CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT

AGENDA ITEM NO. 7.2

AGENDA TITLE: A public hearing for a District Development Plan for 12.8 acres in the Lent Ranch Special Planning Area for the Feletto Property project (EG-08-044).

MEETING DATE: December 10, 2008

PREPARED BY/ DEPARTMENT HEAD: Jessica Shalamunec, Planning Manager

PROJECT INFORMATION:
Location: Southwest and Southeast corner of Kammerer Road and South of Promenade Parkway
Planner: Jessica Shalamunec
Agent: Gillum Consulting, Inc
Property Owner/Applicant: Feletto Development, LLC

RECOMMENDED ACTION:
The Planning Commission recommends that the City Council approve a Resolution of the City Council of the City of Elk Grove approving the Feletto Property District Development Plan subject to the findings and conditions of approval for the project.

PROJECT DESCRIPTION:
The project consists of a District Development Plan for a 12.8 acre visitor commercial district (District F) within the Lent Ranch Special Planning Area (SPA). The District Development Plan includes review of conceptual development plans: conceptual site plan, landscape plan, sign program, site amenities, and architectural concepts, which will be used for future Development Plan Review entitlements.
BACKGROUND INFORMATION:
The Lent Ranch SPA was approved by the City Council in June 2001. The SPA utilizes 5 different land use types to divide the 295 acre site into 8 commercial districts. The 5 land uses types include Regional Mall, Community Commercial, Office and Entertainment, Visitor Commercial, and Multi-Family Residential (Figure 2). The SPA provides allowable use information and development standards for each land use type.

In addition to approval of the Lent Ranch SPA, the City Council approved a Development Agreement (DA) in 2001 between the City and the owners of properties within the boundaries of the SPA. This DA provides additional guidance for development within the SPA.

PROJECT SETTING:
The project site is located on the southwest and southeast corners of Kammerer Road and South of Promenade Parkway within the Lent Ranch SPA, south of Elk Grove Promenade Mall.
ANALYSIS:
General Plan

The proposed Feletto Property District Development Plan (DDP) has been reviewed for consistency with all applicable General Plan goals and policies. The General Plan encourages land use patterns that provide residents and the region the opportunities to shop, eat, and entertain in Elk Grove. The proposed project is planned to be a gateway to all the surrounding communities as well as the traveling public. Feletto Property DDP will accommodate a variety of uses that will provide jobs as well as enhance the City's economic base through designing a gateway as a positive environment and a desirable place to establish businesses in accordance with the Economic and Land Use Element.
The Lent Ranch Special Planning Area

The Feletto Property DDP has been analyzed for consistency with the requirements of Lent Ranch SPA and Development Agreement (DA). The SPA provides goals and objectives as well as land use and development standards. The DA reiterates the City's expectation of development within the SPA and vests the developer's rights to develop commercial projects in an orderly manner consistent with the SPA. The proposed project has been designed consistent with the standards of both the SPA and the DA.

District Development Plan

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each district is required to obtain approval of a District Development Plan, which is the Stage 2 entitlement for projects within the SPA. The District Development Plan is intended to establish an overall concept plan for the individual District including review of a conceptual site plan, conceptual architecture, landscaping, setbacks, signage, and other amenities to be developed as a cohesive project. The Feletto Property DDP encompasses SPA District F (Visitor Commercial). This district is intended to serve the surrounding community as well as the traveling public as a gateway for the remainder of the SPA.

As required by Tables 5-1 of the Lent Ranch SPA, the following exhibits have been provided by the applicant for review:

District Development Plan
- Site Plan
- Landscape Plan
- Conceptual Architecture
- Conceptual Signage Program
- Site Amenities Plan
- Grading and Drainage Plan
- Conceptual Photometric Plan

Site Plan

Feletto Property DDP is located immediately south of the Elk Grove Promenade mall, on the western side of State Route 99. Promenade
Parkway intersects the project site. As proposed in the site plan below, the main buildings within the District are oriented towards Promenade Parkway and Kammerer Road. The site plan incorporates approximately 33,200 square feet of commercial and restaurant building space, divided into six building envelopes. Buildings proposed within the eastern portion of the District include two four-story, 120 and 136 room hotels. A 2,950 square foot service station building, car wash, and canopy are proposed at the intersection of Kammerer Road and Promenade Parkway, in the western portion of the District. A landscaped area will contain a pylon sign for the project, which is located immediately northeast of proposed hotel 1.

Development standards established by the SPA for the District include building setbacks, height limits, and parking ratios. Proposed buildings within the project have been located consistent with the front and side street setback requirements. Building heights within this District are limited to 40 feet for hotel buildings, unless one additional foot of setback is provided for each additional one foot of height over the 40 foot height limit, up to a maximum of 70 feet. Proposed hotel 1 is approximately 50 feet in height and is located 38.4 feet from West Stockton Boulevard, providing 13 additional feet of setback above the requisite 25 feet, consistent with the SPA standards. Proposed hotel 2 is also approximately 50 feet in height. All other proposed buildings are less than 40 feet in height and are setback in compliance with the SPA.

The Feletto Property DDP also includes a service station with a retail building, canopy, and car wash. The proposed retail building and car wash are in compliance with the 2001 Zoning Code (340-43) with regards to the height limit; however, the proposed canopy exceeds the required height limit of 17 feet by approximately 2 feet. Therefore, the applicant has requested an exception to exceed the height limit for the proposed canopy. The applicant’s justification for the exception is based on the need to conform to national fuel retailer specifications, to avoid visual clutter, and to allow travelers to recognize their fueling opportunity in time to provide them with adequate distance to safely access the site. Given the proposed service station’s location more than 500 feet from any residential neighborhood, the limited amount by which the canopy exceeds the height limit, and based on the applicant’s justification described above, staff supports the request for an exception to the height limit for the proposed canopy.
Pursuant to Section 12 in the Lent Ranch SPA, parking within this District is required to be provided at a ratio of 5 spaces per 1,000 square feet of commercial buildings. Additionally, 1 space per guest room is required for the two proposed hotels and 8 spaces per 1,000 square feet of restaurant buildings. As proposed, the site plan will accommodate 550 parking spaces, which exceeds the minimum required parking by 31 spaces (519 parking spaces required).

The site plan provides two vehicular access points from Promenade Parkway into the commercial and hotel buildings portion of the District. Additionally, two access points into the west side of the district for restaurants and retail are provided. Pedestrian access is provided within the landscape corridors on Promenade Parkway, West Stockton Boulevard, and Kammerer Road, connecting through the parking areas to the building, via several landscaped pathways that are unimpeded by vehicular traffic.

Figure 3: Conceptual Site Plan
Landscape Plan

The conceptual landscape plans provide planting and hardscape details to be incorporated through the proposed Feletto Property DDP. As described above, landscaped pedestrian pathways are provided through the parking areas in order to accommodate safe pedestrian passage through the project site. The project will incorporate three potential public plazas, located near the future commercial buildings, to provide gathering spots for customers. The landscape plan is consistent with the standards of the SPA including parking lot shading and landscaped islands for every 20 parking spaces. The parking lots will be 60% shaded with landscape of varied trees and shrubs. These plans have been reviewed and conditioned by the City’s Landscape Architect. A portion of these plans is shown in the figure below. The remaining landscape exhibits are included in Attachment 2.

Figure 4: Conceptual Landscape Plan
Conceptual Architecture

The architectural style for the overall Feletto Property DDP is generally traditional in nature, relying on the use of a variety of materials and colors to maintain visual interest. The design scheme utilizes mainly linear design features such as columns and awnings as well as varying building planes to invoke the desired design style. Materials to be used for the buildings include cement plaster, stone veneer and an assortment of colors with metal and fabric awnings and trellises. The materials and color palette are intended to be conceptual and not restrict other designs that may suit the building occupant better; however each building shall be cohesive with the other buildings in the district. A series of linear awnings and trellises will be used to provide shaded entryways and walkways for pedestrian traffic between individual tenants within the district. Complete details of the conceptual architecture exhibits are included in Attachment 2. All proposed buildings will be reviewed through the Development Plan Review entitlement process for consistency with the conceptual architecture.

Sign Program

The signage program included in Attachment 2 proposes four sign categories: building mounted signs, monument signs, directional signs, and a pylon sign for vehicles visible from Promenade Parkway, West Stockton Boulevard, Kammerer Road and State Route 99. The site plan shows the location of each monument sign as well as the pylon sign. The proposed sign program shows the location of the building mounted signs on each of the buildings. As proposed, the sign program allows for each tenant to have signage per the building elevations included in the exhibits and consistent with the standards established in the 2001 Zoning Code (335-20). The total area of all signs will not exceed 2 square feet per foot of building frontage if less than 50 feet from the right of way. If buildings are located more than 50 feet from the right-of-way, the signs will not exceed 3 square feet per foot of building frontage.

There are six monument signs proposed on the site plan throughout the District. The locations for the monument signs are on the corners of West Stockton Boulevard and Promenade Parkway, as well as at the driveway entrances of the district. The design of the monument sign is the same for all entrances. The monument signs are two-sided, fabricated aluminum
with stone veneer base to match the building design. There are two sizes of monument signs, both of which comply with the Zoning Code. Monument sign A is proposed to be 12 feet tall. Monument sign B is proposed to be 14 feet tall. Additionally, the signs are setback a minimum of 10 feet from the right of way in compliance with the Code.

The pylon sign will be located within the landscaped area north of proposed hotel 1. As proposed, the pylon sign will have a total height of 70 feet including the structural base and will accommodate identification for each tenant in the district. The pylon sign exceeds the height limit; however the reason for the increase in height is due to the location of the site and the grade difference between the site and the adjacent interchange. As described above, the SPA identifies this District as a gateway into the Lent Ranch SPA. The proposed pylon sign provides adequate identification for the commercial services within the district for both north and south bound travelers on State Route 99 as well other locations within the SPA. At first, the Planning Commission had concerns regarding the height of the pylon sign. But after the engineer explained that the height is for clearance from the adjacent interchange, the commission had no further issues or concerns with the sign. The sign program will serve to provide a cohesive approach to signage throughout the proposed project further enhancing the overall design of the District.

Site Amenities Plan

In addition to building materials, the Site Amenities package in Attachment 2 provides site furniture, bicycle racks, bollards, planters, and other ornamental materials to be incorporated into the proposed project. As identified above, the project has been designed to provide multiple public plazas, in which the site amenities will be incorporated. These items have also been to further enhance the overall design of the project and add a sense of place for the District.

Grading and Drainage Plan & Conceptual Photometric Plan

Both of these plans were submitted with the application and reviewed by the appropriate agencies and departments. They are in compliance with the 2001 Zoning Code and the Lent Ranch SPA.
PLANNING COMMISSION MEETING:
The Planning Commission conducted the public hearing on the Feletto Property DDP on November 6, 2008. Following staff’s presentation, the applicant provided background information and answered questions regarding the project details, the questions from the Planning Commission which are discussed below in detail. There was no public comment and the Planning Commission recommended approval of the project.

At the hearing, Public Works discussed their concerns regarding the driveways on the east side of the site. The applicant has indicated that a second driveway is necessary to ensure this level of corner tenant can be achieved and as such, did not agree with Condition 17. The Planning Commission recommended that the condition be removed. They do not foresee any problems with the extra driveway on Promenade Parkway. Therefore, the condition was removed from the Conditions of Approval.

In addition, Public Works conditioned the project to require reciprocal access within the eastern portion of the project site through to the adjacent property east of the project site (District G) to facilitate easier vehicular access between the Districts for future use. At the hearing, the applicant expressed that due to the unknown type of development that may occur within District G, they do not agree with Condition 19. The Planning Commission recommended keeping this condition to let staff deal with the issue if and when the issue occurs with the adjacent property. It is unknown what use will be going into the adjacent property.

ENVIRONMENTAL ANALYSIS:
Staff has reviewed the project and determined that it is exempt from the California Environmental Quality Act (CEQA) review pursuant to section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The proposed Feletto Property DDP includes two proposed hotels and commercial buildings which are consistent with the General Plan and Lent Ranch SPA. Based upon staff’s analysis, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not
analyzed in the previously certified EIR. Therefore, no further review is required.

**FISCAL IMPACT:**
Development of the proposed project will result in increased revenue from Retail Sales Tax as well as Transient Occupancy Tax. The proposed project will also result in increased costs to the City for the provision of specific governmental services such as police services.

**ATTACHMENTS:**
1. Resolution and Conditions of Approval
2. Project Exhibits
ATTACHMENT 1
Resolution and Conditions of Approval
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FELETTO PROPERTY
DISTRICT DEVELOPMENT PLAN PROJECT NO. EG-08-044
ASSSESSOR PARCEL NUMBERS 134-1010-009 AND 134-1010-010

WHEREAS, Feletto Development, LLC, (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for the Feletto Property District Development Plan (DDP) (Assessor Parcel Numbers 134-1010-009 & 134-1010-010); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines §15183 exemption applies to projects that are consistent with a Community Plan, General Plan, or Zoning Code; and

WHEREAS, the proposed Feletto Property DDP includes commercial development that is consistent with the General Plan, the Lent Ranch Special Planning Area, and all applicable Zoning Code requirements; and

WHEREAS, all required services and access to the proposed parcels are in compliance with the City’s standards and are available, and

WHEREAS, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001; and

WHEREAS, there are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR; and

WHEREAS, the Planning Commission considered the Applicant’s request at a public hearing on November 6, 2008 and recommended City Council approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Feletto Property District Development Plan based on the following findings and the attached conditions of approval attached hereto and incorporated here in as Exhibit A.
Findings

California Environmental Quality Act (CEQA)

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: The proposed Feletto Property DDP includes a District with restaurants, hotels, retail, and service stations which is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). Based upon staff’s analysis, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore, no further review is required.

District Development Plan

Finding: The proposed District Development Plan is consistent with the Lent Ranch Special Planning Area (SPA) and establishes the design and development standards for the Visitor Commercial land use district.

Evidence: Feletto Property District Development Plan includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the site. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the proposed district.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 2008.

______________________________
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:  APPROVED AS TO FORM:

______________________________  ______________________________
SUSAN J. BLACKSTON, CITY CLERK  SUSAN COCHRAN, CITY ATTORNEY
<table>
<thead>
<tr>
<th>Conditions of Approval / Mitigation Measure</th>
<th>Timing/ Implementation</th>
<th>Enforcement/ Monitoring</th>
<th>Verification (date and Signature)</th>
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<td><strong>On-going</strong></td>
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<tr>
<td>1. The action approved is for the District Development Plan for the Feletto Property District Development Plan as described in the September 13, 2008 staff report and as illustrated on the following exhibits: District Development Plan for Feletto Property District F:</td>
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<tr>
<td>Site Plan (received September 19, 2008)</td>
<td>On-Going</td>
<td>Planning</td>
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<td>Grading and Drainage (received June 25, 2008)</td>
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<td>Overall Preliminary Landscape Plan (received September 19, 2008)</td>
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<td>Overall Photometric Plan (received September 19, 2008)</td>
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<td>Sign Program (received September 19, 2008)</td>
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<td>Site Amenities (received September 19, 2008)</td>
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<td>Conceptual Architecture for future buildable area (received September 19, 2008)</td>
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<td>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</td>
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<td>2. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</td>
<td>On-Going</td>
<td>Planning</td>
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<td>3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</td>
<td>On-Going</td>
<td>Planning</td>
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<td>4. The Applicant is notified that this property is part of the Lent Ranch Special Planning Area (SPA) project (EG-00-038), 2001 Development Agreement, 2007 Condemnation Settlement Agreement, 1999 Improvement Standards, and 2001 Construction standards. This project is subject to all applicable mitigation measures and conditions of approval from the Lent Ranch SPA project.</td>
<td>On-Going</td>
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<td>5. Water Supply will be provided by the Sacramento County Water Agency.</td>
<td>On-Going</td>
<td>Sacramento County Water Agency (SCWA)</td>
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<td><strong>Prior to Approval of Improvement Plans</strong></td>
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<td>6. Trash enclosures shall be located away from public view to the fullest extent possible.</td>
<td>Prior to Approval of Improvement Plans</td>
<td>Planning</td>
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<td>7. Connection to the District's sewer system shall be required to the satisfaction of District. District Design Standards apply to sewer construction.</td>
<td>Improvement Plans</td>
<td>Sacramento Area Sewer District</td>
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<td>8. Each parcel with a sewage source shall have a separate connection to the District 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 District public sewer line.</td>
<td>Improvement Plans</td>
<td>Sacramento Area Sewer District</td>
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<td>9. In order to obtain sewer service, construction of on-site District sewer infrastructure will be required. Sewer line may have to be constructed along new West Stockton Boulevard, up to the east end of the property line. Sewer/Utility plan, showing the sewer layout to serve all future parcels/buildings, should be approved by the District at the time of approval of the project improvement plans or recor of the final map, whichever comes first.</td>
<td>Improvement Plans</td>
<td>Sacramento Area Sewer District</td>
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<td>10. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District.</td>
<td>Improvement Plans</td>
<td>Sacramento Area Sewer District</td>
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<td>11. The subject property owner(s) and subsequent unit buyers shall be responsible for repair and/or replacement of all non-standard and/or enhanced surface treatments of streets and drives within these 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.</td>
<td>Improvement Plans</td>
<td>Sacramento Area Sewer District</td>
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<td>12. The District required there sewers to be located a minimum of 10 feet</td>
<td>Final Map</td>
<td>Sacramento Area</td>
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<td>(measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of the pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to the Final Map, the application shall be prepare a utility plan that will demonstrate that this condition is met.</td>
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<td>Sewer District</td>
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<td>13. Prior to the start of construction, this project must demonstrate compliance with MM 4.3.1 (e), Construction Mitigation requirements by contacting the Sacramento Metropolitan Air Quality Management District (District) staff and submitting a list of all off-road construction equipment to be used on the project.</td>
<td>Improvement Plans</td>
<td>Sacramento Metropolitan Air Quality Management District</td>
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<td>14. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the 2001 Zoning Code and Water Conserving Landscape Requirements and Conditions of Approval. Plans shall be submitted to the Planning Department and the Public Works Department for review and approval.</td>
<td>Improvement Plans</td>
<td>City's Landscape Architect</td>
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<td>15. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.</td>
<td>Improvement Plans/Final Map</td>
<td>SCWA</td>
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<td>16. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. 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.</td>
<td>Improvement Plans</td>
<td>SCWA</td>
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<td>17. The Applicant shall design and install the driveways on Kammerer Road, Promenade Parkway and West Stockton Blvd in accordance with Section 4-10 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>18. The Applicant shall abandon the existing northerly half of Kammer Road along Parcel 134-1010-009 prior to Improvement Plan approval.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>19. The Applicant shall provide a reciprocal access and utilities agreement</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>between Parcel 134-1010-010 and the parcel to the east (APN 134-1010-011). The location of the access point(s) shall be to the satisfaction of Public Works and will be approved when these parcels are developed.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>20. The Applicant shall dedicate, design and construct West Stockton Blvd along the project frontage. Improvements will be based on 60' collector in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. Right-of-Way shall be measured from back of curb.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>21. The Applicant shall design and construct appropriate off-site pavement transitions on West Stockton Boulevard east of the project site to the satisfaction of Public Works.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>22. If necessary, the Applicant shall dedicate a pedestrian easement and public utility easement adjacent to the project's frontage to Promenade Parkway, West Stockton Blvd and Kammerer Road to the satisfaction of Public Works.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>23. The Applicant shall dedicate visibility easements for the West Stockton Blvd and Promenade Parkway driveways per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>24. The Applicant shall prepare and submit an on-site drainage study and plan that includes, but is not limited to: a pre- and post-project drainage analysis of the project and project impacts; and the proposed connections to the City Storm Drainage System with adequate supporting calculations. The project shall not cause a net loss of storage, nor an increase in velocity, of drainage water within the 100-year floodplain. The study shall incorporate the City of Elk Grove Drainage Capital Improvement Plan; be consistent with the ultimate upstream development in the General Plan, and any specific, area, or master plans; and shall conform to the City of Elk Grove Improvement Standards. The study shall further demonstrate that the project lies outside the 1,000-year frequency floodplain after improvements are constructed in accordance with the policies in the City Floodplain Management Plan. The study must be completed and stamped by a Professional Engineer and determined by the City to be accurate, and adequate.</td>
<td>1st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)</td>
<td>Public Works</td>
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<td>25. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.</td>
<td>Improvement Plans</td>
<td>Public Works</td>
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<td>26. Identification signage issued by Public Works shall be mounted by the Applicant during streetlight installation in accordance with the approved plans. Alterations to streetlight plans shall be updated on record drawings. The Applicant shall submit in addition to the complete set of improvement plans, a separate electronic file, in PDF format, of only the streetlight plan sheets and voltage calculations on the record drawing CD. Additionally, the Applicant shall complete and submit the City's streetlight data spreadsheet, with complete data for all streetlights installed, on the record drawing CD.</td>
<td>Prior to Acceptance of Public Improvements</td>
<td>Public Works</td>
<td></td>
</tr>
</tbody>
</table>

**Prior to Issuance of Building Permits**

<p>| 27. Architectural review for buildings not included in this project shall complete a Development Plan Review prior to issuance of building permits for the subject building. Pursuant to Section 5 of the Lent Ranch SFA, the Planning Director shall be the approving authority for buildings up to 25,000 square feet and the Planning Commission shall be the approving authority for buildings over 25,000 square feet. Submittal requirements for subsequent Development Plan Review requests are established within Table 5-2 of the Lent Ranch Special Planning Area. | Prior to Issuance of Building Permits for the subject building | Planning | |
| 28. Address monuments shall show the address range and street name on the monument. (i.e. &quot;100-300 Promenade Parkway&quot;) | Prior to plan approval | Conumnes Fire Department | |
| 29. Provide public water services to each building | Prior to plan approval | SCWA | |
| 30. Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review, which will comply with Lent Ranch SPA Environmental Impact Review | Prior to Issuance of Building Permits for the subject building | SCWA | |
| 31. Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service. | Prior to issuance of building permits. | SCWA | |</p>
<table>
<thead>
<tr>
<th>Conditions of Approval / Mitigation Measure</th>
<th>Timing/ Implementation</th>
<th>Enforcement/ Monitoring</th>
<th>Verification (date and Signature)</th>
</tr>
</thead>
<tbody>
<tr>
<td>32. Outdoor plazas adjacent to future retail buildings (Building 5 &amp; 6 on the September 19, 2008 site plan) shall be reviewed in conjunction with the building's Development Plan Review request and shall be constructed in conjunction with the building. Complete construction of these plazas will be required prior to occupancy of the subject building.</td>
<td>Prior to Issuance of Building Permits for the subject building</td>
<td>Planning</td>
<td></td>
</tr>
<tr>
<td>33. Building elevations visible from the public right-of-way shall be designed in a manner similar to the &quot;front&quot; elevation (the elevation on which tenant entries occur). While tenant entries and other features are not required, these elevations shall incorporate design details to the extent that visual interest is maintained. Utilities and other non-architectural features shall be screened from view to the fullest extent possible.</td>
<td>Prior to Issuance of Building Permits for the subject building</td>
<td>Planning</td>
<td></td>
</tr>
<tr>
<td>34. Improvement plans shall be approved by Public Works prior to 1st Building Permit. Phasing of public improvements may be approved at the discretion of Public Works.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>35. The Applicant shall install an edge treatment on the southerly boundary of Parcel 134-1010-009 between Kammerer Road and West Stockton Blvd to the satisfaction of Public Works and Planning.</td>
<td>Prior to Building Permit</td>
<td>Public Works/Planning</td>
<td></td>
</tr>
<tr>
<td>36. The Applicant shall install minimum 10 feet of landscaping adjacent to West Stockton Blvd to the satisfaction of Public Works.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>37. The Applicant shall install minimum 10 feet of landscaping adjacent to Promenade Parkway to the satisfaction of Public Works.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>38. The Applicant shall install a minimum 10-foot landscape corridor adjacent to Kammerer Road to the satisfaction of Public Works. Sidewalks shall be within the landscape corridor.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>39. The Applicant shall demolish a minimum of 50 feet of pavement at both ends of the old Kammerer Road segment between new Kammerer Road and West Stockton Blvd. The remaining portion of old Kammerer Road shall be barricaded at both ends. All work shall be competed to the satisfaction of Public Works.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>40. The Applicant shall provide Business Owner's Association bylaws, (CC&amp;R's) which address, at a minimum, common area ownership, maintenance, and joint access, for review and acceptance by Public Works.</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>41. Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed</td>
<td>Prior to Building Permit</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>Conditions of Approval / Mitigation Measure</td>
<td>Timing/Implementation</td>
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</tr>
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<tr>
<td><strong>Prior to Certificate of Occupancy</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>42. Upon completion of the installation of the landscaping project or each project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements per the 2001 code. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.</td>
<td>Prior to Certificate of Occupancy</td>
<td>City's Landscape Architect</td>
<td></td>
</tr>
<tr>
<td>43. Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for the installed landscaping shall be provided to the City's Landscape Architect for approval.</td>
<td>Prior to Certificate of Occupancy</td>
<td>City's Landscape Architect</td>
<td></td>
</tr>
</tbody>
</table>
General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project. Applicant should consult the appropriate agency for the specific requirements as the City is not the authority on matters specifically controlled by other agencies.

a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CSD-Fire)

b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CSD-Fire)

c. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below: (CSD-Fire)

   DWG (Applies to AutoCAD drawing file) any AutoCAD DWG version is accepted

d. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (CSD-Fire)

e. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points. (CSD-Fire)

f. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (CSD-Fire)

g. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (CSD-Fire)

h. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Elk Grove Fire Department. (CSD-Fire)

i. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (CSD-Fire)

j. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes Fire Department and the water purveyor having jurisdiction. (CSD-Fire)

k. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Elk Grove Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CSD-Fire)

l. An 8-inch collector sewer line that runs along South Promenade Parkway is in design. The sewer line stops at the south end of Promenade Parkway. A new sewer line will be required to extend east along West Stockton Boulevard, up to the east end of property line, to serve lot on east side of this property. (Sacramento Area Sewer District)
m. Any use of District sewer easement, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes Landscaping. (Sacramento Area Sewer District)

n. Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. (Sacramento Area Sewer District)

o. The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit issuance per the Agreement Regarding Fees, Infrastructure and Eminent Domain Action entered into as of October 31, 2007 by and between the City of Elk Grove and Feletto Development, LLC. For further information on development related fees, see the 2008 Development Related Fee Booklet at: www.elkgrovecity.org/finance/financial-planning-divisions/drf-information.htm. (Finance Department)

p. As more projects in the surrounding area begin to develop, it is important to allow for good, safe, connectivity between and within projects for bicycle and pedestrian use where appropriate. (Sacramento Metropolitan Air Quality Management District)


r. Site Plan shall properly delineate all required methods of “accessible paths of travel” from all doors (exits/entrances) all around each building to the “public right of way” by way of the most direct route. Site Plan is required to show an accessible path of travel from the closest public transportation stop, along an accessible sidewalk, onto the site and up and into the building entrance. Note that the accessible route of travel shall be the most practical direct route. If more than one path of travel is provided from more than one public street and transit stop, all routes shall be on an accessible path. 2007 CBC 1114B.1.2 & 1127B.1

In addition, the Site Plan shall properly delineate required methods of “accessible paths of travel” from building to building for all building associated with this site. 2007 CBC 1127B.1

Note: Due to the size and magnitude of the proposed project the aforementioned information shall also be submitted in the form of a separate Master Site Plan submittal the shell structures in order to aid the future Tenant Improvement (T.I) submittal review process. (Building Department)

s. Separate Site Lighting Plan and associated detail package/plan set shall be submitted as a separate permit. (Building Department)

t. Separate permit submittals will be required for all exterior building signage and site monument signs. Included is a proposed 70'-0" high pylon sign that will required the following (Building Department):


WIND DESIGN:
Wind Speed (3 second Gust) = 85 mph
Exposure Category = C
SEISMIC DESIGN
Per the 2007 CBC & ASCE 7-05

u. Geotechnical Investigation Report will be required along with a “Letter of Compliance” by the geotechnical consultant related to the foundation design. (Building Department)

v. “Special Inspection” will be required at various stages of construction for variance material installation requirements such as foundation excavation (cast-in-drilled hole (CIDH) piers/caissons), welding, installation of high strength steel bolts, etc. (Building Department)
w. Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of Sacramento County Water Agency (SCWA) Code.

x. Prior to the issuance of any building permits for the project, the project shall conform to the specific provision of the City of Elk Grove Water Conservation Ordinance (formerly Chapter 14.10 of the Sacramento County Code) to the satisfaction of the City’s Landscape/Oak Tree Coordinator. (SCWA)

y. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan. (Public Works)

z. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvement. (Public Works)

aa. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)

bb. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)

c. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood elevation pursuant to the Floodplain Management Plan. (Public Works)

dd. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. (Public Works)

e. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)

ff. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)

gg. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City’s Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
The exterior elevations shown here are conceptual in nature and are not intended to restrict other designs that may suit the building occupant better. They are presented here to give an example of the extent of articulation expected. The use of multiple colors, different materials and textures, variation in horizontal roof lines, varying depth at building face, maximized glazing, awnings, trellises, etc. all serve to add character and interest to the building facade.

Feletto Property
Cammerer Road & Promenade Parkway
Elk Grove, California

ELEVATIONS
Conceptual Elevations

Feletto Property
Cammerer Road & Promenade Parkway
Elk Grove, California

Scale: 1/8" = 1'-0"
The exterior elevations shown here are conceptual in nature and are not intended to restrict other designs that may suit the building occupant better. They are presented here to give an example of the extent of articulation expected. The use of multiple colors, different materials and textures, variation in horizontal roof planes, varying depth at building faces, maximized glazing, awnings, trellises, etc. all serve to add character and interest to the building facade.
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BLDG. 4 CONCEPTUAL ELEVATIONS

The exterior elevations shown here are conceptual in nature and are not intended to restrict other designs that may suit the building occupant better. They are presented here to give an example of the extent of articulation expected. The use of multiple colors, different materials and textures, variation in horizontal roof plane, varying depth at building face, maximized glazing, awnings, trellises, etc. all serve to add character and interest to the building facade.
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Feletto Property

Kamome Road & Promenade Parkway
Elk Grove, California

Scale: 1/8" = 1'-0"
The exterior elevations shown here are conceptual in nature and are not intended to restrict other designs that may suit the building occupant better. They are presented here to give an example of the extent of articulation expected. The use of multiple colors, different materials and textures, variation in horizontal roof planes, varying depth at building face, maximized glazing, overhangs, trellises, etc. all serve to add character and interest to the building facade.
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Feletto Property

Rancho Cucamonga, California
The exterior elevations shown here are to be used as a guide for the final building design. They are presented to show the building materials, colors, and textures that may be used in the final design. The use of materials such as brick, stone, and stucco, as well as window and door details, will be used to add character and interest to the building facade.

Feletto Property

HOTEL 1 CONCEPTUAL ELEVATIONS

Left Side Elevation

Rear Elevation

Front Elevation

Right Side Elevation

ELEVATIONS

Scale: 3'-0" = 1'-0"
The exterior elevations shown here are conceptual in nature and are not intended to restrict other designs that may suit the building occupant better. They are presented here to give an example of the extent of articulation expected. The use of multiple colors, different materials and textures, variation in horizontal roof planes, varying depth at building face, maximized glazing, awnings, trellises, etc. all serve to add character and interest to the building facade.
The site amenities shown here are indicative of acceptable styles of benches, waste receptacles, bollards, etc. The use of "greenscreen" product in conjunction with wood or metal trellis is encouraged.
View of Plaza Shown with Optional Restaurant Outdoor Seating

Feletto Property

10009/10011/10013

20028/20029/20030

20031/20032/20033
SIGNAGE
GUIDELINES
FOR
FELETTO PROPERTY
Kammerer Road & Promenade Parkway
Elk Grove, California
MATERIALS SCHEDULE

SIGN BASES
CORNERS & TRIM SHALL BE FABRICATED ALUMINUM TECCOTED AND PAINTED TO MATCH BUILDING COLORS. STONE VENEER TO MATCH CENTER.

COLUMN & CORNICES
COLUMNS AND CORNICES SHALL BE FABRICATED ALUMINUM TECCOTED AND PAINTED TO MATCH BUILDING COLORS.

RECESSED BACKGROUND
RECESSED BACKGROUND & TRIM SHALL BE FABRICATED ALUMINUM TECCOTED AND PAINTED TO MATCH BUILDING COLORS.

TENANT CABINET
TENANT PANELS SHALL BE FABRICATED ALUMINUM WITH ROUTED AREAS FOR TENANT COPHLOGOS. COPHLOGOS SHALL BE PUSH-THRU, FLUSH COLORS TO BE VERIFIED AS PER TENANT SPECIFICATIONS. DIMENSIONAL GRAPHIC DIVIDERS TO BE FABRICATED ALUMINUM TUBE, ALL FACES, RETURNS AND DIVIDERS TO BE TECCOTED AND PAINTED TO MATCH BUILDING.

Monument Sign A
MONUMENT SIGN A
SCALE 1/4" = 1'-0"

Elevation

Plan

Monument Sign B
MONUMENT SIGN B

Elevation

Plan

OPTIONAL DIRECTIONAL SIGN

Signage Guidelines
S-2

Rauschenbach
Marcelli
Becker

2279 Watt Ave - 2nd Floor
Sacramento, CA 95820
P: 916.488.2800
F: 916.488.2885
www.rmba.com
MATERIALS SCHEDULE

SIGN BASES
CORNICES & TRIMS SHALL BE FABRICATED ALUMINUM TENGATED AND PAINTED TO MATCH BUILDING COLORS. STONE VENEER TO MATCH CENTER.

COLUMNS & CORNICES
COLUMNS AND CORNICES SHALL BE FABRICATED ALUMINUM TENGATED AND PAINTED TO MATCH BUILDING COLORS.

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Signage Guidelines
Sheet S-3

Rauschenbach
Marcelli
Becker

2077 Watt Ave – 2nd Floor
F 916.488.0100
Sacramento, CA 95823
F 916.488.2600
www.rebeccess.com

53
Building signage may be placed on all four sides, but will otherwise be consistent with the project’s vested zoning code; however applicants will have the ability to request additional square-footage and minor deviations at the development plan review.

Signage style, location and size are shown here for illustrative purposes only.
Building signage may be placed on all four sides, but will otherwise be consistent with the project's vested zoning code; however applicants will have the ability to request additional square footage and minor deviations at the development plan review.

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Signage style, location and size are shown here for illustrative purposes only.
Planning Commission Staff Report
November 6, 2008

Project: Feletto Property District F- District Development Plan
File: EG-08-044
Request: District Development Plan
Location: Southwest and Southeast corners of Kammerer Road and South Promenade Parkway
APN: 134-1010-009 & 134-1010-010
Planner: Kyra O'Malley
App. Accepted: June 25, 2008

Property Owner/Applicant  Agent
Feletto Development, LLC  Gillum Consulting, Inc
Martin Feletto  Jim Gillum
PO Box 19928  1632 Weinreich Court
Sacramento, CA 95819  Folsom, CA 95630

Staff Recommendation

That the Planning Commission recommends approval to the City Council for the Feletto Property District Development Plan subject to the findings presented in this report and the attached Conditions of Approval.

Project Description

The entitlement requested by the applicant consists of the following:

1. District Development Plan for a 12.8 acre commercial district within the Lent Ranch Special Planning Area District F. The District Development Plan includes review of conceptual development plans: conceptual site plan, landscape plan, sign program, typical amenities, and public spaces, and provides architectural concepts, which will be used for future Development Plan Review entitlements.

Background

The Lent Ranch Special Planning Area (SPA) was approved by the City Council in June 2001. The SPA utilizes five different land use types to divide the 295 acre site into 8 commercial districts. The five land use types include Regional Mall, Community Commercial, Office and Entertainment, Visitor Commercial, and Multi-Family Residential (Figure 2).

Project Setting

The project site is located on the southwest and southeast corners of Kammerer Road and South Promenade Parkway within the Lent Ranch Special Planning Area, south of the Elk Grove Promenade Mall. Table 1 identifies the existing uses, General Plan designation, and Zoning designations for the subject property and neighboring properties.

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<th>Project Site</th>
<th>Existing Uses</th>
<th>General Plan</th>
<th>Zoning</th>
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<td>Commercial</td>
<td>Lent Ranch SPA</td>
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<td>Lent Ranch SPA</td>
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<td>Heavy Industry</td>
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Table 1: Land Use Designations and Uses
Analysis

General Plan

The proposed Feletto Property project has been reviewed for consistency with all applicable General Plan goals and policies. The General Plan encourages land use patterns that provide residents and the region the opportunities to shop, eat, and entertain in Elk Grove. The proposed project is planned to be a gateway to all the surrounding communities as well as the travelling public. The project will accommodate a variety of uses that will provide jobs as well as enhance the city’s economic base through designing a gateway as a positive environment and a desirable place to establish businesses as what follows with the Economic and Land Use Element.

The Lent Ranch Special Planning Area

The table below provides a summary of the proposed Feletto Property and it’s consistency with the requirements of the Lent Ranch SPA.

<table>
<thead>
<tr>
<th>Section</th>
<th>Proposed Project</th>
<th>Consistent?</th>
</tr>
</thead>
</table>
| 1.3 Goals and Objectives (excerpt):  
  - Commercial of adequate size and land use mix to maximize opportunities  
  - Reduce overall miles traveled by residents  
  - High quality commercial that creates a sense of place and social interaction  
  - Safe and entertaining gathering space for residents  
  - Visually pleasing urban project, enhanced aesthetic and visual quality  
  - Orderly development  
  - Expanded economic base  
  - Provide employment opportunities for City residents. | This proposed project within the visitor commercial district of the SPA is designed to serve as a gateway for the surrounding community as well as the travelling public. A mix of commercial buildings with outdoor plazas will create a sense of place, social interaction, and a mix of uses. The proposed project is expected to create a unique aesthetic experience through the use of high quality architecture, materials, and landscaping. | Yes |
| 3.2 Visitor Commercial Description  
  - Intent: to serve the surrounding community as well as the travelling public.  
  - Provide a “gateway” from HWY 99 into the Lent Ranch and to benefit from the freeway visibility and access. | As proposed, the Feletto Property project will provide approximately 77,500 square feet of retail, hotel, and restaurants uses within the 12.8 acre District. Potential future uses within the site are established within Section 4 of the Lent Ranch SPA and could include retail, restaurants, as well as other service stations, automobile rental. | Yes |
<p>| 3.3-3.9 These sections of the SPA discuss vehicle, pedestrian, bicycle, circulation, open public spaces, utilities, public services, financing, | Land owners of property within the SPA and signatories to the Lent Ranch Development Agreement are providing improvements to | Yes |</p>
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<th>Section</th>
<th>Proposed Project</th>
<th>Consistent?</th>
</tr>
</thead>
<tbody>
<tr>
<td>and project timing on a SPA wide level.</td>
<td>Roadways and other infrastructure required as required by the Lent Ranch SPA. All infrastructures will be constructed to the satisfaction of all responsible agencies.</td>
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<td>4.4</td>
<td>This section of the SPA provides permitted use information specific to the Visitor Commercial</td>
<td>The applicant is aware of the permitted uses section. Tenants will be evaluated for compliance with this section with review of Development Plan Review as well as building permits for tenant improvements.</td>
</tr>
<tr>
<td>5.1.2</td>
<td>This section of the SPA provides the process of review for the District Development Plans (DDP)</td>
<td>The process of review for this project is consistent with the SPA.</td>
</tr>
<tr>
<td>8</td>
<td>This section of the SPA provides setbacks specific to projects within the SPA.</td>
<td>As described in detail below, the proposed project meets the setbacks specific to SPA.</td>
</tr>
<tr>
<td>9</td>
<td>This section of the SPA establishes height restrictions for buildings within the Visitor Commercial District of the SPA.</td>
<td>As described in detail below, the proposed project meets the SPA established height restrictions.</td>
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<td>10</td>
<td>This section of the SPA provides design standards for the roadways serving Lent Ranch.</td>
<td>The Lent Ranch major roads have been previously approved and are designed consistent with this section of the SPA to the satisfaction of Public Works.</td>
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<tr>
<td>11.5</td>
<td>This section of the SPA establishes the general landscape concepts for the Lent Ranch area. Landscaping specific to the Visitor Commercial is included in this section.</td>
<td>The project incorporates landscaping throughout the site including through the buildings, within pedestrian pathways through the parking areas. The landscape plans incorporate some of the plant species listed within this section of the SPA.</td>
</tr>
<tr>
<td>11.7</td>
<td>This section of the SPA establishes landscaping standards specific to parking areas.</td>
<td>The preliminary landscape plans for the project indicate varied tree and plant species throughout the parking areas and buildings. Approximately 60% of the parking lot is shaded with landscape.</td>
</tr>
<tr>
<td>12.1</td>
<td>This section of the SPA establishes parking ratios for the commercial uses, restaurants, and hotels.</td>
<td>As described in detail below, the proposed project meets the SPA established parking ratios.</td>
</tr>
<tr>
<td>13</td>
<td>This section of the SPA establishes maximum floor area ratios for commercial uses. FAR for commercial is a maximum of 0.3 of the total lot area.</td>
<td>The proposed Feletto Property project has an average floor area ratio of 0.10, consistent with the SPA standards.</td>
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District Development Plan

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each district is required to obtain approval of a District Development Plan as the Stage 2 entitlement for projects within the SPA. The District Development Plan is intended to establish an overall concept plan for the individual District including review of a conceptual site plan, conceptual architecture, landscaping, setbacks, signage, and other amenities to be developed as a cohesive project. The Feletto Property project encompasses SPA District F (Visitor Commercial). This district is intended to serve the surrounding community as well as the traveling public as a gateway for the remainder of the SPA.

As required by Tables 5-1 of the Lent Ranch SPA, the following exhibits have been provided by the applicant for review:

Districg Development Plan
- Site Plan
- Landscape Plan
- Conceptual Architecture
- Conceptual Signage Program
- Site Amenities Plan
- Grading and Drainage Plan
- Conceptual Photometric Plan

Site Plan

The project site is located immediately south of the Elk Grove Promenade mall, on the western side of Highway 99. Promenade Parkway intersects the project site. As proposed in the site plan below, the main buildings within the Feletto Property are oriented towards Promenade Parkway and Kammerer Road. The site plan incorporates approximately 33,200 square feet of commercial and restaurant building space, divided into six building envelopes. Buildings proposed within the eastern portion of the District include two four-story, 120 and 136 room hotels. A 2,950 square foot service station building, car wash, and canopy are proposed at the intersection of Kammerer Road and Promenade Parkway, in the western portion of the District. A landscaped area will contain a pylon sign for the project, which is located immediately northeast of proposed hotel 1.

Development standards established by the SPA for the District include building setbacks, height limits, and parking ratios. Proposed buildings within the project have been located consistent with the front and side street setback requirements. Building heights within this District are limited to 40 feet for hotel buildings, unless one additional foot of setback is provided for each additional one foot of height over the 40 foot height limit, up to a maximum of 70 feet. Proposed hotel 1 is approximately 50 feet in height and is located 38.4 feet from West Stockton Boulevard, providing 13 additional feet of setback above the requisite 25 feet, consistent with the SPA standards. Proposed hotel 2 is also approximately 50 feet in height. All other proposed buildings are less than 40 feet in height and are setback in compliance with the SPA.

The proposed project also includes a service station with a retail building, canopy, and car wash. The proposed retail building and car wash are in compliance with the 2001 zoning code (340-43) with regards to the height limit; however, the proposed canopy exceeds the required height limit of 17 feet by approximately 2 feet. Therefore, the applicant has requested an exception to exceed the height limit for the proposed canopy. The applicant’s justification for the exception is based on the need to conform to national fuel retailer specifications, to avoid visual clutter, and to allow travelers to recognize their fueling opportunity in time to provide them
with adequate distance to safely access the site. Given the proposed services station's location more than 500 feet from any residential neighborhood, the limited amount by which the canopy exceeds the height limit, and based on the applicant's justification described above, staff supports the request for an exception to the height limit for the proposed canopy.

Per Section 12 in the Lent Ranch SPA, parking within this District is required to be provided at a ratio of 5 spaces per 1,000 square feet of commercial buildings. Additionally, 1 space per guest room is required for the two proposed hotels and 8 spaces per 1,000 square feet of restaurants buildings. As proposed, the site plan will accommodate 550 parking spaces, which exceeds the minimum required parking by 31 spaces (519 parking spaces required).

The site plan provides two vehicular access points from Promenade Parkway into the commercial and hotel building portion of the District. Additionally, two access points into the west side of the district for restaurants and retail are provided. However, Public works has concerns with the driveways on the east side and Condition 17 requires the applicant to eliminate the second driveway. The location of Building 5 is intended to provide a future tenant with the opportunity to create a high quality, visible corner gateway into the project. The applicant has indicated that a second driveway is necessary to ensure this level of corner tenant can be achieved and as such, does not agree with Condition 17. Pedestrian access is provided within the landscape corridors on Promenade Parkway, West Stockton Boulevard, and Kammerer Road, connecting through the parking areas to the building, via several landscaped pathways that are unimpeded by vehicular traffic. Condition of approval 20 requires the applicant to provide a reciprocal access within the eastern portion of the project site through to the adjacent property east of the project site (District G) to facilitate easier vehicular access between the districts for future use. The applicant has expressed that due to the unknown type of development that may occur within District G, they do not agree with Condition 20.

Figure 4: Conceptual Site Plan
Landscape Plan

The conceptual landscape plans provide planting and hardscape details to be incorporated through the proposed project. As described above, landscaped pedestrian pathways are provided through the parking areas in order to accommodate safe pedestrian passage through the project site. The project will incorporate three potential public plazas, located near the future commercial buildings, to provide gathering spots for customers. The landscape plan is consistent with the standards of the SPA including parking lot shading and landscaped islands for every 20 parking spaces. The parking lots will be 60% shaded with landscape of varied trees and shrubs. These plans have been reviewed and conditioned by the City’s Landscape Architect. A portion of these plans is shown in the figure below. The remaining landscape exhibits are included in Attachment 2.

![Conceptual Landscape Plan](image_url)

Conceptual Architecture

The architectural style for the overall Feletto Property District is generally traditional in nature, relying on the use of a variety of materials and colors to maintain visual interest. The design scheme utilizes mainly linear design features such as columns and awnings as well as varying building planes to invoke the desired design style. Materials to be used for the buildings include cement plaster, stone veneer and an assortment of colors with metal and fabric awnings and trellises. The materials and color palette are intended to be conceptual and not restrict other designs that may suit the building occupant better; however each building shall be cohesive with the other buildings in the district. A series of linear awnings and trellises will be used to provide shaded entryways and walkways for pedestrian between individual tenants within the district. Complete details of the conceptual architecture exhibits are included in Attachment 2.

All proposed buildings will be reviewed through the Development Plan Review entitlement process for consistency with the conceptual architecture.
Sign Program

The signage program included in Attachment 2 proposes four sign categories: building mounted signs, monument signs, directional signs, and a pylon sign for vehicles visible from Promenade Parkway, West Stockton Boulevard, Kammerer Road and Highway 99. The site plan shows the location of each monument sign as well as the pylon sign. The proposed sign program shows the location of the building mounted signs on the buildings. Each building has a different standard for location of the tenant signage. As proposed, the sign program would allow for each tenant to have one sign per building elevation and the standards for dimensions of each sign will comply with the 2001 zoning code standards (335-20), which requires the total area of all signs not to exceed 2 square feet per foot of building frontage if less than 50 feet from the right of way. If buildings are located more than 50 feet from the right-of-way, the signs shall not exceed 3 square feet per foot of building frontage.

There are six monument signs proposed on the site plan throughout the district. The locations for the monument signs are on the corners of West Stockton Boulevard and Promenade Parkway, as well as at the driveway entrances of the district. The design of the monument sign is the same for all entrances. The monument signs are two-sided, fabricated aluminum with stone veneer base to match the building design. There are two sizes of monument signs, both of which comply with the zoning code. Monument sign A is proposed to be 12 feet tall. Monument sign B is proposed to be 14 feet tall. Additionally, the signs are setback a minimum of 10 feet from the right of way in compliance with the code.

The pylon sign will be located within the landscaped area north of proposed hotel 1. As proposed, the pylon sign will have a total height of 70 feet including the structural base and will accommodate identification for each tenant in the district. The pylon sign exceeds the height limit; however the reason for the increase in height is due to the location of the site and the grade difference between the site and the adjacent interchange. As described above, the SPA identifies this District as a gateway into the Lents Ranch SPA area. The proposed pylon sign provides adequate identification for the commercial services within the district for both north and south bound travelers on Highway 99 as well other locations within the SPA. The sign program will serve to provide a cohesive approach to signage throughout the proposed project further enhancing the overall design of the district.

Site Amenities Plan

In addition to building materials, the Site Amenities package in Attachment 2 provides site furniture, bicycle racks, bollards, planters, and other ornamental materials to be incorporated into the proposed project. As identified above, the project has been designed to provide multiple public plazas, in which, the site amenities will be incorporated. These items have also been to further enhance the overall design of the project and add a sense of place for the district.

Grading and Drainage Plan & Conceptual Photometric Plan

Both of these plans were submitted with the application and reviewed by the appropriate agencies and departments. They are in compliance with the Sacramento County Code and the Lents Ranch Special Planning Area.

Environmental Analysis

Staff has reviewed the project and determined that it is exempt from the California Environmental Quality Act (CEQA) review pursuant to section 15163 (Projects Consistent with a
Elk Grove Planning Commission  
EG-08-044  
November 6, 2008  
Page 9 of 10

Community Plan, General Plan, or Zoning). The proposed District Development Plan for two proposed hotels and commercial buildings within the District is consistent with the General Plan and Lent Ranch Special Planning Area (SPA). Based upon staff’s analysis, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR; therefore no further review is required.

**Letters from Commenting Agencies**

Letters have been received from the following city departments and agencies:

- Building Department- attached
- City Attorney- no response
- Community Enhancement- no comment
- Finance- no comment
- Police Department- no comment
- E-Trans- no comment
- City’s Landscape Architect- attached
- Solid Waste- attached
- Frontier- no response
- SMUD- no response

- Public Works- attached
- Cosumnes CSD-Fire- attached
- Sacramento County- Sanitation District- attached
- Sacramento County- Water Supply- attached
- Trails Committee- no response
- CRWQCB- attached
- CALTRANS- attached
- PG & E- no response
- SMAQMD attached

The proposed project was routed to several City departments, county and state agencies. Comments from these agencies are included in Attachment 3. Most responding agencies provided comments on the project that have been incorporated into the project’s Conditions of Approval in Attachment 1.

The comments from the responding agencies have been reviewed and answered by either the applicant or staff. For clarification, this application is part of the Lent Ranch Development Agreement dated September 2001 as well as the Condemnation Settlement Agreement dated October 2007. In addition, the applicant is aware of the previously approved project for Lent Ranch Special Planning Area, and acknowledges the obligation to comply with the previously approved conditions of approval and mitigation measures. The applicant has noted their acceptance of these conditions in their letter included in Attachment 4. However, the applicant is not accepting of the conditions discussed on page 6 of this staff report.

**Recommended Motion**

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

“I move that the Planning Commission recommend the City Council approve the District Development Plan for the Feletto Property, District F (EG-08-044) subject to the findings and conditions of approval contained in the November 6, 2008 staff report”.

**Findings**

**CEQA**

**Finding:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).
Evidence: The proposed project for a district with restaurants, hotels, retail, and service stations is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). Based upon staff's analysis, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

District Development Plan

Finding: The proposed District Development Plan is consistent with the Lent Ranch SPA and establishes the design and development standards for the Visitor Commercial land use district.

Evidence: The District Development Plan for Feletto Property District F includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the project. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the proposed district.

Attachments

1. District Development Plan Conditions of Approval
2. Project Exhibits
3. Letters from Commenting Agencies
4. Letter from Applicant
City of Elk Grove – City Council

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, December 10, 2008 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:

FELETTO PROPERTY DISTRICT - DISTRICT F – (EG-08-044) – DISTRICT DEVELOPMENT PLAN:

REQUEST: A District Development Plan for a 12.8 acre visitor commercial district (District F) within the Lent Ranch Special Planning Area. The District Development Plan includes review of conceptual development plans: conceptual site plan, landscape plan, sign program, site amenities, and architectural concepts, which will be used for future Development Plan Review entitlements.

OWNER/APPLICANT: Feletto Development, LLC
Martin Feletto
PO Box 19928
Sacramento, CA. 95819

AGENT: Gillum Consulting, Inc.
Jim Gillum
1632 Weihreich Court
Folsom, CA. 95630

LOCATION: The project site is located on the SW and SE corners of Kammerer Road and South Promenade Park Way.
APN: 134-1010-009 and 134-1010-010

ZONING: Lent Ranch SPA (Visitor Commercial)

ENVIRONMENTAL REVIEW: The project is exempt from the provisions of CEQA under section 15183 of Title 14 of the California Code of Regulations (Projects consistent with a Community Plan, General Plan, or Zoning for which an EIR was certified).

Information regarding this item may be obtained in the office of the Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California or by contacting Kyra O'Malley at (916) 478-2220. 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, 8380 Laguna Palms Way, Suite 200 Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated: November 28, 2008
SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE
DECLARATION OF MAILING/POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER Feletto Property District – District F EG-08-044 District Development Plan – Lent Ranch Special Planning Area

On November 25, 2008, in the City of Elk Grove, Sacramento County, California, a copy of the above subject matter, attached hereto and marked Exhibit A was posted at 8400 Laguna Palms Way, Elk Grove, California, on the interior and exterior posting boards, the exterior posting board at 8380 Laguna Palms Way, and is on file in the Office of the City Clerk.

X Posting and Mailing (if checked, fill in box below DECLARATION OF MAILING)

DECLARATION OF MAILING

In addition, for the said Public Hearing Notice, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing the above subject Notice of Public Hearing attached hereto and marked Exhibit A. The mailing list for said matter, which was provided to the City Clerk's Office by the Planning Department containing #93 addresses, is attached hereto and marked Exhibit B.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 25, 2008 at Elk Grove, California.

8:00 am/pm Time of Posting

DIRECTED BY:

SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE

Julie Jedlowski
Administrative Assistant

71
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