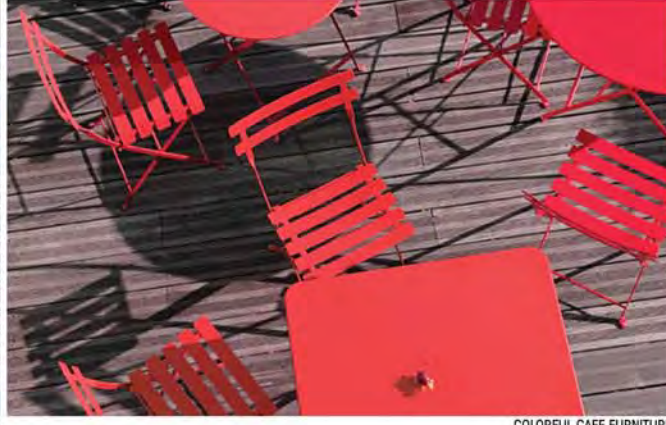
OUTDOOR LOUNGE



WOOD CAFE FURNITURE



METAL CAFE FURNITURE

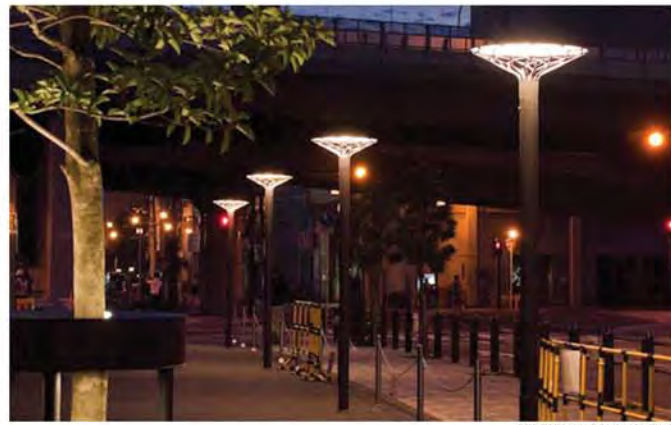


COLORFUL CAFE FURNITURE



LARGE UMBRELLAS





PEDESTRIAN POLE LIGHTING



PEDESTRIAN COLUMN LIGHTS



OVERHEAD STRING LIGHTS



SIMPLE SLAT FENCE



WATER FOUNTAIN



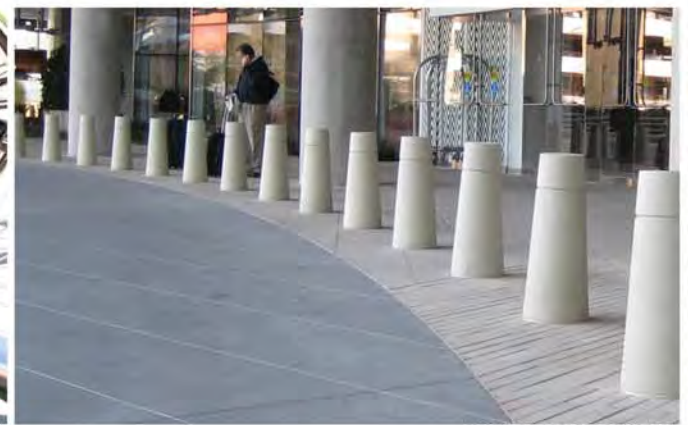
VEHICULAR LIGHTING



TRASH & RECYCLING RECEPTACLES



BIKE RACKS



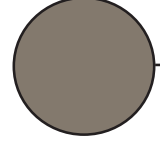
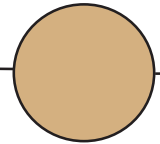
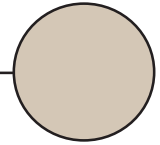
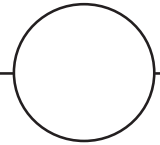
CONCRETE BOLLARDS AT DROP-OFFS



# VETERAN'S MEMORIAL HALL

# AQUATICS CENTER

PRIMARY



ACCENTS







STUCCO



BRICK



PAINTED METAL



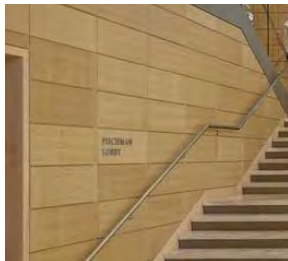
STONE



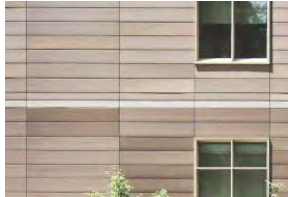
BRICK/METAL



CONCRETE MASONRY

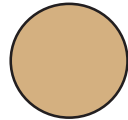
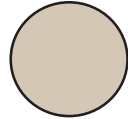
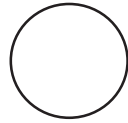


WOOD



CEMENTITIOUS PANEL

### PRIMARY



### ACCENTS



GLAZING



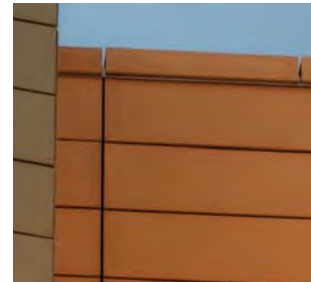
WOOD-LIKE SOFFIT/GLAZING



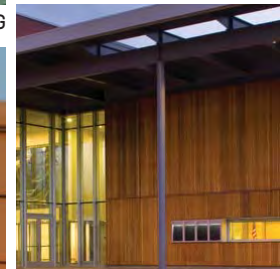
BLUE GLAZING



WOOD-LIKE PANEL



TERRA COTTA PANEL



WOOD/WOOD-LIKE MATERIAL



WOOD/WOOD-LIKE MATERIAL



BRICK



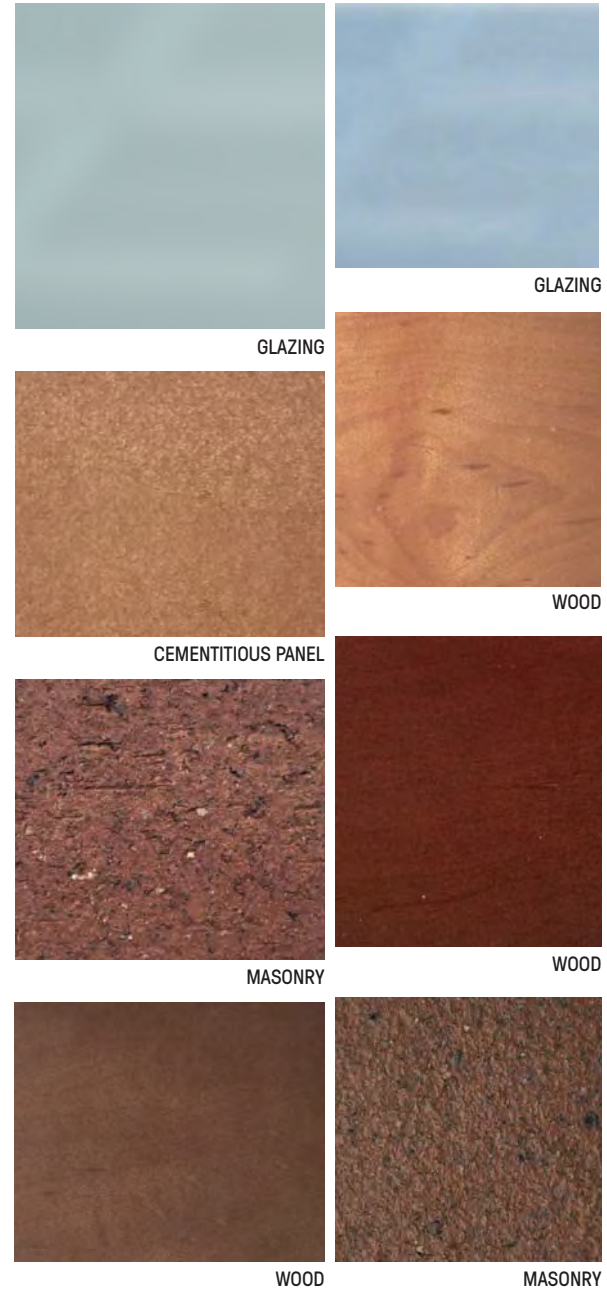




PRIMARY



ACCENTS

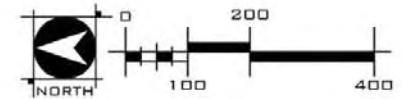








# Elk Grove Civic Center Sewer and Water Plan



  
**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
3301 C St, Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767



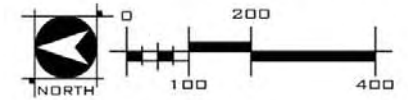
# Elk Grove Civic Center Sewer and Water Detail



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 3301 C St, Bldg. 100-B  
 Sacramento, CA 95816  
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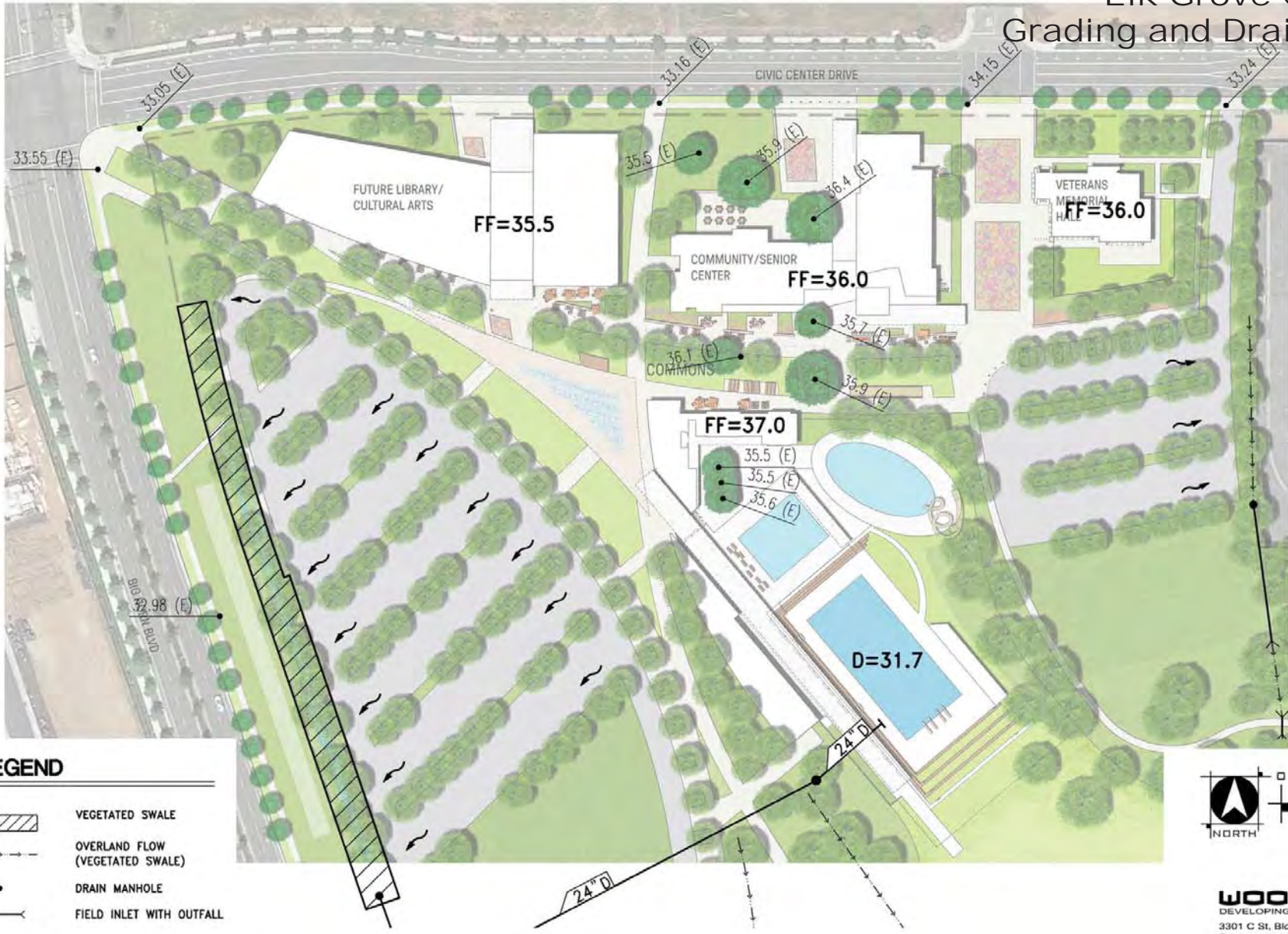
# Elk Grove Civic Center Grading and Drainage Plan



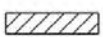



**WOOD RODGERS**  
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3301 C St, Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

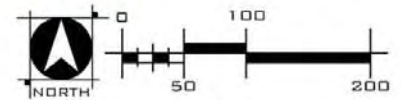


# Elk Grove Civic Center Grading and Drainage Detail



## LEGEND

-  VEGETATED SWALE
-  OVERLAND FLOW (VEGETATED SWALE)
-  DRAIN MANHOLE
-  FIELD INLET WITH OUTFALL



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 3301 C St, Bldg. 100-B Tel 916.341.7760  
 Sacramento, CA 95816 Fax 916.341.7767



**Exhibit E**  
**Civic Center South Property District Development Plan (EG-13-003A)**  
**Conditions of Approval – District Development Plan**

| <u>Conditions of Approval</u> |   | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|---|--------------------------------|---------------------------------|--|
| <b>On-Going</b>               |   |                                |                                 |  |
| 1.                            | Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits C and D, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.   | On Going                       | Planning                        |  |
| 2.                            | This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.  | On Going                       | Planning                        |  |
| 3.                            | The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.  | On-Going                       | Planning                        |  |
| 4.                            | <p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Laguna Ridge Specific Plan</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• Laguna Ridge Supplemental Design Guidelines for landscape improvements</li> <li>• Civic Center Design Guidelines</li> </ul> | On Going                       | Planning<br>Engineering         |  |



| <u>Conditions of Approval</u> |   | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u>                             | <u>Verification (date and signature)</u> |
|-------------------------------|---|--------------------------------|---|--|
| 5.                            | <p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p> | On Going                       | Engineering<br>SCWA<br>SASD<br>SMUD<br>PG&E                 |  |
| 6.                            | The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.   | On-Going                       | Planning<br>Engineering<br>Building<br>CCSD<br>SCWA<br>SASD |  |
| 7.                            | <p>Approval of this project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Section 404, 401, 1602, or other State or Federal environmental permit</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> </ul>  | On-Going                       | Planning<br>Engineering<br>Building<br>CCSD<br>SCWA<br>SASD |  |

| <u>Conditions of Approval</u>  |  | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|--|--|--------------------------------|---------------------------------|--|
| <b>Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval</b> |  |                                |                                 |  |
| 8.   | <p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p> | Improvement Plan               | Planning                        |  |
| 9.   | <p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>  | Improvement Plans              | Planning                        |  |
| 10.  | <p>This Project may be phased. Those improvements necessary to support each phase of the Project shall be proposed by the Applicant and approved by the City at the determination of the Development Services Director. Each phase shall provide the necessary utility connections and services, general and emergency vehicle access, and parking to support the proposed phase as determined by the Director.</p>  | Improvement Plans              | Planning                        |  |
| 11.  | <p>Special paving (colored and textured) shall be utilized for all pedestrian crossings. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, and/or scored/stamped concrete/asphalt and shall comply with ADA requirements.</p>   | Improvement Plans              | Planning                        |  |
| 12.  | <p>Enhanced paving (colored and textured pavement) shall be provided at all Project driveway entrances for a minimum of twenty-five (25) feet in depth measured from the public right-of-way along the adjacent roadway.</p>   | Improvement Plans              | Planning                        |  |

| <u>Conditions of Approval</u> |  | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|--|--------------------------------|---------------------------------|--|
| 13.                           | All trash enclosures/compactors for all phases shall meet the requirements and design standards as established in the Elk Grove Space Allocation and Enclosure Design Standards and Guidelines for Trash and Recycling. A detail of the trash enclosures shall be provided in the improvement plans.   | Improvement Plans              | Planning                        |  |
| 14.                           | Final design and location of bicycle parking locations and any applicable covering/structures shall be consistent with the overall design scheme for the site as determined by the Development Services Director.  | Improvement Plans              | Planning                        |  |
| 15.                           | Landscaping and design of the off-street parking areas shall comply with the requirements for planter area and parking lot shading pursuant to the requirements of EGMC Chapter 23.54. The requirement for planter islands may be satisfied solely by the continuous landscape area between the parking rows as shown on the Project plans only if the parking lot shading requirement is first achieved.  | Improvement Plans              | Planning                        |  |
| 16.                           | <p>Prior to the approval of the improvement plans, the Applicant shall coordinate with the City's Public Works Department and Transit Division to design and construct bus stops, concrete pads, and bus shelters on both the eastbound and westbound side of Big Horn Drive, as well as along Civic Center Drive. All bus stops/concrete pads/shelters shall be designed to the specifications and satisfaction of the City's Public Works Department.</p> <p>All shelters shall be designed consistent with the overall design scheme for the site as determined by the Development Services Director.</p> | Improvement Plans              | Transit Planning                |  |
| 17.                           | A photometric plan identifying the location, type, and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare shall be provided for review and approval with the Improvement Plans. The photometric plan shall conform to the standards specified in EGMC Title 23 and the standards of the Elk Grove Police Department.  | Improvement Plans              | Planning Police                 |  |

| <u>Conditions of Approval</u> |  | <u>Timing / Implementation</u>   | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|--|--|---------------------------------|--|
| 18.                           | The Applicant shall prepare and implement a plan showing locations for security cameras and line of sight. The plan shall be submitted to the Police Department for review and approval prior to issuance of Improvement Plans.  | Improvement Plans  | Police                          |  |
| 19.                           | The drainage system shall be designed in accordance with the approved Master Drainage Study for the Laguna Ridge Specific Plan area and shall accommodate runoff from the ultimate development. All drainage improvements shall meet the City of Elk Grove Improvement Standards.  | Improvement Plan Submittal or Prior to Issuance of Grading Permit(s), Whichever Occurs First                 | Engineering                     |  |
| 20.                           | A Post-Construction Stormwater Quality Control Plan shall be prepared and submitted in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. A separate maintenance plan shall also submitted describing proper maintenance practices for the specific treatment controls to be constructed.   | Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s), Whichever Occurs First | Engineering                     |  |
| 21.                           | The existing signalized intersection at Big Horn Blvd/Denali Circle/Project Driveway shall be modified to accommodate the fourth leg into the Project site and southbound left-turn traffic in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.  | Improvement Plans  | Engineering                     |  |
| 22.                           | The Applicant shall design and install the following trail improvements. All improvements shall be in accordance with the City's Bicycle, Pedestrian and Trails Master Plan and to the satisfaction of the City: <ul style="list-style-type: none"> <li>• At-grade trail crossing at the intersection of Big Horn Blvd/Denali Circle/Project driveway.</li> <li>• Class I (multi-use trail) connecting the onsite Nature Center to Big Horn Blvd (as shown in the Project plans).</li> </ul> | Improvement Plans  | Engineering                     |  |
| 23.                           | Traffic enhancements shall be design and constructed along Civic Center Drive to facilitate pedestrian crossings in accordance with City of Elk Grove Improvement Standards and to the satisfaction of the City.   | Improvement Plans  | Engineering                     |  |



| <u>Conditions of Approval</u> |   | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|---|--------------------------------|---------------------------------|--|
| 24.                           | The signalized intersection of Elk Grove Blvd and Laguna Springs Drive shall be modified to add northbound right-turn overlap phasing pursuant to Mitigation Measure #8 of the Traffic Impact Analysis for this Project.  | Improvement Plans              | Engineering                     |  |
| 25.                           | The Applicant shall design and install a 25' landscape corridor adjacent the Big Horn Blvd and Lotz Parkway, along the Project's frontage to the satisfaction of the City.  | Improvement Plans              | Engineering                     |  |
| 26.                           | Any existing ADA compliance improvements adjacent to the Project to shall be reconstructed to meet current standards.   | Improvement Plans              | Engineering                     |  |
| 27.                           | Utilities serving the site and its various structures shall be located within the area set-aside by the City for the purpose of installing utilities. The location shall be coordinated with the subject utilities as part of Improvement Plan preparation, review, and approval and recorded either as part of the Final Map or through separate instrument.   | Improvement Plans              | Engineering                     |  |
| 28.                           | Prior to the approval of site development plans as part of the Design Review entitlement process, the Applicant shall coordinate with the City's Public Works Department and Transit Division to design and construct bus stop, concrete pads, and bus shelters on both the eastbound and westbound side of Big Horn Boulevard between the Senior Center and Veteran Hall entrance on Big Horn Boulevard. The bus stop concrete pad and shelter shall be designed to the specifications and satisfaction of the City's Public Works Department. | Improvement Plans              | Public Works                    |  |
| 29.                           | Turns in fire access lanes shall have a minimum outside radius of 50' and a minimum inside turning radius of 25'.   | Improvement Plans              | CCSD Fire                       |  |
| 30.                           | The exterior walls of all buildings shall be within 150' of a fire access lane.   | Improvement Plans              | CCSD Fire                       |  |
| 31.                           | Fire flow requirements for sprinklered buildings may be reduced up to a maximum of 50%.   | Improvement Plans              | CCSD Fire                       |  |

|     | <u>Conditions of Approval</u>   | <u>Timing / Implementation</u>                 | <u>Enforcement / Monitoring</u>            | <u>Verification (date and signature)</u> |
|-----|---|--|--|--|
| 32. | Water service shall be provided by the Sacramento County Water Agency (SCWA). All water lines shall be located within public right-of-way or within easements as required by Condition No. 27.  | Improvement Plans                              | SCWA                                       |  |
| 33. | The Applicant shall destroy and abandon wells on the proposed Project site in accordance with the requirements of the Sacramento County environmental Health Division. The Applicant shall clearly show all abandoned/destroyed wells on the Improvement Plans for the Project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.  | Improvement Plans                              | SCWA                                       |  |
| 34. | The Applicant shall submit final landscape and irrigation plans in conjunction with improvements plans for each phase. Such plans shall be prepared by a landscape architect registered to practice in the State of California.   | Improvement Plans                              | Engineering, Planning, Landscape Architect |  |
| 35. | The Applicant shall provide for separate connections to the County Sanitation District's sewer system for each building or parcel with a sewage source to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction. The Applicant may provide common grease/sewer traps.   | Prior to Approval of On-site Improvement Plans | SASD                                       |  |
| 36. | The Applicant shall provide an approved sewer study (Level 3) to SASD prior to approval of submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other up-stream areas, and shall be done in accordance with the Districts' "Minimum Sewer Study Requirements". The Study shall be based on a "no-shed shift" standard without advance approval of the District. | Prior to Submittal of Improvement Plans        | SASD                                       |  |
| 37. | In order to obtain sewer service, construction of SASD sewer infrastructure will be required. On and off-site sewer lines will be required as determined by the required sewer point of service connection.   | Prior to Approval of On-site Improvement Plans | SASD                                       |  |

| <u>Conditions of Approval</u> |   | <u>Timing / Implementation</u>                 | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|---|--|---------------------------------|--|
| 38.                           | Certain sewer improvements may require set-asides, which shall be provided by the Applicant pursuant to Condition No. 24. Set-asides for SASD infrastructure shall be a minimum of 20 feet wide to ensure continuous access for installation and maintenance. SASD provides maintenance only in public rights of way and in set-asides.   | Prior to Approval of On-site Improvement Plans | SASD                            |  |
| 39.                           | The Applicant and successors in interest shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing, and all non-driveable street appurtenances. | Prior to Approval of On-site Improvement Plans | SASD                            |  |
| 40.                           | Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.  | Improvement Plans                              | SASD                            |  |
| 41.                           | Applicant shall retain the existing 12kV underground routes on the north side of the parcel along Civic Center Drive.   | Improvement Plans                              | SMUD                            |  |
| 42.                           | To ensure adequate access to SMUD equipment, all paved surfaces that provide access to SMUD equipment shall be accessible to a 26,000 pound service vehicle in all weather. The placement of SMUD equipment shall be no further than 15 feet from a drivable surface. The drivable surface shall have a minimum width of 20 feet.   | Improvement Plans                              | SMUD                            |  |
| 43.                           | The freestanding sign components of the Uniform Sign Program as required in Condition of Approval No. 50 shall be included and implemented through the site Improvement Plans.  | Improvement Plans                              | Planning                        |  |

| <u>Conditions of Approval</u>   |  | <u>Timing / Implementation</u>          | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|---|--|---|---------------------------------|--|
| <b>Prior to or In Conjunction with Final Map Submittal or Approval</b>                |  |   |                                 |  |
| 44.   | The Applicant shall accept all existing Offers of Dedication prior to recordation of the Final Map.  | Prior to recordation of the Final Map   | Engineering                     |  |
| 45.   | The Applicant shall secure the required Section 404 Permit from the Army Corps of Engineers and complete any required mitigation prior to the recordation of the Final Map.  | Prior to recordation of the Final Map   | Engineering                     |  |
| <b>Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval</b> |  |   |                                 |  |
| 46.   | The Applicant shall design and construct a bus turnout on Big Horn Blvd, along the Project's frontage to accommodate a minimum of three buses. Improvements shall be in accordance with the City's Improvement Standards and to the satisfaction of Public Works.  | Building Permit                         | Public Works                    |  |
| 47.   | Prior to issuance of the first building permit, the Applicant shall prepare an Operations Plan for managing traffic into and out of the facility during larger events. The Operations Plan shall, at a minimum, address the technical elements identified in the parking technical memorandum prepared for the Project. It shall be submitted to Public Works and Police for review and final approval by the Public Works Director.   | Prior to First Building Permit Issuance | Public Works                    |  |
| 48.   | The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project. | Building Permit                         | Engineering                     |  |



| <u>Conditions of Approval</u> |  | <u>Timing / Implementation</u>                                    | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|--|---|---------------------------------|--|
| 49.                           | Prior to issuance of subsequent building permits for the property, each building, as applicable under EGMC Section 23.16.080 (Design Review) shall secure a Design Review permit from the designated approving authority. No building permits may be issued by the City until these subsequent approval(s) are first issued. | Prior to each Building Permit Issuance                            | Planning                        |  |
| 50.                           | Prior to issuance of the first subsequent building permit for the property, the Applicant shall secure a Uniform Sign Program from the designated approval authority as provided in EGMC Section 23.16.027.  | Prior to First Building Permit Issuance                           | Planning                        |  |
| 51.                           | Prior to the issuance of subsequent building permits, the Applicant shall incorporate efficient cooling systems and re-circulating pumps for fountains and ponds as a condition of service.  | Prior to each Building Permit Issuance                            | SCWA                            |  |
| 52.                           | Buildings that are three or more stories in height shall be provided with a combination standpipe system.  | Prior to issuance of Building Permit(s) for qualifying buildings. | CCSD Fire                       |  |
| 53.                           | Structural setbacks of less than 14 feet may create clearance issues from electrical lines. The Applicant shall meet with SMUD to ensure adequate setbacks are maintained.   | Prior to each Building Permit Issuance                            | SMUD                            |  |
| 54.                           | To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5 feet from any SMUD trench.   | Prior to each Building Permit Issuance                            | SMUD                            |  |

##

**Exhibit F**

**Veterans Hall and Aquatic Center Design Review (EG-13-003A)**

**Project Description – Veterans Hall and Aquatic Center Design Review**

**PROJECT DESCRIPTION  
VETERANS HALL AND AQUATIC CENTER DESIGN REVIEW**

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The proposed Project, **Civic Center Veterans Hall and Aquatic Center**, involves the approval of a Major Design Review for the following components:

**Veterans Hall**

The Veterans Hall is a 7,800± square foot building consisting of a lobby, office and meeting space, cantina, kitchen, and divisible dining room as provided in the graphics and illustrations contained in Exhibit E, included herein by this reference.

**Aquatic Center**

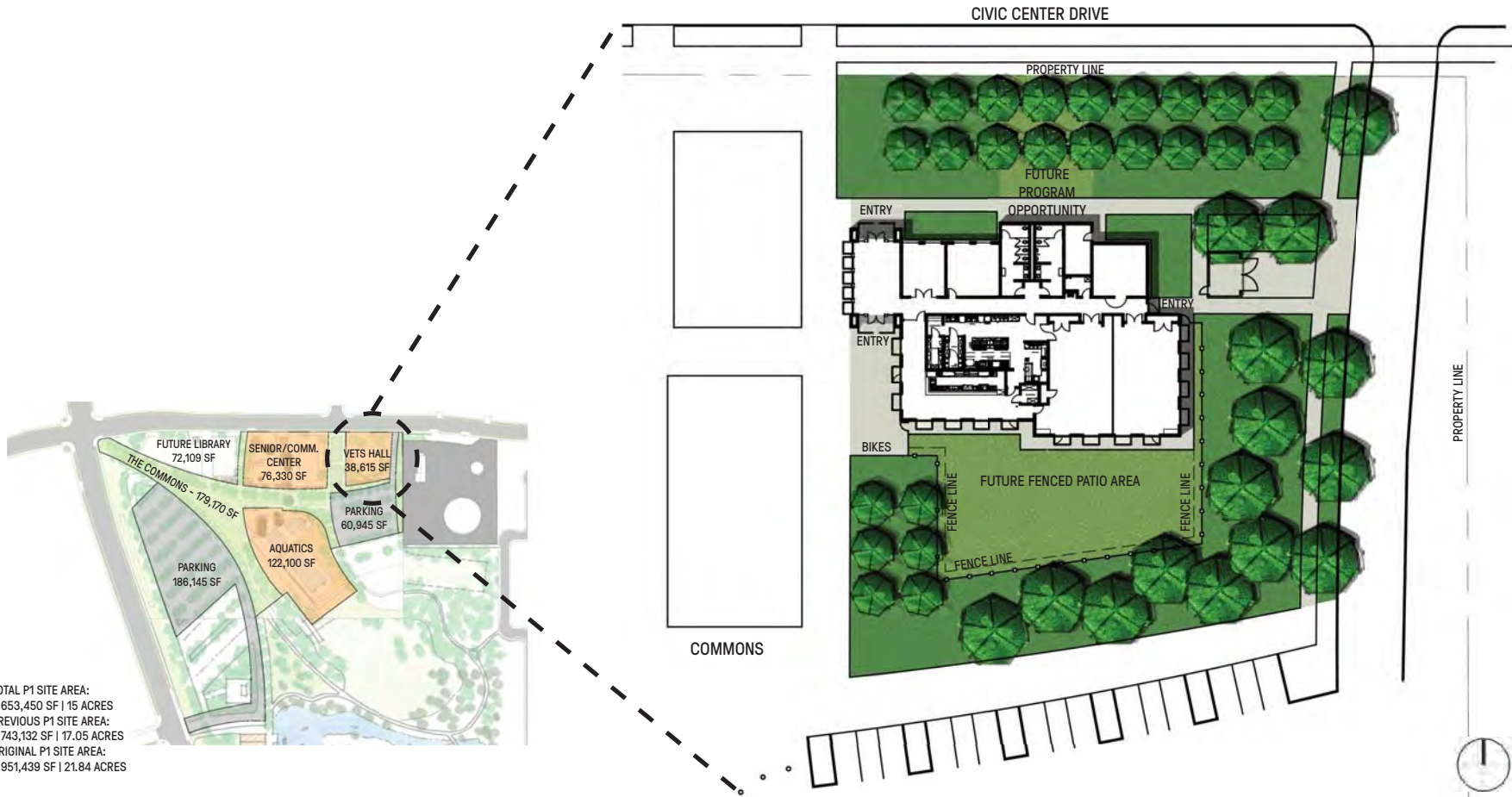
The Aquatics Center includes the following components as vided in the graphics and illustrations contained in Exhibit E, included herein by this reference.

- One 50-meter by 25-yard Competition Pool with, potentially, the following dive components:
  - Two 1-meter spring boards, and
  - Two 3-meter spring boards
- One 35-meter by 25-yard teaching and fitness pool.
- One 6,000 square foot Recreational Pool with waterslides, interactive plan, and toddler area.
- Shaded spectator seating around the Competition Pool with seating for 500-1,000 people.
- A 15,000 square foot bathhouse, containing restrooms/locker area, office space, admission management, and concessions.

###

**Exhibit G**  
**Veterans Hall and Aquatic Center Design Review (EG-13-003A)**  
**Project Exhibits – Veterans Hall and Aquatic Center Design Review**

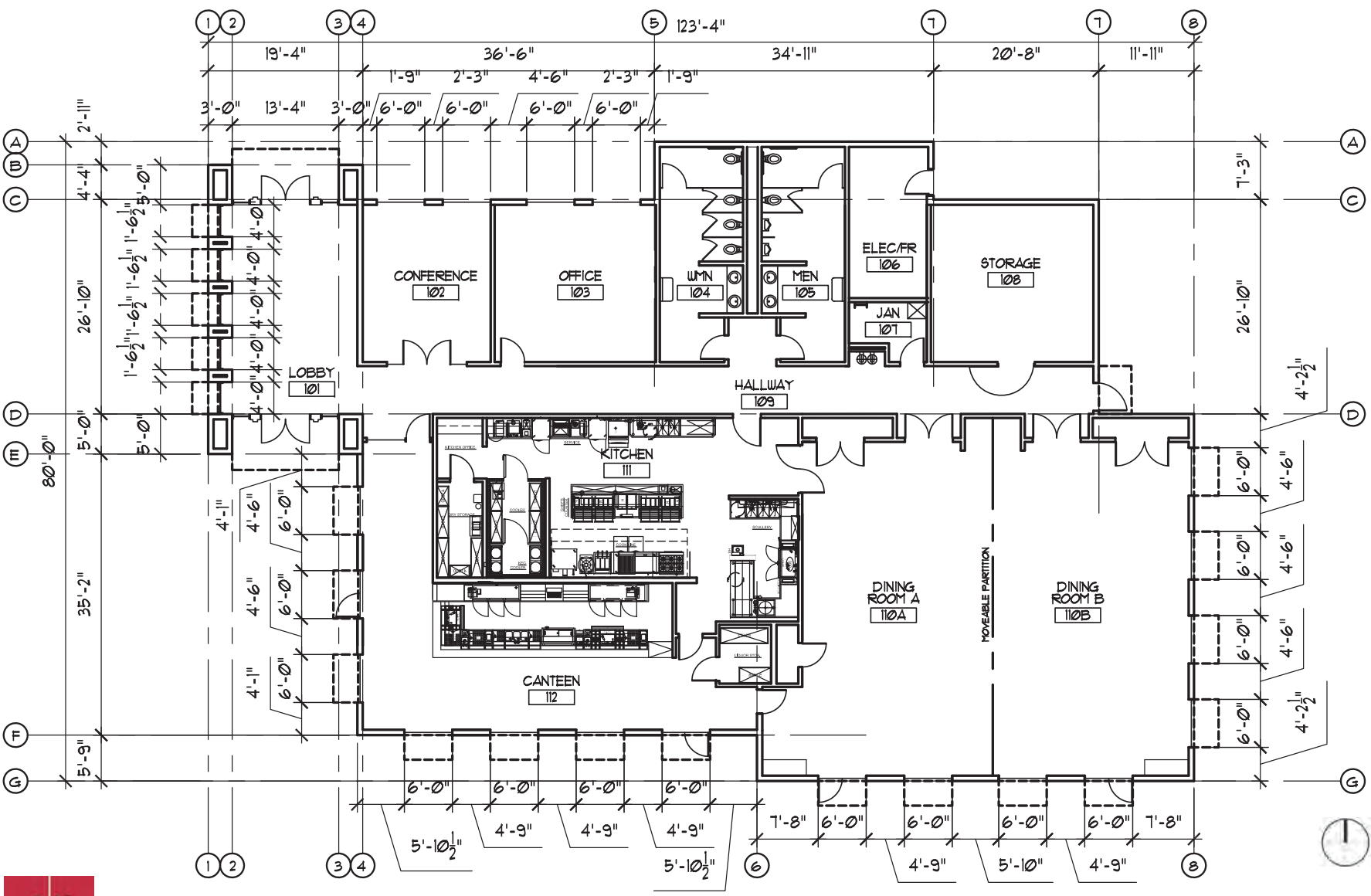


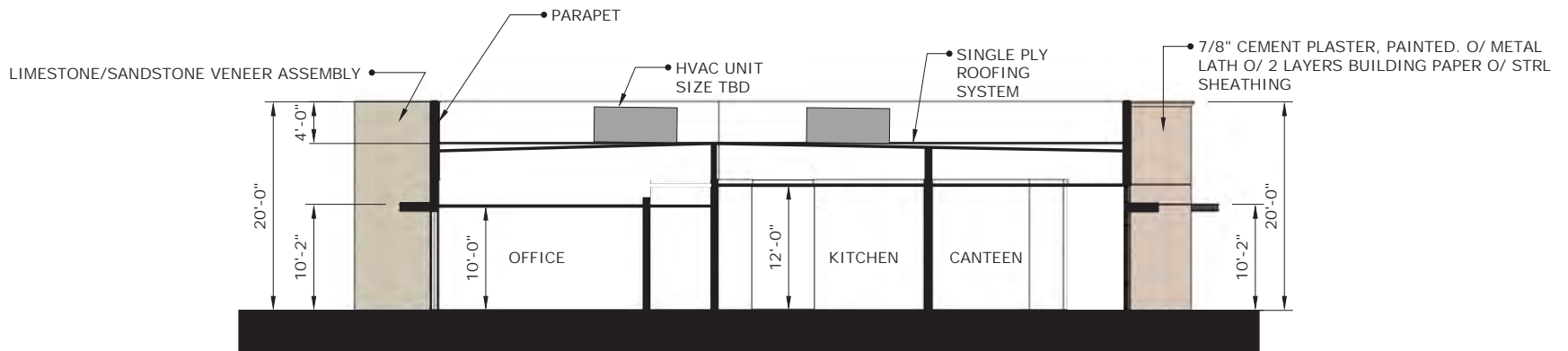
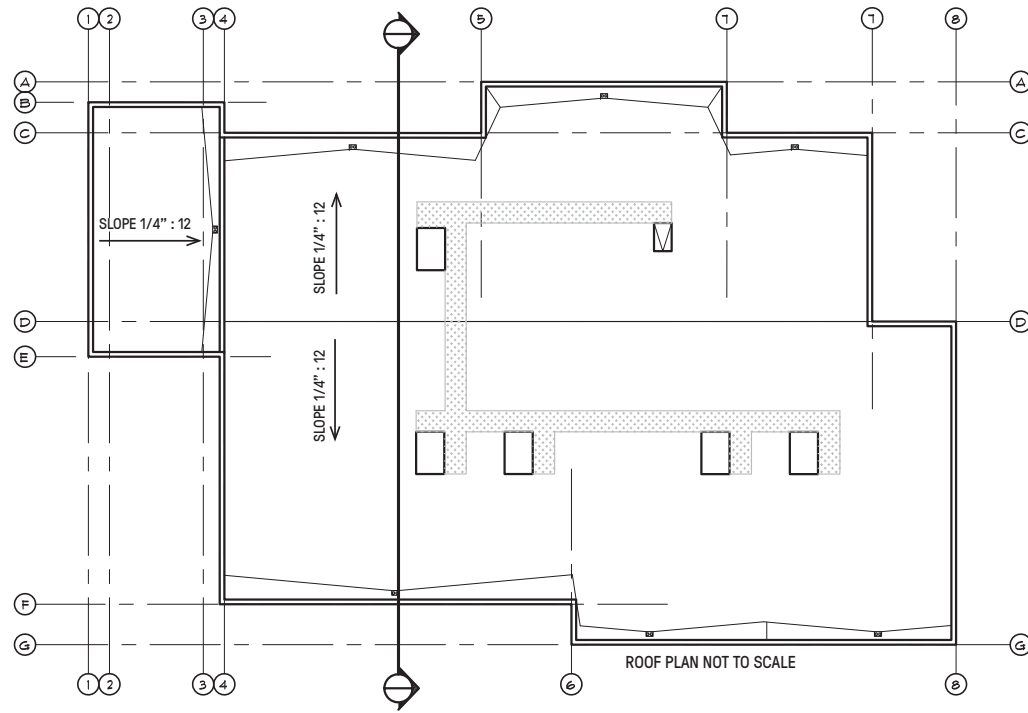


TOTAL P1 SITE AREA:  
653,450 SF | 15 ACRES  
PREVIOUS P1 SITE AREA:  
743,132 SF | 17.05 ACRES  
ORIGINAL P1 SITE AREA:  
951,439 SF | 21.84 ACRES

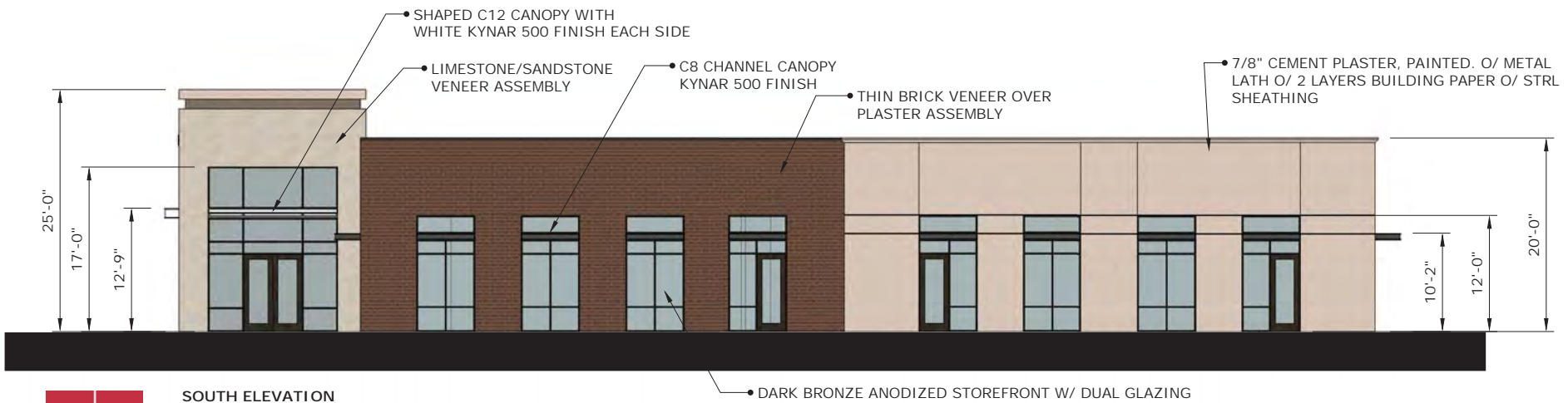
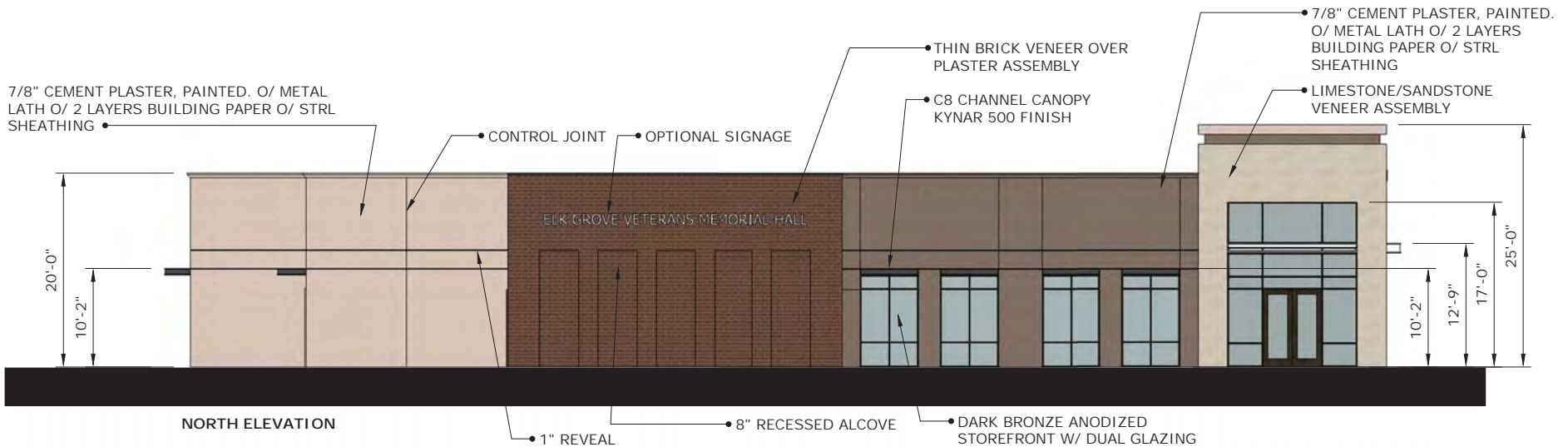
NOTE: SITE IMPROVEMENTS UNDER VETERANS MEMORIAL HALL SCOPE SHOWN COLORED  
REFER TO EXHIBITS BY OTHERS FOR ADDITIONAL IMPROVEMENT INFORMATION

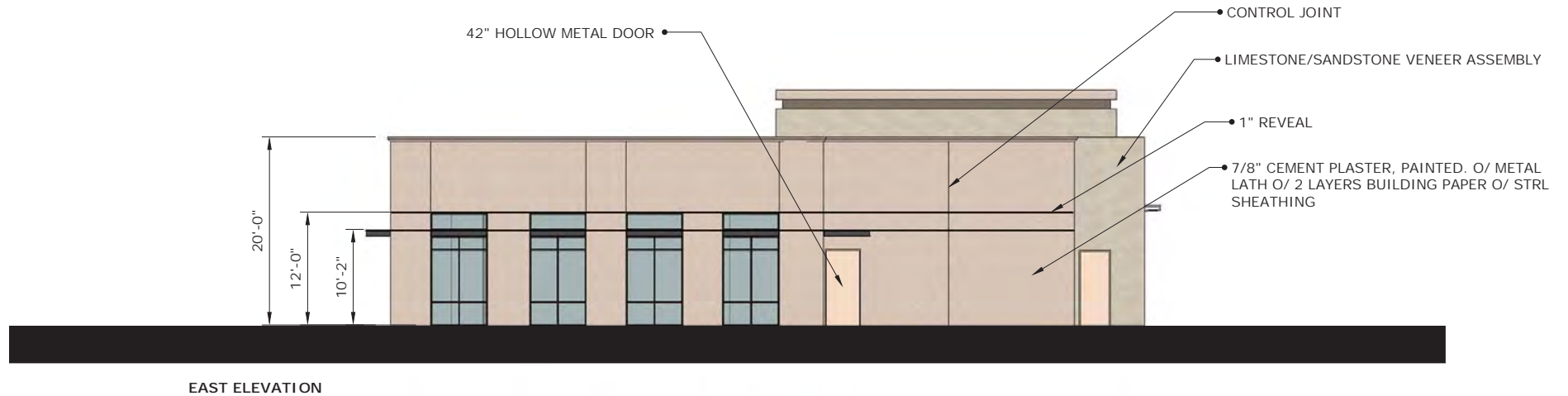
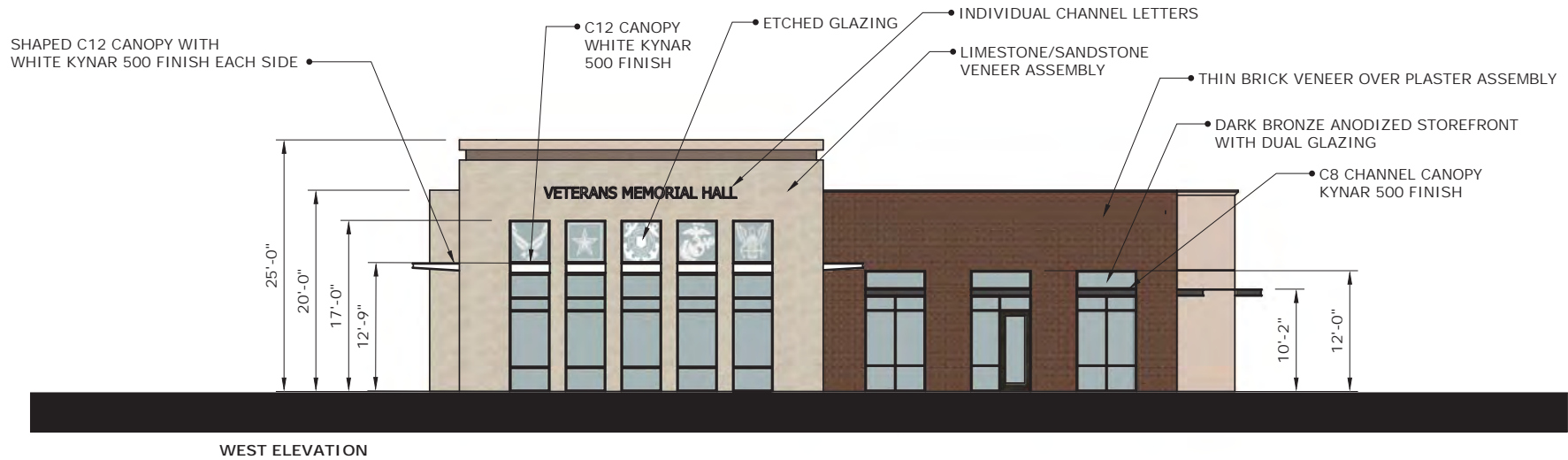














VIEW FROM COMMONS







VIEW FROM CIVIC CENTER DRIVE





VIEW FROM NORTH EAST DRIVE AISLE





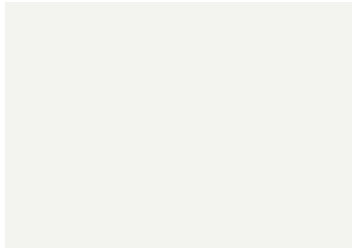
CANOPY COLOR 1



STOREFRONT



LIMESTONE VENEER



CANOPY COLOR 2



THIN BRICK VENEER



CEMENT PLASTER COLOR 1



CEMENT PLASTER COLOR 2





# *City of Elk Grove*

*Planning Commission Meeting June 16, 2016*



# *CIVIC CENTER AQUATICS*

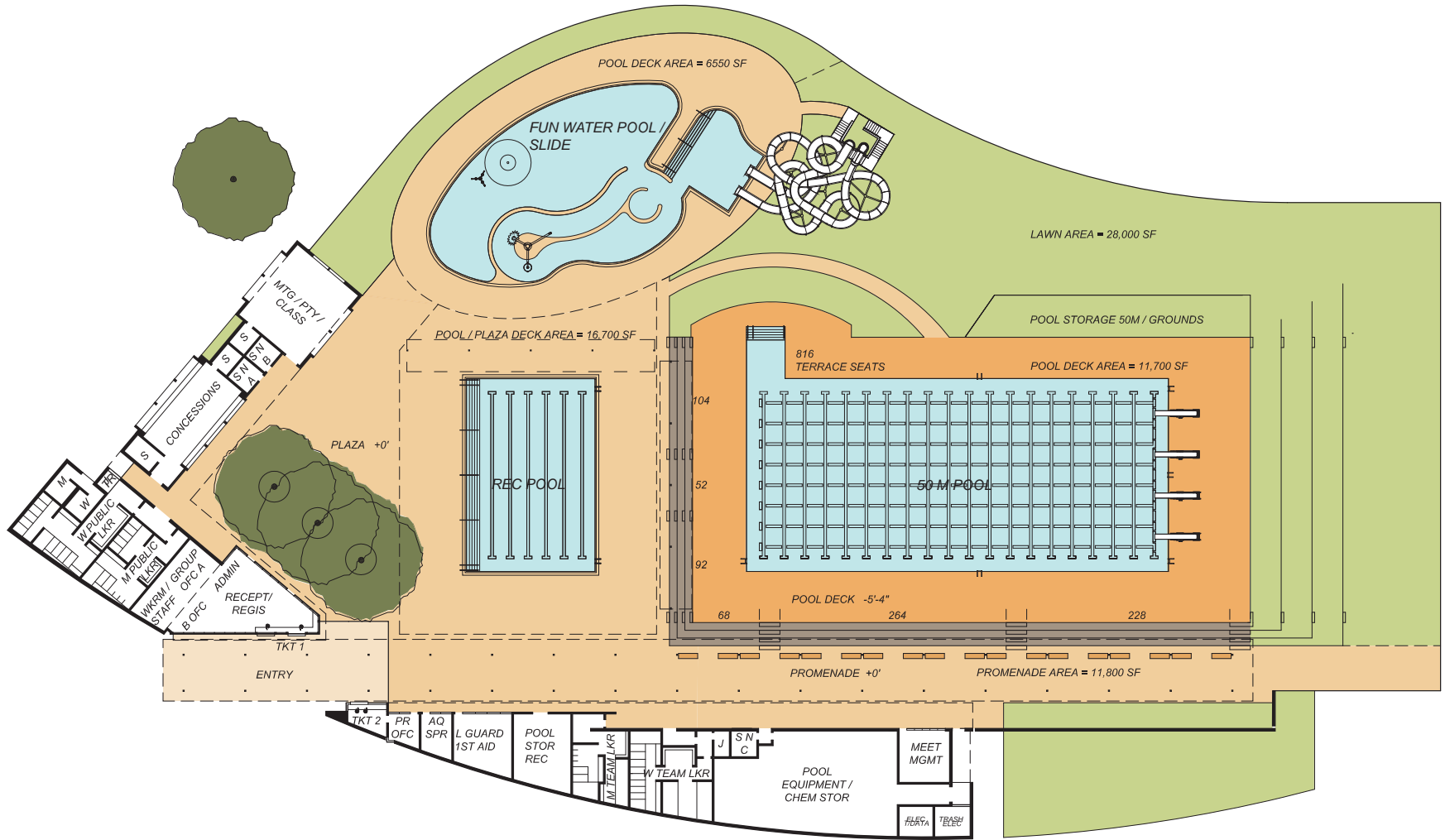


SITE PLAN - PHASE 1 0' 100' 

**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
PLANNING COMMISSION SUBMITTAL

**ELS**  
ARCHITECTURE AND URBAN DESIGN

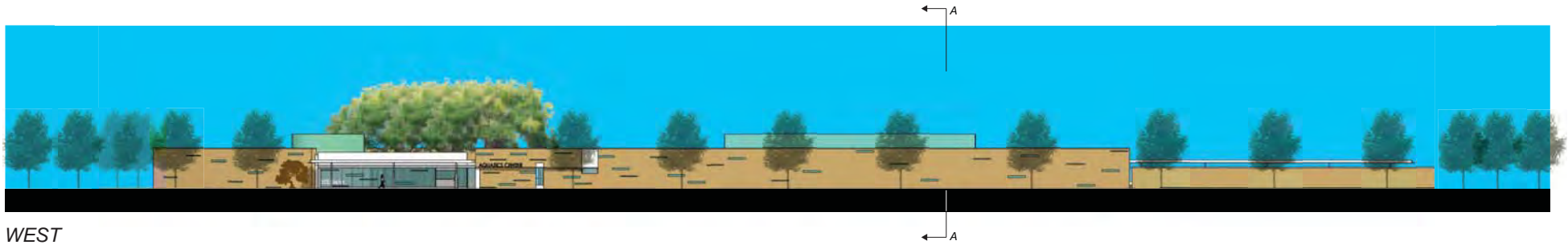
6/16/2016



PLAN 0' 20' 40'

**CIVIC CENTER AQUATICS CITY OF ELK GROVE**  
 PLANNING COMMISSION SUBMITTAL





WEST

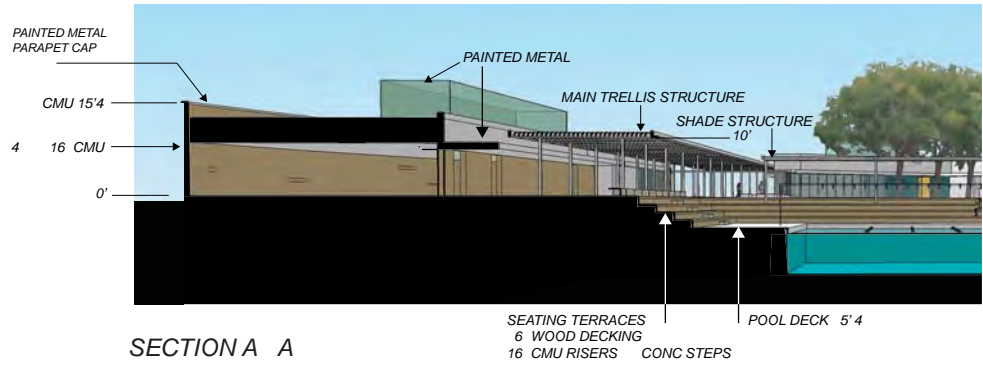


NORTH

0' 20' 40'



SOUTH



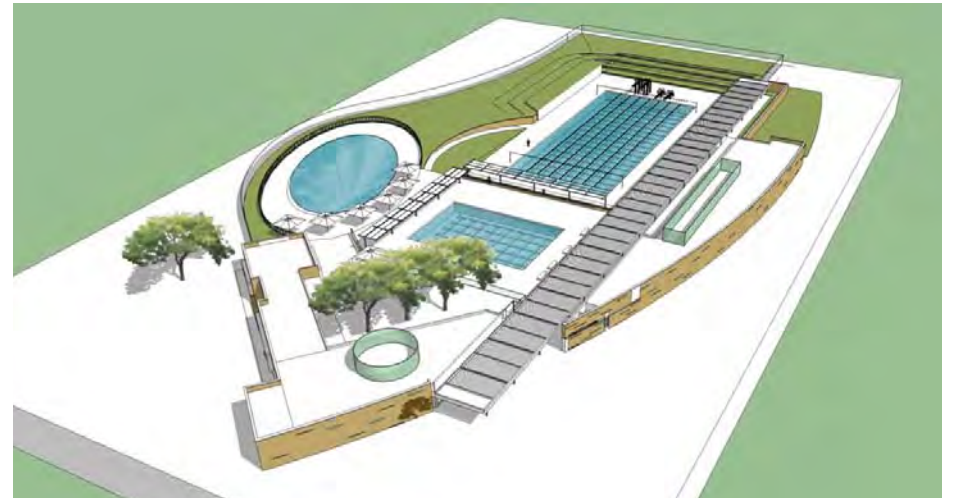
SECTION A A

ELEVATIONS / SECTION

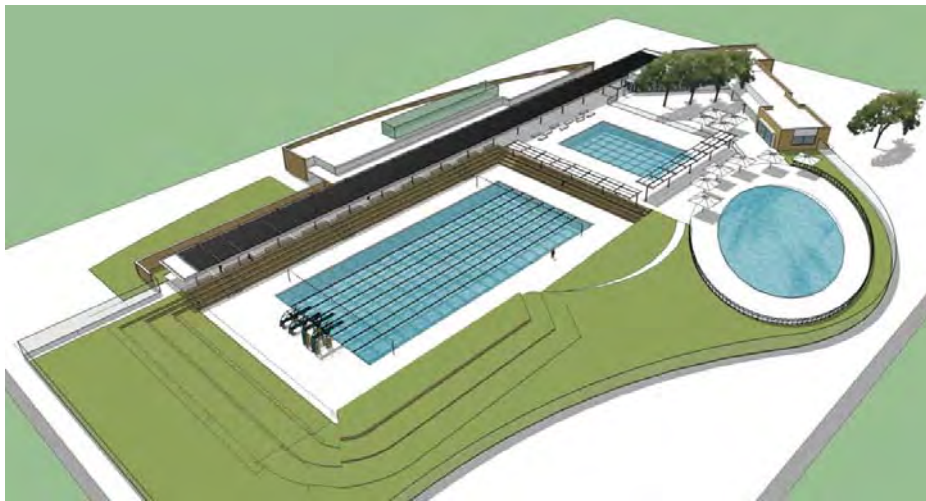
**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
 PLANNING COMMISSION SUBMITTAL



SOUTHWEST



NORTHWEST



SOUTHEAST  
MODEL VIEWS



NORTH

**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
PLANNING COMMISSION SUBMITTAL





**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
*PLANNING COMMISSION SUBMITTAL*





**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
*PLANNING COMMISSION SUBMITTAL*





**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
*PLANNING COMMISSION SUBMITTAL*





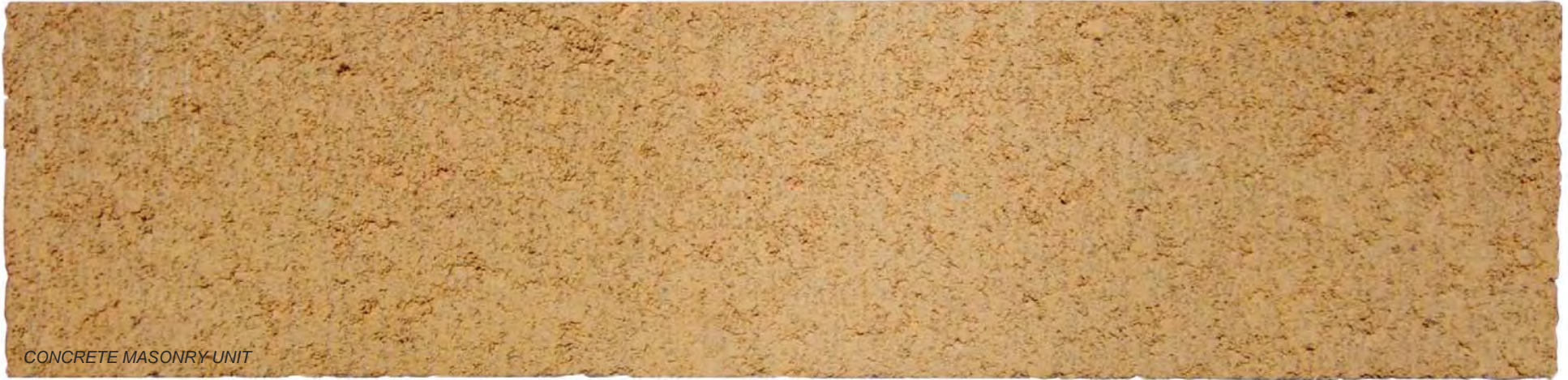
**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
PLANNING COMMISSION SUBMITTAL





**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
*PLANNING COMMISSION SUBMITTAL*





CONCRETE MASONRY UNIT



LIGHT BAR



LIGHT BAR



RESTROOM TILE



GLASS

ALUMINUM MULLION

DECKING



METAL PANEL

**CIVIC CENTER AQUATICS** CITY OF ELK GROVE  
PLANNING COMMISSION SUBMITTAL

Exhibit H  
 Veterans Hall and Aquatic Center Design Review (EG-13-003A)  
 Conditions of Approval – Veterans Hall and Aquatic Center Design Review

| <u>Conditions of Approval</u> |  | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|-------------------------------|--|--------------------------------|---------------------------------|--|
| <b>On-Going</b>               |  |                                |                                 |  |
| 1.                            | Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits F and G, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.  | On Going                       | Planning                        |  |
| 2.                            | This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.   | On Going                       | Planning                        |  |
| 3.                            | The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.   | On-Going                       | Planning                        |  |
| 4.                            | <p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Laguna Ridge Specific Plan</li> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements)</li> <li>• EGMC Title 16 (Building and Construction)</li> <li>• Laguna Ridge Supplemental Design Guidelines for landscape improvements</li> <li>• Civic Center Design Guidelines</li> <li>• Civic Center South Property District Development Plan</li> </ul> | On Going                       | Planning<br>Engineering         |  |



| <u>Conditions of Approval</u> |   | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u>                             | <u>Verification (date and signature)</u> |
|-------------------------------|---|--------------------------------|---|--|
| 5.                            | <p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p> | On Going                       | Engineering<br>SCWA<br>SASD<br>SMUD<br>PG&E                 |  |
| 6.                            | <p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>  | On-Going                       | Planning<br>Engineering<br>Building<br>CCSD<br>SCWA<br>SASD |  |
| 7.                            | <p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire permit</li> </ul>  | On-Going                       | Planning<br>Engineering<br>Building<br>CCSD<br>SCWA<br>SASD |  |

| <u>Conditions of Approval</u>   |  | <u>Timing / Implementation</u> | <u>Enforcement / Monitoring</u> | <u>Verification (date and signature)</u> |
|---|--|--------------------------------|---------------------------------|--|
| <b>Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval</b> |  |                                |                                 |  |
| 8.  | The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.<br><br>A note stating the above shall be placed on the Building Permits. | Building Permit                | Planning                        |  |
| 9.  | All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.<br><br>A note stating the above shall be placed on the Building Permits.  | Building Permit                | Planning                        |  |
| 10.   | Improvement Plans for the common area improvements necessary to serve each component of the Project shall be approved prior to issuance of the Building Permit(s) for the respective phases.   | Building Permit                | Engineering                     |  |
| 11.   | The Building Permits and plans for each component of the Project shall incorporate the building signage as required by the District Development Plan.  | Building Permit                | Planning                        |  |
| 12.   | All sprinklered buildings shall be provided with a fire control room.  | Building Permit                | CCSD Fire                       |  |
| 13.   | The exterior walls of all buildings shall be within 150' of a fire access lane.  | Building Permit                | CCSD Fire                       |  |
| 14.   | Fire flow requirements for sprinklered buildings may be reduced up to a maximum of 50%.  | Building Permit                | CCSD Fire                       |  |

##



## Planning Commission Staff Report

June 16, 2016

**PROJECT:** Civic Center South Property  
**FILE:** EG-13-003A  
**REQUEST:** Specific Plan Amendment, District Development Plan, Capital Improvement Program Design Review (Major and Minor), Parking Reduction Permit, Tentative Subdivision Map  
**LOCATION:** 9711 Big Horn Boulevard (Southeast Corner of Big Horn Boulevard and Civic Center Drive)  
**APN:** 132-1990-011, 012, 017, 018, 019, 020, & 021  
**STAFF:** Christopher Jordan, AICP

### APPLICANT/OWNER

City of Elk Grove  
 8401 Laguna Palms Way  
 Elk Grove, CA

### Staff Recommendation

Staff recommends that the Planning Commission adopt a Resolution making a recommendation that the City Council:

1. Adopt a Resolution considering the Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) and Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) for the Civic Center South Property Project (EG-13-003A), subject to findings and mitigation measures; and
2. Adopt a Resolution approving the proposed Specific Plan Amendment to add an alternative cross section for Civic Center Drive; and
3. Adopt a Resolution approving the District Development Plan, CIP Design Review, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project (EG-13-003A), subject to the findings and conditions of approval.

### Project Description

The proposed Project, in its final form, will consist of the development of 56 acres of recreation and community uses, including but not limited to, an Aquatics Complex, Veterans Hall, Community Center/Senior Center, Library/Cultural Arts, Children's' Discovery Center, Nature Center (Preserve), a Commons (public plaza), transit center, and open space and park amenities. Specifically, the Project includes the following permits and approvals:

- An amendment to the Laguna Ridge Specific Plan to add an alternative roadway cross - section for Civic Center Drive that includes on-street parking and eliminates the existing center turn lane, from Big Horn Blvd to Big Timber Drive.
- A District Development Plan approving the general configuration of uses and activities on the site; access, parking, and circulation; and architectural design, colors, and materials pallet. It also includes a deviation from landscaping requirements for landscape islands in parking lots through implementation of an alternative landscaping layout.



- A Parking Reduction Permit approving alternative parking ratios for development of the Civic Center South Property.
- A Capital Improvement Program Design Review for Minor Design Review for an approximately 7,800 square foot Veterans Hall, including a 2,500± square foot dining hall capable of holding events for up to 200 people in a dining configuration.
- A Capital Improvement Program Design Review for Major Design Review for an Aquatics Complex that includes the following key features:
  - 15,000± square feet of enclosed building, including locker rooms and restrooms, concessions, offices, storage, and mechanical space.
  - One 50-meter by 25-yard Competition Pool with two (2) 1-meter and two (2) 3-meter spring boards.
  - One 25-meter by 6-lane Teaching and Fitness Pool.
  - One 6,000 square foot Recreational Pool with slide(s).
  - Shaded seating for up to 1,000 spectators around the Competition Pool.
- A Tentative Subdivision Map to subdivide the property into eight (8) lots.

These approvals and permits are necessary in order to develop the Project as proposed. The City's regulations specifically state that Design Review approvals for City-sponsored projects must be approved by the City Council after review and recommendation by the Planning Commission.

### **Background**

The Civic Center site includes approximately 76 total acres, generally bound by Elk Grove Boulevard to the north, Big Horn Boulevard to the west and Lotz Parkway to the south. Civic Center Drive divides the site, with 20 acres north of Civic Center Drive and approximately 56 acres to the south. The northern property has no deed restrictions on the use of the property, while the southern property has deed restrictions that provide that the land is to be used for "Park Purposes." The properties were dedicated to the City in 2006.

The City commenced planning for development of the Civic Center in 2007 through two efforts. The public participated in a series of workshops to identify potential amenities and the priorities thereof. The City also solicited for a world-renowned architect to ensure the facilities become attractions in themselves. Once the list of amenities was confirmed by the City Council (listed below), the City hired ERA in 2009 to provide a Market and Financial Study ("Study"). The Study identified the regional market's ability to attract and sustain operations for each facility identified. The Study further provided a recommendation for implementation. The architect then provided a Conceptual Site Plan for the optimal layout of the facilities. Design Guidelines were developed in 2011 to provide direction for aesthetics. The uses selected by the City Council for the entire Civic Center property are:

- Main Library
- Community Center/Veteran's Hall
- Children's Discovery Center
- Attractive Outdoor Areas
- Commercial Development Complex
- Other Commercial
- Sports Facilities
- Performing arts theater
- Civic offices
- Hotel and convention center
- Complementary retail/restaurants

The northern property was identified for the more intensive operations, including the civic offices, hotel and convention center, and parking structure. The focus of the southern property was on the less intensive and recreational uses, including the aquatics center, library, discovery center, and nature area. It was noted that the community center and performing arts center would also be possible fits for the southern property.

After several recreational projects were considered for the southern property, the City entered into a contract with P3 International (P3I) in October 2013 to design, build, operate and finance a commercial water park and competitive aquatic center. On September 10, 2014, the Council voted to discontinue pursuit of the water park element and directed staff to proceed with the design of the competitive aquatics facility as a stand-alone project, using a traditional design/bid/build approach. The contract with P3I was thereafter terminated.

While the aquatics project was being developed, the City also started planning and prioritizing other Civic Center facilities. Based on input from veterans' organizations and the Senior Center of Elk Grove (SCEG) regarding the inadequacy of existing facilities to meet the needs of these groups, the Council directed staff to begin planning efforts to develop a Veterans Hall and Senior Center at the Civic Center. In Spring 2014, the Council included funding in the Fiscal Year 2014-19 Capital Improvement Program (CIP) for the development of a Veterans Hall. Funding was allocated in December 2014 for a Senior Center, which includes a \$3 million contribution from the SCEG.

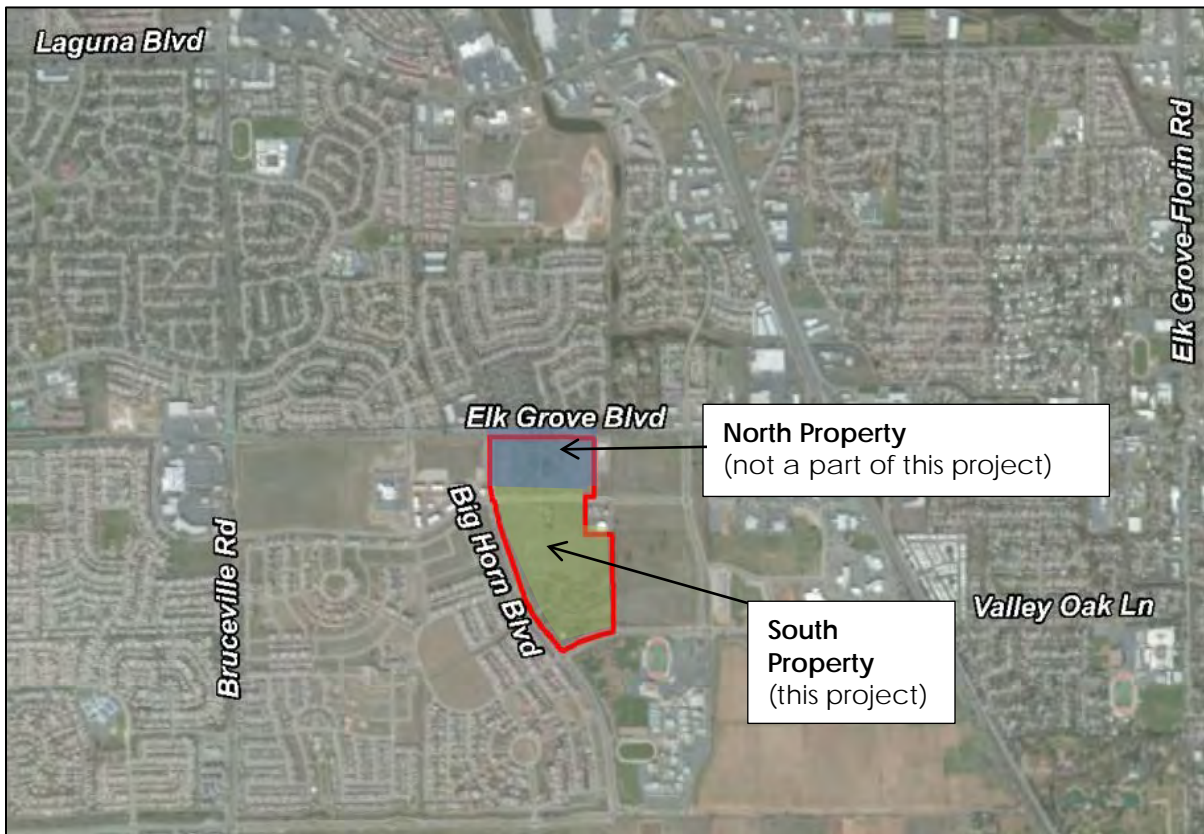
The revised Aquatic Center design was completed and put out to bid in June 2015. The design included an internal roadway that would benefit the Aquatic Center, as well as the Senior Center and Veterans Hall. The City received three bids on the project, with the lowest bid exceeding the project budget by approximately \$10 million. On October 14, 2015, the City Council rejected all bids for the Aquatics Center and directed staff to analyze options to reduce the costs of the Aquatic Center and return with alternatives at a later date.

At the January 13, 2016 City Council meeting, the Council directed staff to develop a new master plan for the Civic Center South Property. The focus of the new design was to be on locating major facilities closer to the existing roadways and infrastructure, which would reduce the development costs. Additionally, the Council confirmed that the three priority projects for initial development of the Civic Center were to be the Aquatics Complex (as redefined), the Veterans Hall, and the Senior Center (to be combined with the Community Center).

### **Project Setting**

The Project site is located east of the intersection of Civic Center Drive and Big Horn Boulevard within the Laguna Ridge Specific Plan area (Figure 1). The Project site has historically been used for agricultural purposes, and is primarily undeveloped. A wetland preserve that contains marsh habitat, in the southern portion of the site, is currently restricted under a US Army Corps of Engineer (USACE) permit limiting the use of the property for wetlands only.

Figure 1 – Civic Center Location Map



The General Plan designation for the Civic Center Aquatics Complex is Public Parks (PP), except for the open space portion, which is designated Public Open Space/Recreation (Pub Os/Rec). The Specific Plan designates the site Community Park (CP). The overflow parking area is designated Public/Quasi-Public (P/QP) in the General Plan and zoned Shopping Commercial (SC), which allows a full range of uses. The Laguna Ridge Specific Plan identifies the site as the future Civic Center.

Immediately west of the Project site is Big Horn Boulevard, a four-lane separated roadway, with a single-family residential subdivision (The Grove) located farther to the west. Immediately south of the Project site is Lotz Parkway, a four-lane separated roadway, with Elizabeth Pinkerton Middle School/Cosumnes Oaks High School farther to the south. East of the Project site is the Allen Ranch single-family residential subdivision that is nearly built out. There is also a Sacramento County Water Agency facility located adjacent to the Project site, to the northeast. Immediately north of the Project site is vacant and is designated for future development as a civic center with a local park as well as business park and residential development.



Table 1 summarizes the uses and land use designations adjacent to the project site.

**Table 1 – Adjacent Land Designations and Uses**

|                     | <b>Existing Uses</b> | <b>General Plan</b>                 | <b>Specific Plan/ Zoning</b> |
|---------------------|----------------------|-------------------------------------|------------------------------|
| <b>Project Site</b> | Vacant               | Public/Quasi-Public<br>Public Parks | Community Park<br>Open Space |
| <b>North</b>        | Vacant               | Civic Center                        | Park<br>SC                   |
| <b>South</b>        | Vacant/Educational   | Public School                       | HS                           |
| <b>West</b>         | Residential          | Low Density Residential             | RD-5 & 7                     |
| <b>East</b>         | Residential          | Low Density Residential             | RD-5                         |

**Analysis**

The proposed Project has been reviewed in accordance with the City’s General Plan, the development standards of the Laguna Ridge Specific Plan and Title 23 of the Municipal Code (herein after the Zoning Code), the City’s Design Guidelines, and the Civic Center Design Guidelines. The proposed Project is consistent with the development standards of the Zoning Code and Laguna Ridge Specific Plan and other design requirements as described below.

The Council has directed that the Phase 1 components of the Civic Center consist of the Veterans Hall, Aquatics Center, and Community/Senior Center. The first two (Veterans and Aquatics) are finishing schematic design and have begun construction design. The Community/Senior Center portion is finishing its feasibility/program analysis and will enter schematic and construction design later this year. Since this Community/Senior Center has not yet entered the design phase, it is not being presented as part of this report. Staff anticipates presenting the Feasibility Study for the Community/Senior Center to the City Council in July for approval before proceeding to design.

At this point, the design team has prepared schematic design plans. These plans articulate the location, scale, and general attributes of the various Project elements. They are not final construction-level plans. Should the Project be approved by the City Council, the design team would work over the following several months to prepare construction plans, to the satisfaction of the City, with the intent of entering construction in early 2017.

To facilitate the development of the Civic Center South Property, staff and the consultant team have prepared a number of documents, materials, and graphics that describe the ultimate form and function of the site. Consistent with Section 23.16.080 of the Zoning Code, a District Development Plan (DDP) is proposed. A DDP is a permit process reserved for larger nonresidential and mixed-use projects that will be developed in phases over time. Through a DDP, the City approves an overall site plan, landscaping, pedestrian improvements, building architecture design parameters, and other features that are common across the site. The DDP is then implemented through subsequent Design Review for the individual buildings. So, in the case of the Civic Center South Property and this Project, a DDP is proposed for the overall site plan and various architectural and landscape aspects and concurrent Design Review approvals are proposed for the first phase construction of the Veterans Hall and Aquatics Center. Each subsequent building will come forward for Design Review approval as funding is identified and the design is completed. Every building and all site improvements must implement and be consistent with the DDP.

**District Development Plan - Overall Architectural Style, Building Materials, Color Palettes, Site Amenities, Public Art**

The program for the Civic Center South Property is illustrated in Figure 2 includes the following key features:

- The Veterans Hall, Community Center/Senior Center, and Library/ Cultural Arts building are all located along Civic Center Drive.
- The Aquatics Center is centrally located at the northern end of the site.
- Parking is provided in two lots – one along Big Horn Boulevard next to the Aquatics Center and another off Civic Center Drive just south of the Veterans Hall. The two lots are not connected. This allows for more pedestrian and community gathering areas within the site and reduces construction costs for pavement areas. A portion of the parking will be used as a park and ride lot and/or parking for future transit facilities, including bus rapid transit and eventually the Blue Line Light Rail extension.
- A common area (referred to as The Commons) is provided between the Library, Community Center, and Aquatics Center. This provides a community gathering space for events, farmers' markets, and other formal and informal activities.
- The southern end of the site includes areas for a Nature Center and Children's Discovery Center.

Figure 2 – Civic Center South Property Program



The proposed site plan (Figure 3) responds to the site by using three intersecting pedestrian promenade arcs that organize and integrate all of the elements on the site including the community facilities, parking, and the park elements. The design concept creates a strong civic presence and permeable edge along Civic Center Drive with the buildings and their massing and then transitions to pedestrian activated nodes and spaces within the park. By defining the building massing at Civic Center Drive, the buildings respond to the future development of the Civic Center North. Southward from Civic Center Drive the more structured and urban approach gently dissipates as one moves into the park, and the character transitions to be more organic, inspired by nature and the existing character of the site.



Figure 3 – Proposed Site Plan



Building Siting and Scale

The buildings along Civic Center Drive create a permeable urban edge that allows pedestrian and visual connections to flow into the site through strong visual and pedestrian corridors established by the intersecting pedestrian arcs and paseos. The connections are created through the use of the main arc, called the Commons, which starts at the corner of Civic Center Drive and Big Horn Boulevard and connects to the Veterans Memorial Hall. Along the arc, transparent building lobbies act as additional gateways along Civic Center Drive and the

Commons. A sense of place and scale<sup>1</sup> is created within these spaces by the building architecture and a hierarchy of pedestrian nodes and outdoor spaces, both on the Civic Center Drive side of the buildings and on the Commons side. At the Commons side of the buildings, covered seating areas, tables, chairs, planters, and other pedestrian-oriented elements serve to activate the building's edge to further reinforce the active relationship between the buildings and the Commons.

The site concept plan also interweaves the Phase 1 buildings and Commons with the cluster of existing trees near Civic Center Drive – mostly Valley Oaks matching the City's logo – to give the new Civic Center instant character and shade. In general, the outdoor setting for the Civic Center is envisioned as a grand, walkable Campus Park, with vegetation, colors and textures drawing inspiration from the site's many existing trees and open meadow as well as the context of the Cosumnes River and Central Valley.

The proposed Project complies with the Civic Center Design Guidelines for layout and circulation in that:

- Circulation for vehicles and pedestrians is designed to eliminate auto-pedestrian conflicts through clearly delineated spaces and designed pedestrian paths through the parking areas.
- Driveways from public streets have been minimized.
- The landscaping design is consistent with City standards for parking lot shading and screening requirements.
- Buildings are organized to create a lively, transparent, and articulated street frontage.
- Buildings are predominantly one story, with the library being two to three stories, which provides a pedestrian scale.
- Public spaces are well defined and easily accessible.
- Shading is provided throughout with awnings, canopies, and landscaping.

The Laguna Ridge Specific Plan, in establishing the zoning for the property, does not establish any minimum setbacks or maximum height standards these standards are found in Title 23.

### Circulation and Parking

Primary access to the site is provided from Big Horn Boulevard. The Project would improve the “fourth leg” of the existing signal at Big Horn Boulevard and Denali Circle. Vehicles would then be directed into the primary parking area, which includes approximately 550 spaces. Due to the future fixed transit service along Big Horn (light rail/bus rapid transit) a second point of access to this parking lot is not advisable as it would impact transit operations and feasibility.

A secondary access is provided from Civic Center Drive. This access would lead to the second parking lot on the eastern side of the property. This lot includes approximately 130 paved spaces, plus an additional area to the southeast that is unpaved. The unpaved area serves as overflow parking during swim meets and larger City events and gatherings on the property.

Off-site parking, as noted earlier, would be provided at properties across Civic Center Drive at either the City's lot to the north or across Big Timber Drive on land owned by Pappas Investments

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<sup>1</sup> Having characteristics that make a place special or unique, as well as those that foster a sense of authentic human attachment and belonging.

(Cordova 83 Props, LLC) to support peak operations. Entries to these off-site parking areas would be provided from Civic Center Drive and/or Big Timber Drive.

The Project also proposes to restripe Civic Center Drive, which would eliminate the center turn lane along the Project frontage to provide approximately 50 on-street parking spaces. This would provide some parking opportunities immediately adjacent to the Community/Senior Center as well as help address the overall parking needs of the Project. The Specific Plan currently obligates the center turn lane so an amendment is necessary in order to complete the change. The center lane was developed as part of initial development of the area because driveways onto the Project site were unknown at the time. The current proposal has only one driveway along Civic Center near the Project's easterly property line. Therefore, the center lane between Big Horn and Big Timer Drive is not warranted and the space could be better utilized as parking. The on-street parking would not be metered.

Table 2 identifies the individual and cumulative parking requirements for the various components of the Project. As shown in the table, a total of 1,739 parking spaces are required under the standards in the Zoning Code.

**Table 2 – Parking Analysis Pursuant to Zoning Code Standards**

| Use/Activity                          | Parking Standard          | Required Parking |
|---------------------------------------|---------------------------|------------------|
| <b>Veterans Hall</b>                  |                           |                  |
| Assembly Hall (200 seats)             | 1 space per 3 seats       | 67               |
| Cantina (40 seats)                    | 1 space per 3 seats       | 13               |
| <b>Community Center/Senior Center</b> |                           |                  |
| Classroom Space (20,000 sf)           | 1 space per 50 sf         | 400              |
| Assembly Hall (8,000 sf)              | 1 space per 50 sf         | 160              |
| <b>Aquatics</b>                       |                           |                  |
| Building Area (15,000 sf)             | 1 space per 200 sf        | 210              |
| Recreation Pool (6,000 sf)            |                           |                  |
| Teaching Pool (8,612 sf)              |                           |                  |
| Competition Pool (12,303 sf)          |                           |                  |
| <b>Library</b>                        |                           |                  |
| Building Area (65,000 sf)             | 1 space / 400 sf          | 163              |
| Theatre (1,500 seats)                 | 1 space per 3 seats       | 500              |
| <b>Children's Discovery Museum</b>    |                           |                  |
| Display Area (15,000 sf)              | 1 space per 400 sf        | 38               |
| <b>Nature Center</b>                  |                           |                  |
| Display Area (2,500 sf)               | 1 space per 400 sf        | 6                |
| <b>Park (15 acres)</b>                | 5% of the total site area | 82               |
| <b>Commons (&lt; 10 acres)</b>        | None                      | None             |
| <b>Park and Ride Facility</b>         | None required             | 100              |
| <b>TOTAL</b>                          |                           | <b>1,739</b>     |

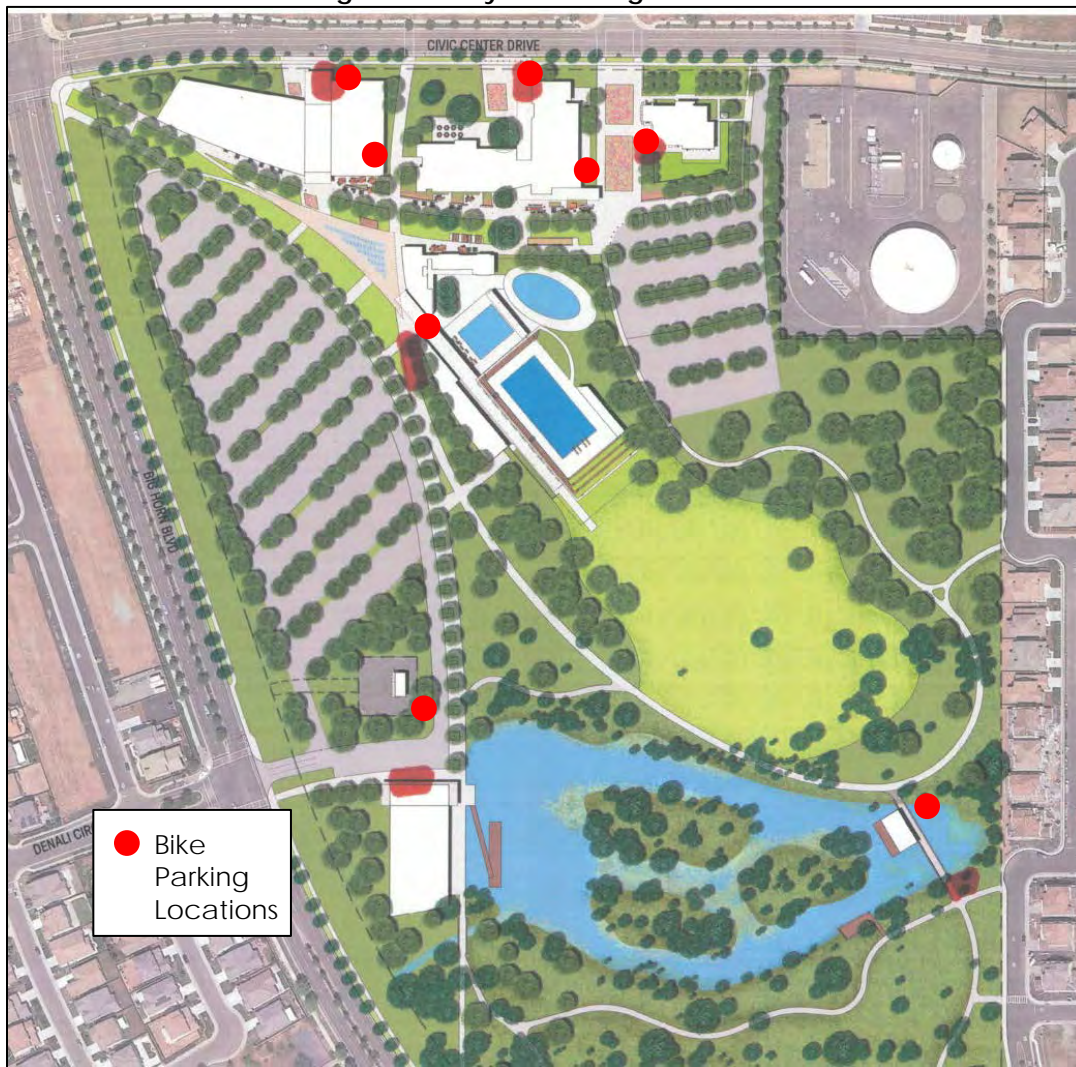
However, not all of the uses will operate at the same time and some site users will visit multiple uses within a single visit. To understand the impact of these interrelationships, a parking technical memorandum (provided in Attachment 2) was prepared for the project. The memorandum identifies that the Project generates a demand for 681 parking spaces at normal operation at full buildout. Just under 900 spaces are proposed on-site (between paved and overflow), and an additional 50 are proposed along Civic Center Drive. The total of 948 spaces will more than satisfy the operational demands of the Project based upon the use schedule and



multi-activity nature of the site as documented in the memorandum. Therefore, approval of a Parking Reduction Permit documenting this analysis is appropriate. The analysis presented in the technical memorandum is based upon a survey of similar facilities in the region and is therefore appropriate to the Project. The memorandum does recommend preparation of an operations plan for managing traffic into and out of the facility during larger events. Conditions calling for development of these measures are included in the draft resolution.

Based upon the number of required parking spaces and the requirements of Section 23.58.100 of the Zoning Code (Bicycle Parking Requirements), the Project is required to provide ten percent of the required vehicle parking in bicycle parking. This equates to 68 bicycle parking stalls. These stalls, which will be in the form of racks as illustrated in the DDP materials, will be located throughout the site at the primary entrances to the buildings. Figure 4 illustrates the conceptual locations for these racks. Exact locations and quantity for each location will be determined as part of individual building design.

**Figure 4 - Bicycle Parking Locations**



The overall site design and circulation integrates with the surrounding sidewalk and trail network. Users of the existing trail system can access the site from Big Horn Blvd at the traffic signal at Denali Circle or at Lotz Parkway. A separate pedestrian cross of Big Horn Blvd at the trail is not feasible based upon the distances between the Denali Circle and Lotz Parkway signals and the presence of the outfall channel from the on-site basin. Figure 5 illustrates some of the pathways and connection opportunities to the surrounding area.

Figure 5 - Pedestrian Pathways and Trails



Emergency vehicle access has been coordinated with Cosumnes Community Services District (CCSD) – Fire Department. CCSD has requested a dedicated vehicle pathway through the site, particularly within the Commons area that provides access to and around the Community/Senior Center and Aquatics Center. The proposed route is identified in Figure 6.



Figure 6 - Emergency Vehicle Access



### Building Architecture

The building architecture responds to the site, their function, and the environment by following the design framework established for the site. The building architecture is designed to complement the site context rather than stand out from the site context. The designs have strong clean lines that evoke timelessness, transparency and elegance, utilizing materials and a color palette focused towards natural colors and materials including masonry, wood, glass, stone, and concrete. Architectural elements such as covered walkways, trellises, entry and window canopies, fenestration arrangement, and lighting help to create scale and bring order to the site.

The color and design themes shown in the DDP will serve as the architectural framework for the site. All subsequent development must be consistent with these parameters. That said, the pallet provides a family of colors and material options that allows each building to fit within the overall context without having each building be identical. The analogy that the design team has utilized through the design process is that the buildings are within a family of cousins, not direct siblings. As described later in the Aquatics and Veterans buildings, the color pallet and range of materials are consistent between the two without being exactly the same.



The architectural style proposed for the Civic Center responds to the guidance in the Design Guidelines. It does this by:

- Utilizing materials and colors found in the area or within other planned developments in the Town Center area of Laguna Ridge.
- Utilizing a unified design language for the entire site.
- Employing a style that incorporates modern design tendencies, while still responding to historic styles from the community that projects the City's "optimism for growth and progress in the 21<sup>st</sup> century."
- Utilizing the range of color and acceptable materials outlined in the guidelines, including stone, brick, and masonry, along with lighter colors for the main body of buildings. Unacceptable materials, including wood roofs, mirrored glass, and bare, unfinished metals are not included.
- Opportunities for architectural accent lighting are included (and employed in the Aquatics Center). Light fixtures within the Project are pedestrian in scale and of a style that reflects the character and architectural inspiration for the site (e.g., the tree canopies).

#### The Commons

The Commons is designed to serve as an outdoor gathering space for the Elk Grove community. In addition to the various flanking building indoor-outdoor spaces such as cafes and concessions, the Commons is activated by a small stage, splash fountain, picnic tables, bocce court, fire pit and informal lawn carpets. Figure 7 provides an artistic illustration of how the site would look at buildout.

Figure 7 – The Commons



The Commons' two parallel walks are sized for hosting farmers' markets and community festivals, accommodating over 50 standard 10x10' booths in a loop configuration. Other configurations are also possible to accommodate different events. Figure 8 illustrates how this could occur.



Figure 8 – Events on the Commons



Future phases of the Civic Center will extend the promenades and walkways/trails to the southerly part of the site, where a large informal meadow, a drainage area, and a native woodland are envisioned to create the natural setting for a Children's Discovery Museum and Nature Center.

Landscape Plan

The proposed Project will comply with City standards for parking lot shading and screening, (Zoning Code requires minimum 50% coverage). Additional landscaping is proposed within the Commons and throughout the site, providing shade opportunities and helping to break up the



hardscape. The pallet of landscape materials envisioned for the Project is presented in Attachment 1, Exhibit C. This pallet (conceptually shown in Figure 9) is consistent with the Civic Center Design Guidelines as it:

- Employs the use of native trees and plantings, including drought tolerant plantings; and
- Includes a variety of trees, evergreens shrubs, groundcovers, and seasonal flowers for color and visual interest.

**Figure 9 – Conceptual Landscaping**



A deviation to the landscape requirements of EGMC Chapter 23.54 (Landscaping) is proposed with the Project. This chapter requires that within parking areas a planter island measuring eight feet by sixteen feet be developed every eight stalls. The intent of this provision is to help achieve the parking lot shading requirement while also providing visual interest within the parking field. The design team believes it can meet the shading obligation without implementing the island requirement by having continuous landscape areas between the rows of parking, as shown in the site plan. Since this implementation would achieve the intent of the regulation, staff recommends that an exemption to the island requirement be provided pursuant the Design Review procedures outlined in EGMC Section 23.16.080.H (Deviations from Standards). This deviation provides more landscape area than would occur with the island approach, which improves visual interest in the site. There are no impacts to the vehicular movements or pedestrian circulation with this deviation and there are no impacts to surrounding properties. Therefore, pursuant to EGMC 23.16.080.H, the deviation is warranted.

Consideration has been given to a multitude of public art types as the site concept is developed and at the appropriate time, staff will work with the Committee for the Arts to identify and define public art opportunities. Figure 10 identifies some concepts for types and locations for public art within the Commons and other areas of the site.

**Figure 10 – Potential Public Art Opportunities**



Wetlands and Drainage

The Project site includes a wetland area that was preserved as part of the initial development of The Grove subdivision (the second phase of Laguna Ridge). The water source for this wetland has been eliminated as development of the surrounding area has occurred and, therefore, the wetland no longer has functional value. However, it is still encumbered with Federal protection under the Clean Water Act. Further complicating matters, the management and maintenance plan for the wetland was never completed by the developer and the Federal permit is now in noncompliance. Staff is working with the Army Corps of Engineers to address this issue and complete the mitigation requirements off-site.

Once this Federal process is completed, the wetland will be repurposed, under the Project, into an on-site drainage feature and detention basin. Storm water flows would be conveyed both overland and through on-site pipe infrastructure into the basin before flowing through the outfall channel and ultimately to Franklin Creek. These changes will allow the existing feature to be reduced from its current 4± acres to between 1.5 and 2 acres. This area will still function as a preserve which was the original intent, but it just won't qualify as wetlands. The reclaimed area

would then become part of the larger, more passive park area of the site. It is envisioned that, the broader area would be enhanced with trails, seating, and educational opportunities in the long-term.

#### Uniform Sign Program

Pursuant to Section 23.16.027 of the Zoning Code, the Project is required to prepare and implement a Uniform Sign Program. The intent of a uniform sign program is to allow for the integration of a project's signs with the design of the structures involved to achieve a unified architectural statement and to approve common sign regulations for multi-tenant projects. The design team is working to complete this requirement; however, it is not on the critical path to achieving the Council's stated delivery objectives for the first phase projects. Therefore, staff recommends deferring this requirement until prior to construction plan approvals. This would provide two or three additional months to address this and to bring it back for public hearing and approval. Conditions of approval identifying this requirement are included in the attached resolution. The City has typically deferred this requirement to a subsequent process for larger retail centers, so this approach does not set a unique precedent.

#### Site Sustainability

Staff and the design team are exploring a number of site sustainability features for the Project. Some ideas that continue to be explored and may be implemented including the following:

- Reduced turf areas and greater use of drought-tolerant plantings to limit irrigation consumption.
- Incorporation of bicycle parking and transit as alternative modes.
- Utilizing low-water plumbing fixtures throughout the site.
- Identifying opportunities for incorporating solar into building and trellis roofs.
- Geothermal/heat exchange for heating and cooling the buildings, in partnership with Sacramento County Water Agency.

The facility is being designed to Tier 1 of the California Green Building Code, which is a higher standard of energy efficiency than otherwise required by that Code and is similar in many ways to the Silver rating of the Leadership through Environmental Design (LEED) rating system. The City is also partnering with SMUD through their "Savings By Design" program, which encourages high-performance design and construction for commercial buildings. The program offers building owners and design teams a wide range of services including:

- Design assistance to integrate innovative design technologies in new construction projects.
- Energy design resources provide free information on efficient technologies, analysis tools, and case histories.
- Owner incentives help offset the costs of energy efficient buildings.
- Design team incentives reward designers who meet ambitious energy efficiency targets.

#### **Veterans Hall**

The Veterans Hall is a single story building that features an assembly hall with kitchen, cantina, meeting room, and office space. A patio is located outside the assembly hall providing additional assembly and function space. The building has been designed based upon a floor plan that meets the operational needs of the Veterans organizations. The proposed building



elevation incorporates the materials and style pallet outlined in the DDP. It further recognizes the intent of the building as a Veterans Hall by incorporating a colonnade design that projects strength, foundation, and history in the more traditional Federalist architectural style.

### **Aquatic Center**

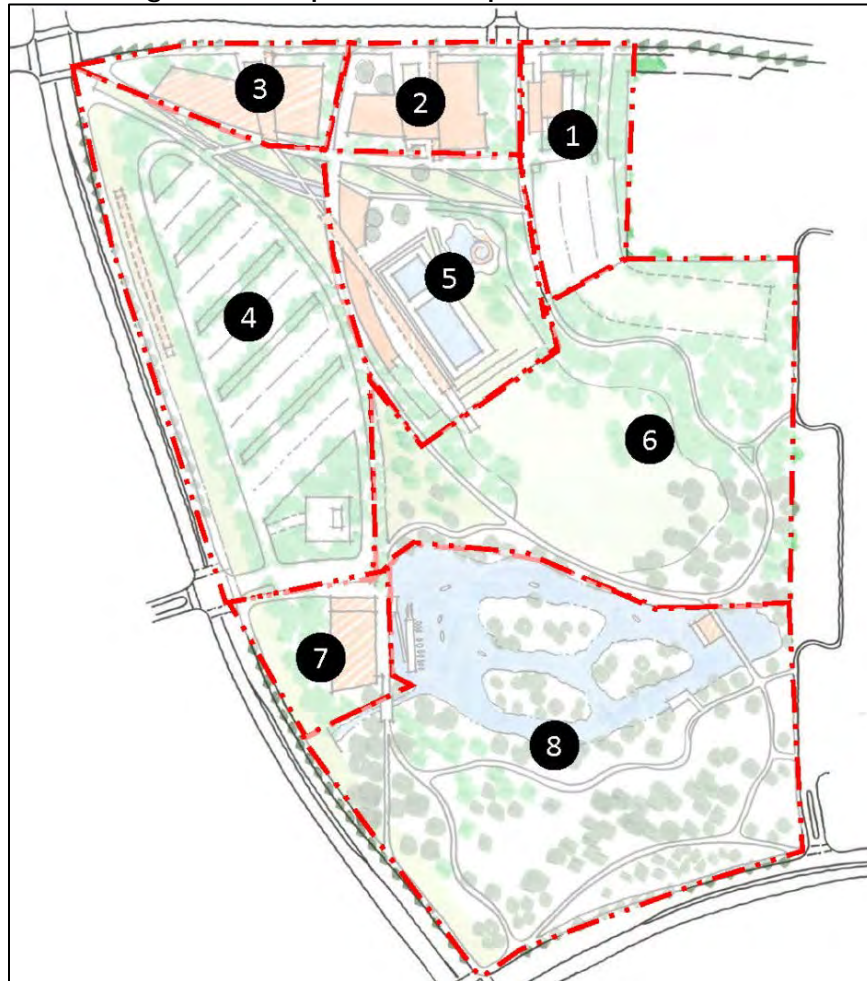
The Aquatic Center, located in the center of the Civic Center complex, is designed around three water bodies – a recreation pool, teaching/training pool, and 50-meter competition pool. The recreation pool and teaching/training pools are located next to the main entrance to the facility, allowing for easy access for recreation swimmers and swim classes. The competition pool is located in the lower half of the facility and is set apart from the rest of the center by its lower elevation – the pool sits approximately five feet lower than the finished grade of the site. This allows for terrace seating around the pool, rather than the need for bleachers.

The design of the Aquatics Center implements the proposed design palette through the use of a blond or buff-colored concrete brick with blue glass accents along the outside. The facility is highlighted by a massive trellis structure, which accentuates the main entrances, provides a shaded walkway between the buildings, and provides shade covering for the seating around the competition pool.

### **Tentative Subdivision Map**

In order to facilitate the phasing and construction of the Project, staff is proposing subdividing the property into eight lots. The proposed boundaries roughly follow the limits of the individual buildings. Figure 10 illustrates the conceptual layout that is provided in technical detail in Attachment 1. The proposed lotting complies with all applicable regulations for minimum lot size and dimensions.

Figure 10 – Proposed Conceptual Site Subdivision



### Community Outreach

During development of the Civic Center, staff and the design team have worked closely with local aquatics groups, the Senior Center of Elk Grove, and the various Veterans groups. Additionally, City staff has involved staff from Cosumnes Community Services District on the design and function of the Aquatics Center and potential operation of this facility under a contract basis. This outreach and coordination will continue through final design of the various components.

Additionally, staff and the design team held a public open house/meeting to present the draft plans on May 4, 2016. The meeting was attended by approximately 30 people. Comments received during the meeting included the following:

- **Cultural & Performing Arts**
  - Ensure the community hall is flexible to support performing arts
  - Elk Grove needs facilities to support the cultural arts
  - Site elements should be public art opportunities for local artists
  - Use the splash pad/plaza for performing arts

- **Sustainability**
  - Ensure there is ample bike parking
  - Working with the trails committee
  - Take advantage of solar and wind
  - Look at planting alternatives to lawn
  
- **Access**
  - Coordinate parking with the falls event center
  - BRT/Park and Ride is a good idea

### **Letters from Commenting Agencies**

Staff has met with the various utility and service providers to understand their design and operational constraints and concerns. The Team will continue to work through these issues as they advance into construction. Standard conditions of approval for Design Review projects have been incorporated for this Project to ensure coordination moving forward.

### **Trails Committee**

Staff presented the Project to the Trails Committee at their May 16, 2016 meeting. Overall, the Committee was supportive of the Project, but provided notes on locations for and styles of bike racks. The Project has been updated to reflect these comments to the extent practical without impacting the overall usability of the site. Specifically, a different bike rack model has been selected that is consistent with the Committee's "U" shape preference and sized to fully support the bike. This additional rack will augment some more artistic styles that may be used in strategic locations.

The location for bike parking at the Aquatics Center has also been adjusted slightly; however, staff recommends keeping it along the western side of the building, rather than directly in front of the entrance, so that the commons area is not impacted in terms of usability and visual interest. To address the safety concerns related to this parking location, security cameras will be located along this area.

The Committee also commented to the proposed changes to Civic Center Drive relative to on-street parking and the existing bike lane. As staff noted at the meeting, the revised cross section would continue to have the bike lane and it would be located between the travel lane and the parking area. The City's Traffic Engineer has reviewed the proposed section and it complies with best design practices.

### **Environmental Analysis**

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA.

A Programmatic Environmental Impact Report (EIR) was prepared and certified for the Laguna Ridge Specific Plan in 2004 and a Subsequent EIR (SEIR) was prepared and certified for the Civic Center Aquatics Complex in 2014. Section 15164 of the State CEQA Guidelines identifies that an



Addendum to an EIR shall be prepared if some changes or additions are necessary but none of the following conditions, which require preparation of a subsequent EIR, have occurred:

1. Substantial changes have been made to the project;
2. Substantial changes have occurred with respect to the circumstances under which the project was undertaken; or
3. New information of substantial importance has become known.

As documented in the attached Addendum (Attachment 1, Exhibit A), the proposed changes to the Project from what was analyzed in the 2014 SEIR do not present any new or worse impacts than those previously analyzed. No changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has become known. Therefore, subsequent environmental review is not required and an addendum is the appropriate documentation for the Project.

### **Recommended Motions**

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

*"I move that the Planning Commission adopt a resolution recommending that the City Council Consider the Laguna Ridge Specific Plan Environmental Impact Report (EIR) and Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) for the Civic Center South Property Project; adopt the proposed amendments to the Laguna Ridge Specific Plan; approve the District Development Plan, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project; approve a Capital Improvement Program Design Review for Minor Design Review Design Review for the Veterans Hall; and approve a Capital Improvement Program Design Review for Major Design Review for the Aquatics Center."*

### **Attachments**

1. Resolution Recommending Approval to Council
  - Exhibit A - CEQA Addendum
  - Exhibit B - Specific Plan Amendment
  - Exhibit C - Project Description - District Development Plan
  - Exhibit D - Project Plans - District Development Plan
  - Exhibit E - Conditions of Approval - District Development Plan
  - Exhibit F - Project Description - Veterans Hall and Aquatics Center Design Review
  - Exhibit G - Project Plans - Veterans Hall and Aquatics Center Design Review
  - Exhibit H - Conditions of Approval - Veterans Hall and Aquatics Center Design Review
2. Parking Study



## MEMORANDUM

Date: May 5, 2016  
 To: Christopher Jordan, City of Elk Grove  
 From: David B. Robinson, Fehr & Peers  
 Subject: **Civic Center Complex South Property – Parking Evaluation**

RS15-3304.01

Fehr & Peers completed its evaluation of the parking requirements for the proposed Civic Center Complex South Property. This evaluation addresses the potential for shared parking adjustment, the effect that the built environment and access to transit may have on project trip making, and the necessary elements of a major event management plan. This memorandum outlines the proposed project, our evaluation methodology and presents the evaluation results and recommendations.

### Civic Center Complex South Property Project

Table 1 summarizes the use descriptions for the South Property of the Civic Center project. Compared to the uses analyzed in the SEIR transportation analysis, South Property would add a Veteran's Hall, Community Center with Senior Center, Public Library, Children's Museum, Civic Plaza, Community Park, Transit Center, and Nature Center.

| <b>TABLE 1: CIVIC CENTER SOUTH PROPERTY USE DESCRIPTION</b> |                          |
|---|--------------------------|
| <b>Land Use</b>   | <b>Size / Attendance</b> |
| Veterans Hall   | 7,800 Square Feet        |
| Community Center with Senior Center                         | 28,000 Square Feet       |
| Aquatics Center <sup>1</sup>                                | 3,000 Attendees          |
| Public Library  | 65,000 Square Feet       |
| Children's Museum   | 25,000 Square Feet       |
| Nature Center   | 2,500 Square Feet        |
| Civic Plaza   | N/A <sup>2</sup>         |
| Community Park  | 10 to 15 Acres           |
| Transit Center (Park and ride Parking)                      | 100 Spaces               |
| Overflow Parking  | 150(+/-) Spaces          |

<sup>1</sup>Maximum attendance for all pools.  
<sup>2</sup>N/A – Not applicable.  
 Source: Fehr & Peers, 2016

### Methodology

Parking levels and time-of-day factors, used to evaluate shared parking opportunities, are not readily available for the uses outlined in Table 1. Therefore, we conducted site reviews and phone interviews with site operators to identify daily activity patterns to determine the adequacy of proposed parking levels, and

to determine if making shared parking adjustments is warranted. The evaluation included the following steps:

- Step 1 Survey Locations – We identified candidate locations to conduct site review and phone interviews. Sites in the City of Elk Grove, City of Roseville, City of Rancho Cordova, City of Galt, City of Palo Alto, El Dorado Hills, and Sacramento County were surveyed. Seventeen sites were surveyed.
- Step 2 Site Review – For candidate sites, we collected information on building area and parking inventory.
- Step 3 Phone Interviews – We interviewed facility operators and collected information on operating hours, services provided, peak service hours, transit use by patrons, parking provided, adequacy of parking supply, and if the facility shares space or parking with another user.
- Step 4 Time-of-Day Summary – Based on the results of Step 3, we plotted the peak service information for all surveyed sites to identify time-of-day patterns and the potential to make shared parking adjustments.
- Step 5 Parking Supply – Based on the results of Steps 2 and 3, we developed a parking supply estimate for the surveyed sites to compare to the parking supply being planned for the proposed project.

In addition to the evaluation outlined above, we also estimated non-auto trips using the MXD+ model. MXD+ is an enhanced version of a model developed by Fehr & Peers and other academic researchers for the US EPA to more accurately estimate the external vehicular trip generation of mixed-use land development projects. The model considers various built environment variables such as land use density, regional location, proximity to transit, and various design variables (e.g., intersection density) when calculating the project's external vehicle trip generation.

Since the project site is located in a developing area of the Laguna Ridge Specific Plan, we used an analogous mixed-use development area with similar land use to what will be constructed in the Laguna Ridge Specific Plan near the project site, including single and multi-family residential, retail and office employment, schools, and civic land uses.

## **Parking**

The following outlines the findings of our evaluation of planned parking supply, shared parking opportunities, and transit use potential.

### Phone Interviews

As outlined in Step 3, we conducted phone interviews with operators of facilities that have uses similar to the proposed project. The following summarizes key input received from these interviews related to parking, site access, and circulation:

- Parking Supply – All operators indicated that their facilities did not have adequate parking.



- Parking Duration – Several of the library operators indicated they have had to place time restrictions on parking spaces closer to the facility to manage parking turnover for short and long-term visitors.
- Walking Distance – Senior center, library, and museum operators stressed the need for short walking distances between the facility and parking.
- Disabled Parking – Library and community center operators indicated that their facilities did not have adequate disabled parking spaces.
- Bus/Transit Accommodation – Many operators indicated the need for adequate bus parking, including covered/shaded drop off/pick up facilities.

Parking Supply

As outlined above, we estimated parking need using an analogue of the planned project developed from the parking supply for the individual components collected in Steps 2 and Step 3 above. Planned parking supply is from the draft site plan (April 4, 2016). Table 2 compares estimated and planned parking supply.

| <b>TABLE 2: PARKING SUPPLY</b> |                       |                            |                   |
|--------------------------------|-----------------------|----------------------------|-------------------|
| <b>Project Phase</b>           | <b>Estimated Need</b> | <b>Planned<sup>1</sup></b> | <b>Difference</b> |
| 1                              | 485                   | 631 <sup>2</sup>           | 146               |
| 2                              | 196                   | 317                        | 121               |
| Total                          | 681                   | 948 <sup>3</sup>           | 267               |

Note:  
<sup>1</sup>Planned parking supply from the April 4, 2016 site plan.  
<sup>2</sup>Assumes 50 on-street parking spaces.  
<sup>3</sup>Includes 113 overflow parking spaces.  
 Source: Fehr & Peers, 2016

As shown in Table 2, planned parking supply is greater than the estimate of needed supply for Phase 1 and Phase 2 of the project. The following summarizes key observations of the planned parking supply:

- Phase 1 – 631 spaces, including 50 on-street spaces. Phase I would provide about 30 percent more spaces compared to the estimated need.
- Phase 2 – Includes an additional 204 spaces and 113 overflow spaces. Without the overflow spaces, Phase 2 would provide about 4 percent more spaces than estimated need. Although Phase 2 would only add 204 more permanent parking spaces, the Phase 2 uses (e.g., Library, Children’s Center, and Nature Center) are less parking intensive than Phase 1 uses during mid-week conditions, based on our interviews with facility operators. In addition, facility operators indicated that school field trips account for a large portion of mid-week visitors (i.e., Children’s Center and Nature Center visitors) and that the students are bussed to the facilities, reducing parking demand.

- Phase 1 and 2 – 948 spaces, including 50 on-street spaces, 100 park and ride spaces, and 113 overflow spaces. Phase 1 and 2 would provide about 39 percent more spaces than the estimated need.
- Park and Ride Spaces – The park and ride spaces may be occupied mid-week (Monday through Friday) during typical work hours. If all 100 spaces were occupied, planned parking supply available to visitors of the project would be reduced by about 11 percent. Without the park and ride spaces, Phase 1 and 2 would provide about 24 percent more spaces compared to the estimated need.
- Overflow Spaces – 113 overflow spaces are planned. Without the overflow spaces, Phase 1 and 2 would provide about 23 percent more spaces compared to the estimated need.

Based on the parking supply evaluation, there is adequate parking planned to accommodate typical weekday and weekend conditions. Additional temporary parking will be available to the project for major events that will largely occur during weekends, located on the north side of Civic Center Drive on City-owned or private property.

Shared Parking Opportunities

Shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment. For the Civic Center, the ability to share parking is a function of the variation in the accumulation of vehicles by hour associated with the individual land uses. Time-of-day characteristic for the uses proposed for the Civic Center project are not readily available from published sources, which are more oriented to commercial land uses. Therefore, we conducted phone interviews with site operators to identify peak activity patterns for each planned use. As shown below, all of the planned uses have similar peak characteristics. Consequently, we do not recommend shared parking adjustments, which would reduce planned parking supply.

|       |                   | Peak Time-of-Day Characteristics |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|-------|-------------------|----------------------------------|---------|---------|---------|----------|----------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Phase | Use               | 6:00 AM                          | 7:00 AM | 8:00 AM | 9:00 AM | 10:00 AM | 11:00 AM | 12:00 PM | 1:00 PM | 2:00 PM | 3:00 PM | 4:00 PM | 5:00 PM | 6:00 PM | 7:00 PM | 8:00 PM | 9:00 PM |
| 1     | Aquatics          |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Veterans          |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Senior Center     |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Community Center  |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Park & Ride       |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
| 2     | Library           |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Children's Museum |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |
|       | Nature Center     |                                  |         |         |         |          |          |          |         |         |         |         |         |         |         |         |         |

Non-Auto Trip Potential

We estimated non-auto trips for the project using the MXD+ model. MXD+ considers various built environment variables such as land use density, regional location, proximity to transit, and various design variables (e.g., intersection density) when calculating the project’s external vehicle trip generation. Based on the project’s built environment and proximity to transit, about six percent of project trips are estimated to use non-auto modes (i.e., transit, walk, and bike). By comparison, public transit, walking and bicycling

account for about three percent of Elk Grove resident’s work trips, according to the National Household Travel Survey (NHTS).

**Major Event Management Plan**

Table 3 summarizes elements for the development and implementation of a major event management plan.

| <b>TABLE 3: MAJOR EVENT MANAGEMENT PLAN</b> |                           |   |
|---|---------------------------|---|
| <b>Strategy</b>                             | <b>Element</b>            | <b>Notes</b>  |
| Addressing                                  | Aquatics Complex          | With the potential to host regional events, we recommend giving the Aquatics Complex a Big Horn Boulevard address to make wayfinding easier. Big Horn Boulevard provides access to the large parking lot and intersections intersects Elk Grove Boulevard and Whitelock Parkway and will intersect Kammerer Road, which have or will provide direct freeway access. |
|   | Remainder of Civic Center | With more locally oriented uses, we recommend giving the other facilities a Civic Center Drive address.   |
| City Coordination                           | Plan Development          | Identify City departments to include in the plan development: <ul style="list-style-type: none"> <li>• Public Works</li> <li>• e-Tran</li> <li>• Police</li> <li>• Fire</li> <li>• Others</li> </ul>  |
|   | Plan Implementation       | Identify roles, responsibilities, and communication protocol for all staff responsible for plan implementation.   |



**TABLE 3: MAJOR EVENT MANAGEMENT PLAN**

| Strategy                   | Element                                   |                         | Notes  |
|----------------------------|---|-------------------------|--|
| Wayfinding Strategy        | Pre- and Post-Event Traffic Handling Plan | Long-Duration           | Develop strategy for all day/multi-day event (e.g., regional swim competition) that would not have distinct inbound and outbound flow patterns. The plan should include on-site and off-site traffic handling and identify locations for active traffic control, and lane modifications and/or closures. |
|                            |   | Short-Duration          | Develop strategy for partial day event that would have distinct inbound and outbound flow patterns. The plan should include on-site and off-site traffic handling and identify locations for active traffic control, and lane modifications and/or closures.   |
|                            | Mapping                                   | Site Map                | Show facilities, parking lots, and on-site circulation   |
|                            |   | Pre-Event (Ingress Map) | Show ingress routes to parking lots for visitors accessing the site from different regional origins.   |
|                            |   | Post-Event (Egress Map) | Show egress routes from parking lots.  |
| Public Outreach            | Active Engagement                         | Social Media            | Use available resources to keep attendees informed before, during, and after events.   |
|                            |   | City Website            |  |
|                            |   | Ask Elk Grove App       |  |
| Source: Fehr & Peers, 2016 |   |                         |  |



*Incorporated July 1, 2000*

8401 Laguna Palms Way  
Elk Grove, California 95758

**CITY OF ELK GROVE**

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## **City of Elk Grove – City Council NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, July 13, 2016**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

**CIVIC CENTER SOUTH PROPERTY (EG-13-003A) – SPECIFIC PLAN AMENDMENT, DISTRICT DEVELOPMENT PLAN, CAPITAL IMPROVEMENT PROGRAM DESIGN REVIEW (MAJOR AND MINOR), PARKING REDUCTION PERMIT, AND TENTATIVE SUBDIVISION MAP:**

The proposed Project, in its final form, will consist of the development of 56± acres of recreation and community uses, including but not limited to, an Aquatics Complex, Veterans Hall, Community Center/Senior Center, Library/Cultural Arts, Children’s’ Discovery Center, Nature Center (Preserve), a Commons (public plaza), transit center, and open space and park amenities. Specifically, the Project includes the following permits and approvals:

- An amendment to the Laguna Ridge Specific Plan to add an alternative roadway cross section for Civic Center Drive that includes on-street parking and eliminates the existing center turn lane, from Big Horn Blvd to Big Timber Drive.
- A District Development Plan approving the general configuration of uses and activities on the site; access, parking, and circulation; and architectural design, colors, and materials pallet. It also includes a deviation from landscaping requirements for landscape islands in parking lots through implementation of an alternative landscaping layout.
- A Parking Reduction Permit approving alternative parking ratios for development of the Civic Center South Property.
- A Capital Improvement Program Design Review for Minor Design Review for an approximately 7,800 square foot Veterans Hall, including a 2,500± square foot dining hall capable of holding events for up to 200 people in a dining configuration.
- A Capital Improvement Program Design Review for Major Design Review for an Aquatics Complex that includes the following key features:
  - 15,000± square feet of enclosed building, including locker rooms and restrooms, concessions, offices, storage, and mechanical space.
  - One 50-meter by 25-yard Competition Pool with two (2) 1-meter and two (2) 3-meter spring boards.
  - One 25-meter by 6-lane Teaching and Fitness Pool.
  - One 6,000 square foot Recreational Pool with slide(s).
  - Shaded seating for up to 1,000 spectators around the Competition Pool.
- A Tentative Subdivision Map to subdivide the property into eight (8) lots.

*The Planning Commission considered this matter on June 16, 2016 and voted 3-2 to recommend approval of the Project to the City Council.*

LOCATION / 9711 Big Horn Boulevard (Southeast Corner of Big Horn Boulevard and  
APNs: Civic Center Drive)  
APNs: 132-1990-011, 012, 017, 018, 019, 020, & 021

ZONING: Community Park and Open Space

ENVIRONMENTAL: A Programmatic Environmental Impact Report (EIR) was prepared and certified for the Laguna Ridge Specific Plan in 2004 and a Subsequent EIR (SEIR) was prepared and certified for the Civic Center Aquatics Complex in 2014. An Addendum to these documents has been prepared pursuant to CEQA Guidelines Section 15164 for the revised Project.

Information or questions regarding this item should be referred to Christopher Jordan, AICP, (916) 478-2222, or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

**This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.**

Dated/Published: July 1, 2016

JASON LINDGREN  
CITY CLERK, CITY OF ELK GROVE

**ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.