

RESOLUTION NO. 2017-138

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A CAPITAL IMPROVEMENT PROGRAM MINOR DESIGN REVIEW FOR
THE SPECIAL WASTE COLLECTION CENTER RECYCLING AREA CANOPY
PROJECT LOCATED AT 9255 DISPOSAL LANE
(CEQA EXEMPT)**

WHEREAS, the Elk Grove General Plan establishes the Project site as Light Industrial land use designation; and

WHEREAS, the City currently owns and operates the Special Waste Collection Center on the Project site, including an existing building, parking, loading, landscape and recycling bins; and

WHEREAS, the Capital Improvement Program Design Review entitlement is required for the Project to construct a new canopy structure over the existing recycling bins on the Project site; and

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

WHEREAS, State CEQA Guidelines Section 15183 identifies that projects consistent with a general plan for which an environmental impact report was certified, are exempt from CEQA and do not require any further environmental review, with exceptions not applicable here; and

WHEREAS, an Environmental Impact Report was prepared and certified for the General Plan and this Project is consistent with the density and intensity assumed for the General Plan. Therefore, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required; 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) including relevant development standards and design guidelines, and all other applicable State and local regulations; and

WHEREAS, buildout of the Project, in its final form, will consist of a new 3,500 sq. ft. canopy shelter to cover the existing recycling bin area at the City's Special Waste Recycling Center; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on May 18, 2017, as required by law to consider all of the information presented by City staff, and public testimony presented in writing and at the meeting and recommended by a vote of 5-0 that the City Council approve the Minor Design Review; and

WHEREAS, the City Council held a duly noticed public hearing on June 14, 2017, as required by law to consider any information presented by interested persons.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds that no further environmental review is required under the California Environmental Quality Act for the Project pursuant to State CEQA Guidelines Section 15183 based upon the following finding:

CEQA

Finding: Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared).

Evidence: The subject property is designated for Industrial use in the City's General Plan, which is consistent with the proposed use. An EIR was prepared for the General Plan (Elk Grove General Plan EIR; SCH# 2002062082). Staff has reviewed the proposed action for consistency with the existing allowed development density, as described under the CEQA Guidelines, and determined that the project is consistent and there would be no new or increased severity of previously disclosed impacts. Therefore, the General Plan EIR is sufficient and, pursuant to State CEQA Guidelines Section 15183, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby approves the Capital Improvement Program Minor Design Review for the Special Waste Collection Center Recycling Area Canopy Project, as shown in Exhibit A, and subject to the conditions of approval in Exhibit B (all incorporated herein by this reference), based upon the following finding:

Capital Improvement Program Minor Design Review

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

Evidence: The proposed Project has been reviewed in accordance with the City's General Plan, Title 23 of the Municipal Code (herein after the Zoning Code), and the Citywide Design Guidelines. The proposed Project is consistent with the development standards of the Zoning Code and other design standards. The proposed canopy structure, site improvements and landscape comply with the Zoning Code development standards relative to setbacks, coverage and height limitations. The proposed structure is compatible in colors and materials with the existing structures on the site, as well as surrounding commercial and light industrial uses.

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 structure is compatible in colors and materials with the existing structures on the site, as well as surrounding commercial and light industrial uses.

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 canopy includes steel posts and a green metal roof, consistent with the colors and materials on the existing industrial building on the site. The landscape screens will be painted to match existing screens with growing vines to provide additional on-site screening.

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

Evidence: The Project would not add any additional parking or driveways. The canopy would provide a more formal, designated space for loading and unloading of the recycle bins. The area is located outside of the existing vehicular, bicycle, and pedestrian travel paths and will not create any conflicts.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of June 2017



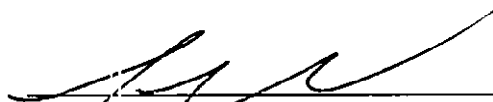
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:

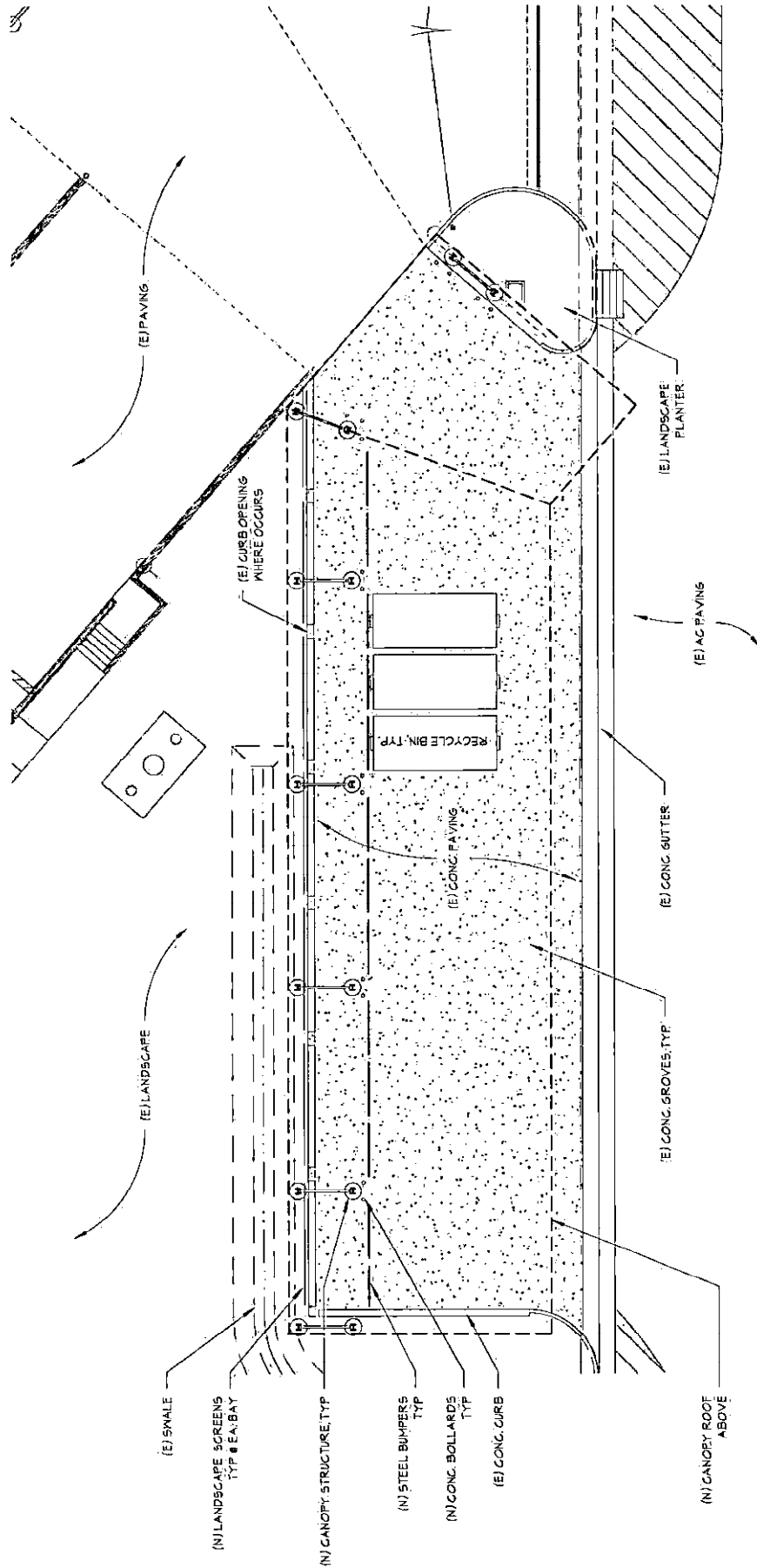


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY



NORTH

9255 DISPOSAL LANE, ELI GROVE, CA

FLOOR PLAN

SCALE: 1/16" = 1'-0"

calpo horn & dong ARCHITECTS

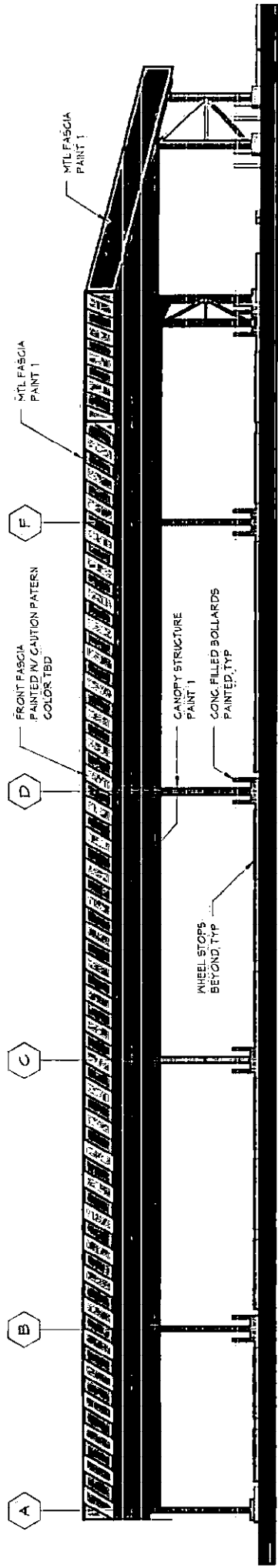
METAL ROOFING:
 AEP SPAN KLIP-RIB, LEAF GREEN
 (COLOR TO MATCH EXISTING BUILDING ROOFING)



PAINT 1:
 PAINT SEMI-GLOSS
 SIMILAR TO DUNN EDWARDS DES-02
 (MATCH EXISTING BUILDING METAL SIDING)

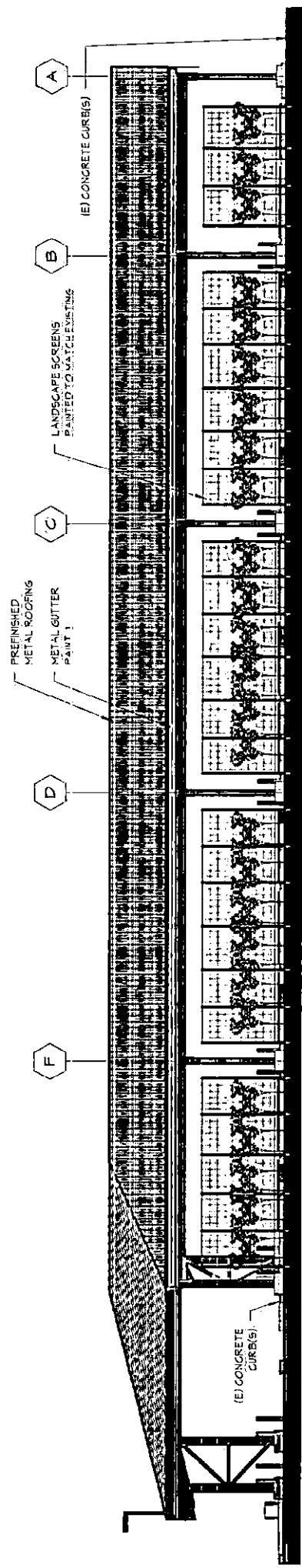


PAINT 2:
 PAINT SEMI-GLOSS
 SIMILAR TO DUNN EDWARDS ?
 (MATCH EXISTING BUILDING LANDSCAPE SCREENS)



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATIONS

3955 DISPOSAL LAKE, ELI GROVE, CA
 calpo nom & dong ARCHITECTS

**Exhibit B
Special Waste Collection Center Recycling Area Canopy CIP Minor Design Review
Conditions of Approval**

	Conditions of Approval	Timing/Implementation	Enforcement/Monitoring	Verification (date and signature)
	On-Going			
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibit A, 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 Elk Grove Municipal Code provisions, statutes, regulations, and procedures.	On Going	Planning	
3.	<p>Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Fire Preservation and Protection) • Citywide Design Guideline • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive. 	On Going	Planning Engineering	
4.	The Applicant shall design and construct all applicable improvements in accordance with the City of Elk Grove Improvement Standards.	On Going	Engineering Public Works	
5.	The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, or other agencies or services providers as established by law.	On Going	Planning Engineering Building	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
<p>6. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Section 404, 401, 1602, or other State or Federal environmental permit • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Permit 	On Going	Planning Engineering Public Works Building CCSD	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval			
<p>7. 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 Building Permits.</p>	Building Permit	Planning	
<p>8. 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 Building Permits.</p>	Building Permit	Planning	
<p>9. Improvement Plans for each phase of the Project shall be approved prior to issuance of the Building Permit(s) for the respective phases.</p>	Building Permit	Engineering	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-138**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

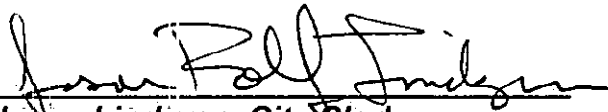
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 14, 2017 by the following vote:

AYES: COUNCILMEMBERS: Ly, Detrick, Hume, Nguyen, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



**Jason Lindgren, City Clerk
City of Elk Grove, California**