

RESOLUTION NO. 2014-207

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING AN AMENDMENT TO THE LAGUNA RIDGE SPECIFIC PLAN AND
APPROVING A MAJOR DESIGN REVIEW AND MINOR DEVIATION FOR THE CIVIC
CENTER AQUATICS COMPLEX PROJECT SUBJECT TO SPECIFIC CONDITIONS
OF APPROVAL (EIR ALTERNATIVE 4 – COMPETITIVE AQUATICS FACILITY)
PROJECT NO. EG-13-003;APN: 132-1990-007, 009, 014, 017, 018, & 019**

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

WHEREAS, in 2006, the City became the owner of the Civic Center property;
and

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

WHEREAS, in 2012, the City Council directed staff to prepare a Request for Qualifications and subsequently directed staff to prepare a Request for Proposals for a design/build/operate/finance project that identified the development and operations of an Aquatics Complex, which included competitive facilities and an outdoor water/adventure park (the "Project"); and

WHEREAS, the City is working with P3 International (and its related sub-consultants, hereinafter "Applicant") on Phase I work (design plan, job costing, feasibility study and private financing) for the Aquatics Complex Project; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-1990-007, 009, 014, 017, 018, & 019; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000 et seq.; and

WHEREAS, on September 10, 2014, the City Council certified a Subsequent Environmental Impact Report for the Project; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented, and public testimony presented in writing and at the meeting; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby adopts an Amendment to the Laguna Ridge Specific Plan, as provided in Exhibit A, based upon the following findings:

Specific Plan Amendment

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

Evidence: The proposed amendment to the Specific Plan involves allowing parking lots or garages as a use permitted by right in the SC (Shopping Commercial) zone. This change would bring the Specific Plan's SC zone into conformance with the Citywide SC zone, which allows this use by right. This change is consistent with the General Plan as stand-alone parking lots and garages support surrounding uses, which may include visitor-related activities on adjacent sites.

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

Evidence: The proposed amendment to the Specific Plan will not inhibit the development of "pedestrian-scaled and varied form and massing" within the Civic Center or other SC areas of the Plan as it will allow for surface parking to be consolidated so that additional ground-floor uses, that incorporate pedestrian spaces, can be developed.

Finding #3: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence: The proposed amendment to the Specific Plan will benefit the Specific Plan Area and the City by allowing for the effective and efficient use of land within the Specific Plan Area through the use of parking lots adjoining new development or consolidated parking into structures.

Finding #4: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan, which warrants amendments as requested.

Evidence: While the proposed amendment to the Specific Plan does not alter the adopted land use plan, it does add an additional allowed land use to the SC district – parking lots and garages as primary uses. The addition of this use reflects the results of the outreach efforts and conceptual planning for the Civic Center area and the larger needs of the Elk Grove Town Center (the SC-zoned area long Elk Grove Blvd within the Specific Plan) as provided in the Civic Center Design Guidelines and the Town Center Design Guidelines. Therefore, the proposed amendment is necessary based upon changes in community character.

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

Evidence: While the proposed amendment to the Specific Plan does not alter the adopted land use plan, it does add an additional allowed land use to the SC district – parking lots and garages as primary uses. Future development of a parking lot or garage will be subject to the City's landscape standards and/or design review. The intent of these regulations is to ensure that new development is harmonious and compatible with the surrounding community character. Therefore, the proposed change will not adversely affect adjacent properties and these types of uses can be adequately serviced.

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

Evidence: While the proposed amendment to the Specific Plan does not alter the adopted land use plan, it does add an additional allowed land use to the SC district – parking lots and garages as primary uses. Individual applications for parking lots and garages will be evaluated for physical constraints and design limitation through the planning process.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Major Design Review and Minor Deviation for the Project (defined in the Environmental Impact Report as Alternative 4) as described and illustrated in Exhibit B and subject to the conditions of approval contained in Exhibit C, based upon the following findings:

Major Design Review

Finding #1: The proposed Project is consistent with the applicable Design Guidelines.

Evidence: The proposed Project is consistent with the Civic Center Design Guidelines. Specifically, the Project utilizes a circulation pattern that eliminates auto-pedestrian conflicts, minimizes the number of driveways from the public street, utilizes a landscaping scheme that is consistent with City standards for

parking lot shading and screening requirements, incorporates landmark building features and forms, and utilizes appropriate building materials and colors.

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

Evidence: The overall site design, architecture, and landscaping scheme for the Project is integrated and consistent. The design utilizes native and drought tolerant plantings and incorporates low-impact design features including bio-swales and bio-retention. The design of the Project will enhance the character of the surrounding community by implementing the concept and vision for the Civic Center, including incorporation of landmark features, such as the dive tower with its angular design and color banding.

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

Evidence: The Civic Center Design Guidelines call for a variety of building types, sizes, and shapes while promoting coordination between various phases and the use of complementary structures through placement. The Aquatics Complex is the first phase of the overall Civic Center, so its location and layout will play a significant role in the placement and design of future phases. The site design accommodates future phases on both sides of Civic Center Drive, and provides opportunities for integrating the various phases together through the use of the pedestrian and arrival plaza, adjacent to the future library and children's museum.

The architecture of the proposed Project incorporates materials specifically allowed in the Civic Center Design Guidelines. The various buildings, such as the restrooms, administration, and concessions will incorporate awnings, horizontal scoring, windows, and swimming-related artwork (figures in various diving or swimming poses). This will help to differentiate this phase from future phases and allowing for a variety of building types, sizes, and shapes across the Civic Center.

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

Evidence: As previously mentioned the circulation for vehicles and pedestrians within the Project is designed to eliminate auto-pedestrian conflicts through clearly delineated spaces and designed pedestrian paths through the parking areas. Primary access to the site is provided from Big Horn Boulevard. The Project would improve the "fourth leg" of the existing signal at Big Horn and

Denali Circle. Vehicles would then be directed into the primary parking area. The primary north-south drive aisle, along the eastern side of the parking area, would take vehicles past the main entrance to the facility where a dedicated drop-off area would be provided. Vehicles would then exit either at the Denali entrance or at a second exist point at the north end of the parking area along Big Horn. A pedestrian plaza is provided from Civic Center Drive south into the Project, fronting the primary entry areas into the facilities. The plaza would feature decorative hard-scape, trees, and other landscaping. Bicycle access to the site is provided from both Big Horn and Civic Center Drive and would connect with the trails network developed and planned for Laguna Ridge. Bicycle parking would be provided at both the north and south ends of the pedestrian plaza.

Minor Deviation

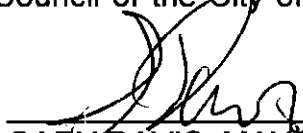
Finding #1: The deviation(s) improve the site, architectural, and/or overall Project design.

Evidence: The proposed Minor Deviation would decrease the parking requirement by 10 percent. This reduction in parking is based upon the proximity of transit services long Big Horn Boulevard and the shared nature of the two Project components – the Competition Venue and the Water and Adventure Park. The reduction in the parking requirement would improve the overall Project design by reducing the amount of improved parking area and promoting joint parking between the two Project components.

Finding #2: The deviation(s) are materially consistent with the Project and are compatible with surrounding uses and structures.

Evidence: The proposed deviation from parking requirements is consistent with the proposed Project as they take advantage of adjacent transit service along Big Horn Boulevard and account for joint use between the two Project components. The reduction is compatible with surrounding uses as there is no direct access to the neighboring residential areas from the Project or parking lots.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of September 2014.



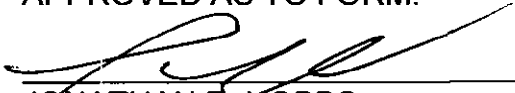
GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Laguna Ridge Specific Plan Amendment

Section 3.5.9.3 of the Laguna Ridge Specific Plan shall be modified to read as follows (deleted text shown in ~~strikeout~~, new text shown in underline).

3.5.9.3 Allowable Land Uses

All uses as permitted by the SC zone by Table II, Section 225-11 of the Zoning Code are allowed within this SC designation except as noted below. The development standards set forth in Title II, Chapter 25, Article 4 and Title III, Chapter 15, Article 6 (Sections 315-02 through 315-51) will apply, except where superseded by the following standards.

Additionally Permitted:

1. High Density Residential will be allowed by right, subject to a minimum density of 15.1 du/ac.

Exceptions:

1. Civic Center uses such as administrative offices, cultural centers, support retail and other related uses are permitted by right within the site designated for Civic Center.
2. Recycling Centers shall be conditionally permitted and not permitted by right.
3. Banks, Savings and Loan and Finance uses (with drive up windows) shall be permitted instead of conditionally permitted.
4. Recreation Vehicle and Boat Storage shall be prohibited.
5. Travel Trailer-Mobilehome, Motorhome, Camper –Sales, Rent, Storage shall be prohibited.
6. Firewood Sales shall be prohibited.
- ~~7. Parking lot or garage as a primary use shall be prohibited.~~
87. Vehicle and equipment rental as a primary use shall be prohibited.

Exhibit B Civic Center Aquatics Complex

Project Description

The proposed Civic Center Aquatics Complex Project (Project) consists of 30 acres and includes the construction and operation of a competition/training swim facility (Competition Venue), as well as ancillary uses, parkland, and parking, which are detailed below. It specifically does not include the Water and Adventure Park.

Competition Venue

The Competition Venue would consist of a competition swimming pool (50 meters by 25 yards, 2-meter depth) and a dive pool (25 meters by 25 yards, 17-foot depth) with a signature 10-meter diving tower (33 feet in height), a 3-meter springboard, and a 1-meter springboard. Additional facility components would include:

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

The Competition Venue is anticipated to be home to multiple collegiate, high school, and regional club teams for practices and meets as well as recreational use. The Project also includes the potential for expansion into the team prep area.

Ancillary Components

In addition to the above, the Project includes, but is not limited to, the following ancillary components:

- Administration office
- Lifeguard station
- First aid station
- Storage room(s)
- Mechanical room(s) (described further below)
- Service road and loading/delivery area
- Drop-off/arrival plaza
- Pathways and trails
- Wetland/nature area overlook
- Hardscape/landscape elements
- Screening and fencing
- Trash enclosures
- Parking

Facility Capacity and Hours of Operation

Competition Venue

The Competition Venue would operate year-round Monday through Saturday with anticipated hours of 7:00 a.m. to 9:00 p.m., as well as on Sundays during the months of May through July from 7:00 a.m. to 7:00 p.m. The Competition Venue would have a capacity of up to 3,100 competitors and spectators over the course of an entire day for a large special event, such as a regional swim meet. Typical operation would be substantially less, with practices that would have fewer than 100 people and smaller competitions with 300 to 1,000 competitors and spectators, based on the Civic Center Aquatics Complex Schematic Design dated May 30, 2014.

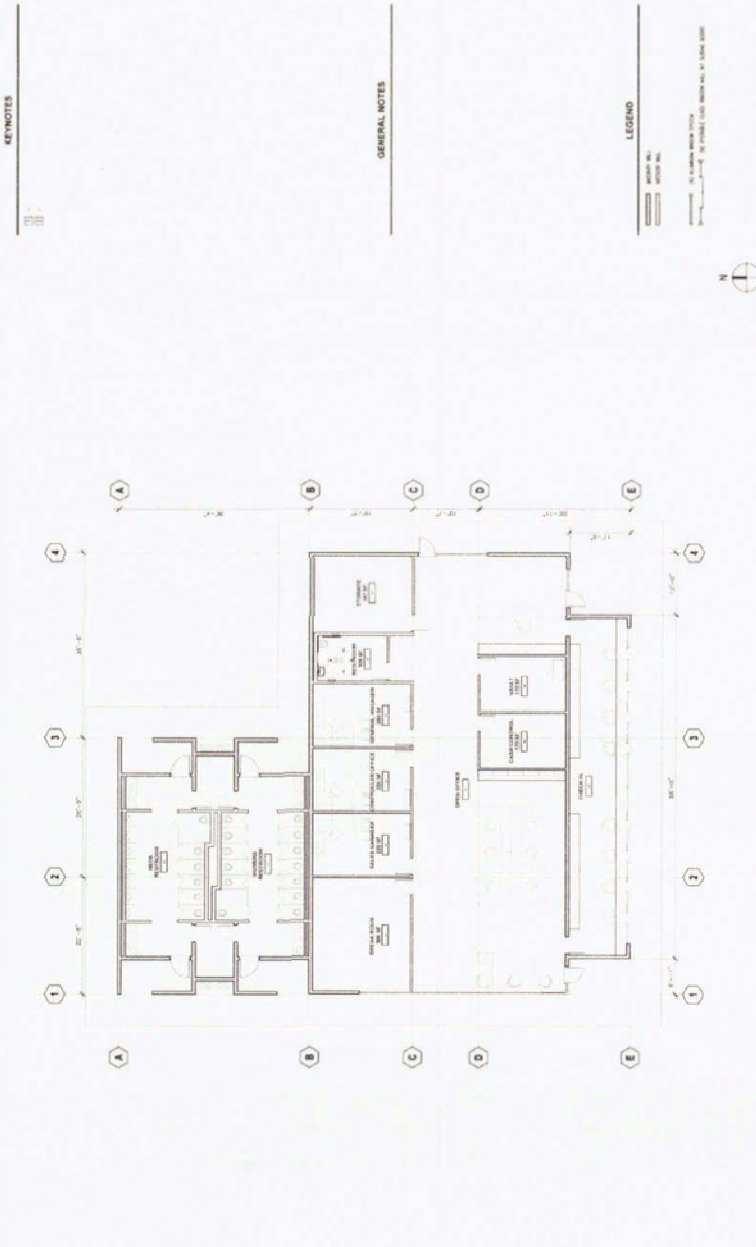
Minor Deviation for Parking

The Project also involves the issuance of a Minor Deviation for parking. The Minor Deviation would allow for a 10 percent reduction in this requirement based upon the proximity of public transit service and shared parking between the facilities.

Illustrative Site Plan



Building Floor Plans



KEYNOTES



GENERAL NOTES

LEGEND



ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.

ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.

ALL GLASS WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.



LPA ARCHITECTS
 1000 BAYVIEW BLVD SUITE 200
 OAKLAND, CA 94612
 TEL: 510.769.1100
 FAX: 510.769.1101
 WWW.LPAARCHITECTS.COM

PROPOSAL FOR THE CIVIC CENTER
 AQUATIC COMPLEX
 810 HEARN BLVD AT CIVIC CENTER DRIVE
 EMERYVILLE, CA 94575

Developed by
 City of Emeryville

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO: 007
 SHEET NO: 01
 DATE: 08/2009
 TITLE: BUILDING A AND C FLOOR PLANS

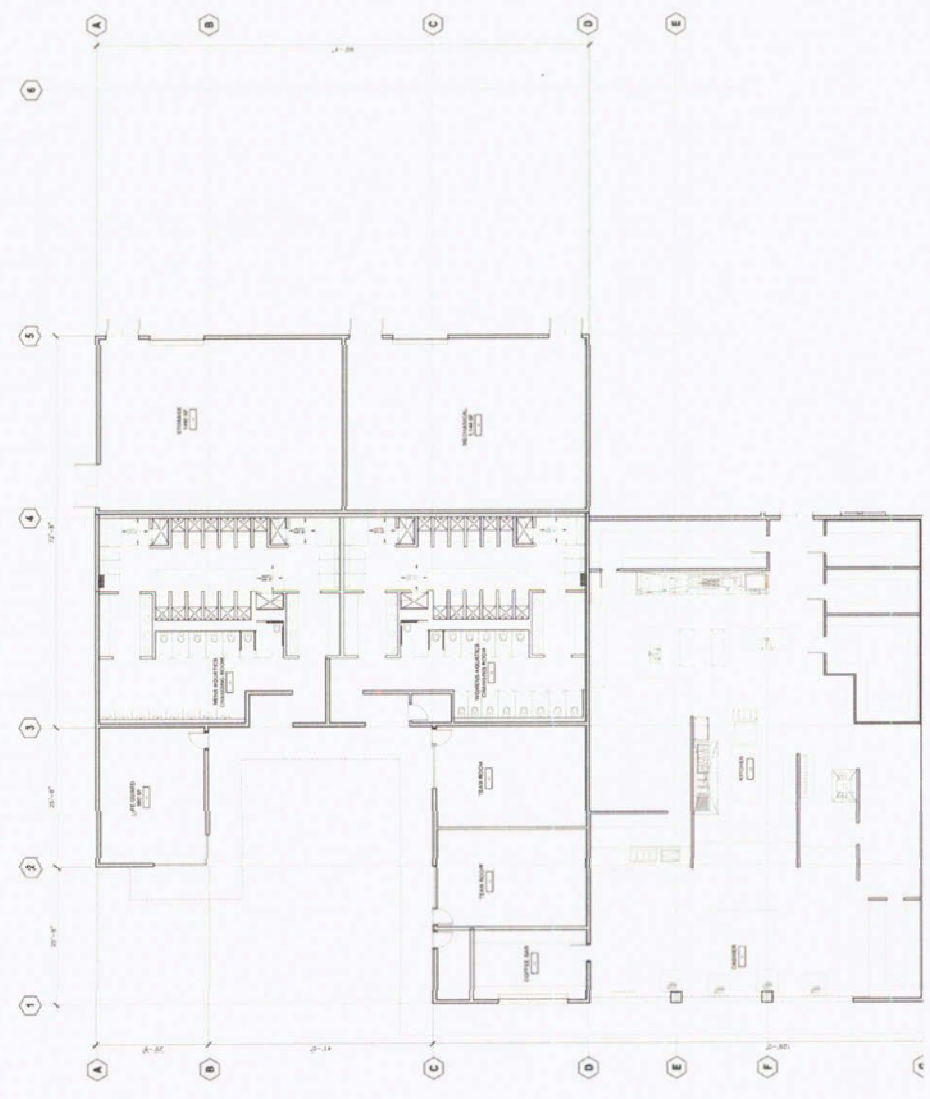
KEYNOTES

1. 1/8" = 1'-0"

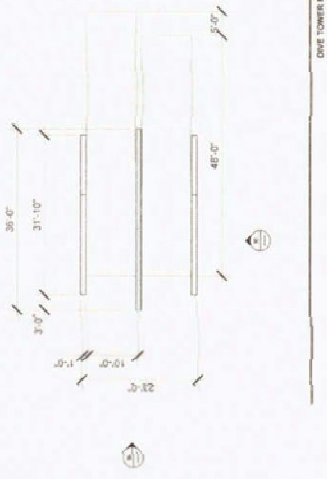
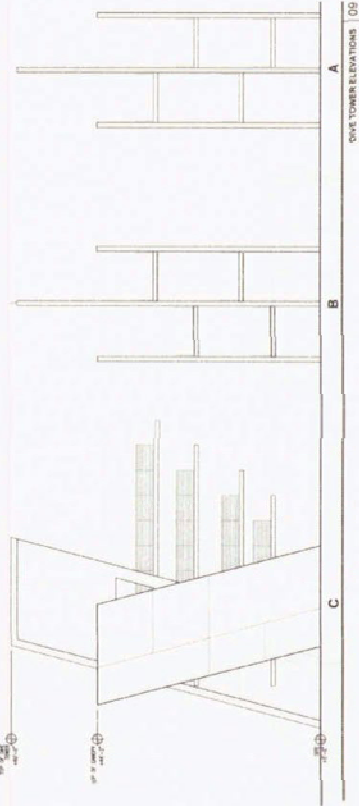
GENERAL NOTES

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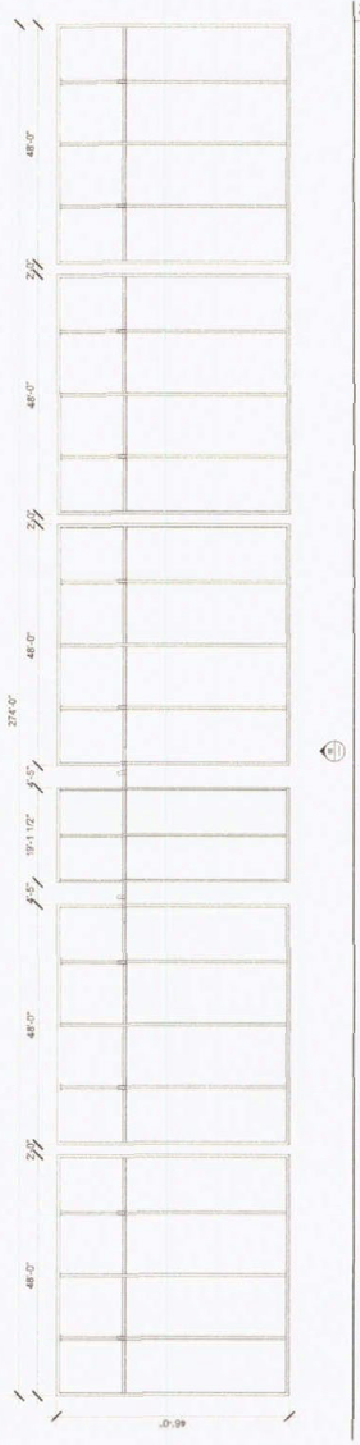
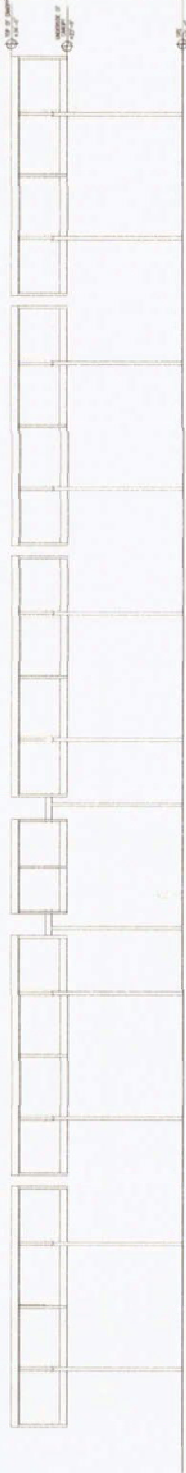
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Building Elevations



02 CANOPY ELEVATIONS





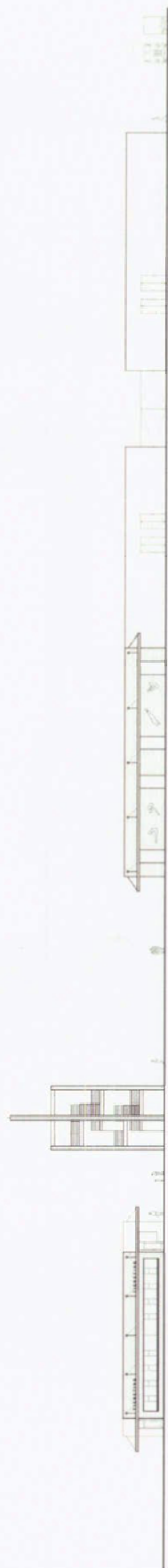
Family Entertainment Center Not Approved



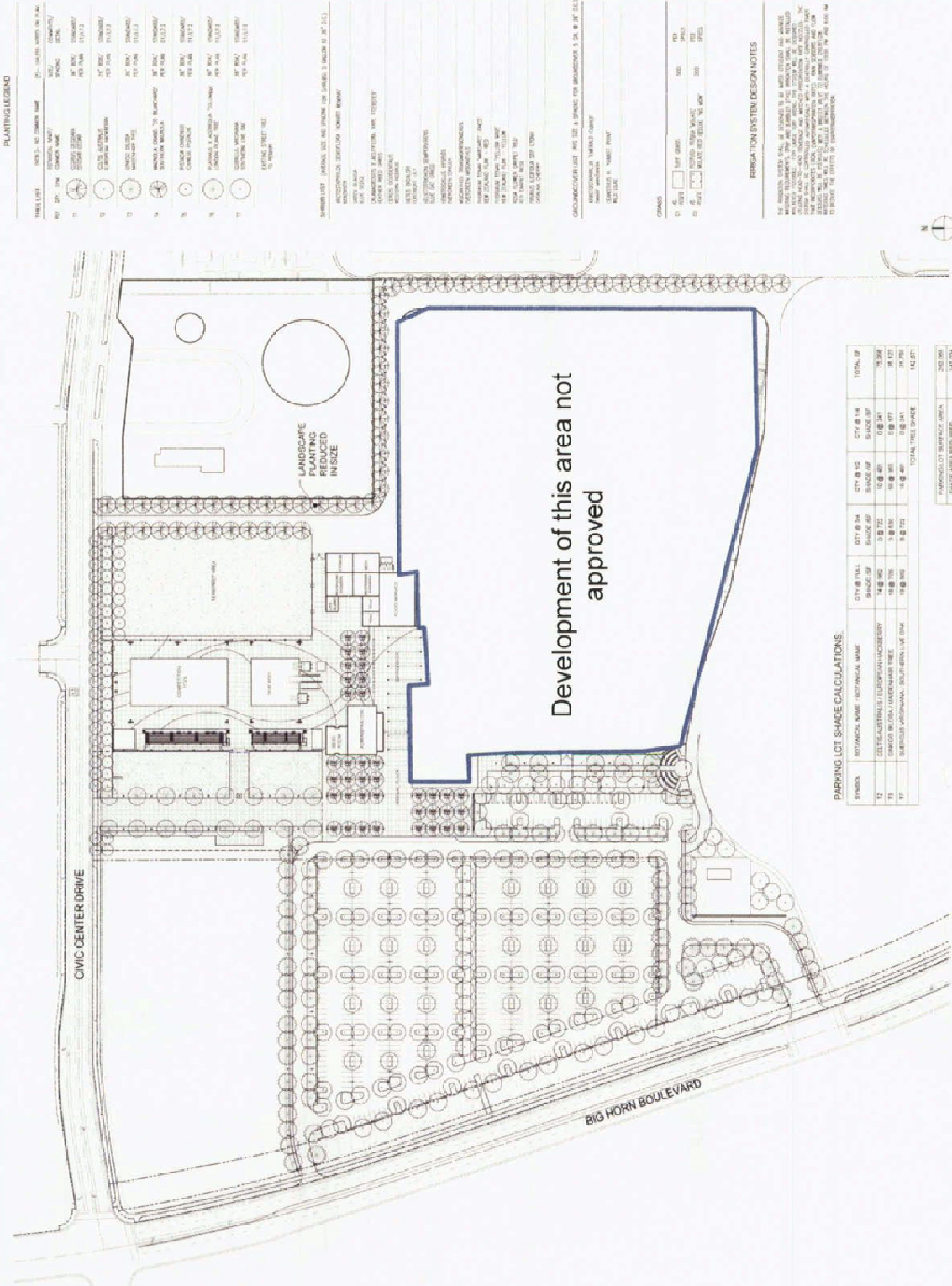
Family Entertainment Center Not Approved



Family Entertainment Center Not Approved



Landscape Plan



SYMBOL	PLANT SPECIES / SIZE	PLANTING NOTES
T1	6" DBH EUROPEAN LIME TREE	PLANT IN 10' X 10' GRID
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PROPOSAL FOR THE CIVIC CENTER AQUATIC COMPLEX
 800 HORN BLVD AT CIVIC CENTER DRIVE
 ERM GROUP, CA 95757
 DATE: 09/15/2017

PROPOSAL NO: 17-001
 DRAWING NO: LP-01
 SHEET NO: 17-001-01

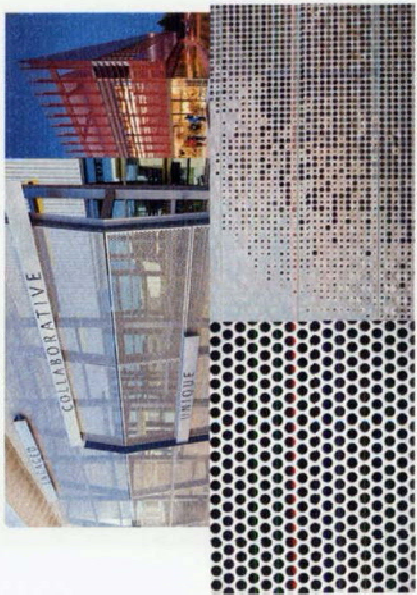
PROG. SYSTEM DESIGN NOTES

1. ALL TREES SHALL BE PLANTED TO MEET CITY OF SAN JOSE WATER EFFICIENCY PROGRAM REQUIREMENTS. ALL TREES SHALL BE PLANTED TO MEET THE CITY OF SAN JOSE WATER EFFICIENCY PROGRAM REQUIREMENTS. ALL TREES SHALL BE PLANTED TO MEET THE CITY OF SAN JOSE WATER EFFICIENCY PROGRAM REQUIREMENTS.

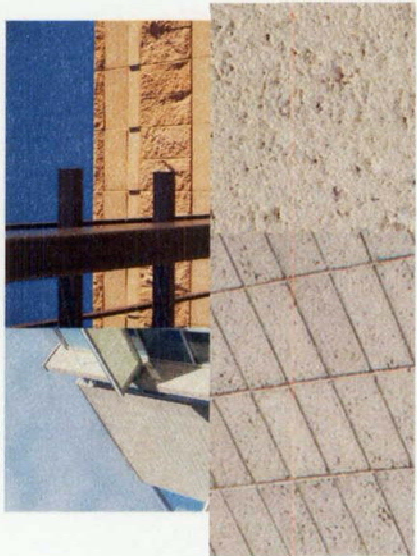
PARKING LOT SHADE CALCULATIONS.

SYMBOL	PLANT SPECIES / SIZE	QTY @ 10' X 10'	SHADE SQ FT	TOTAL SF
T1	6" DBH EUROPEAN LIME TREE	14 @ 22'	13 @ 24'	78,396
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Materials Board: Competition Venue



Perforated Metal Panel



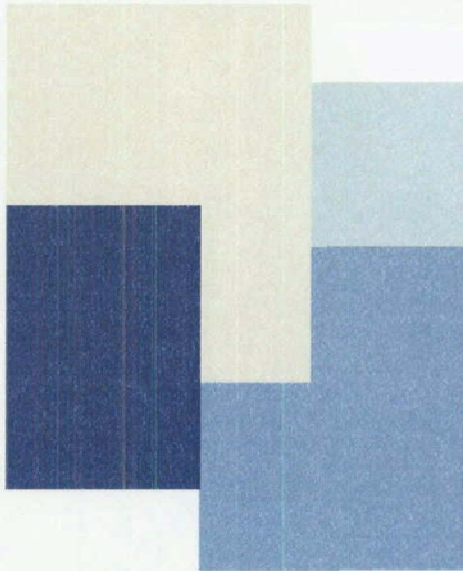
Concrete Block



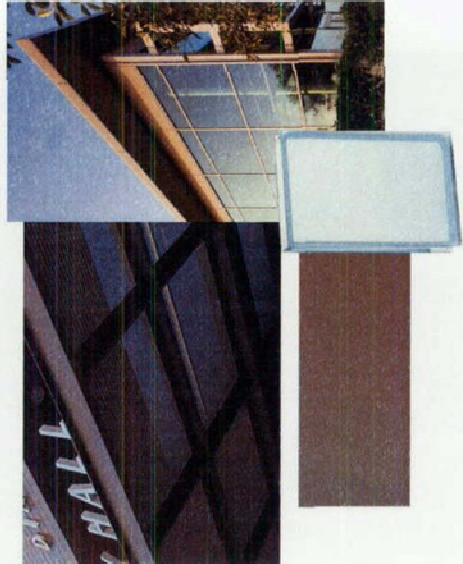
Concrete Paving



Fabric Canopy Structure



Accent Colors



Painted Metal and Glass

Landscape Materials

Canopy Shade Trees



Quercus virginiana – Southern Live Oak



Celtis australis – European Hackberry



Platanus acerifolia – London Plane Tree

Accent Trees



Ginkgo biloba –
Maidenhair Tree



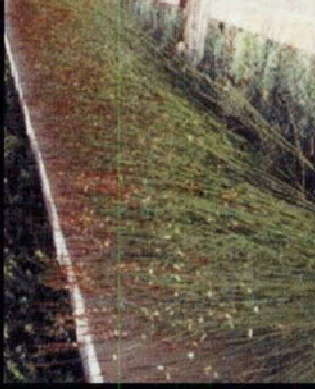
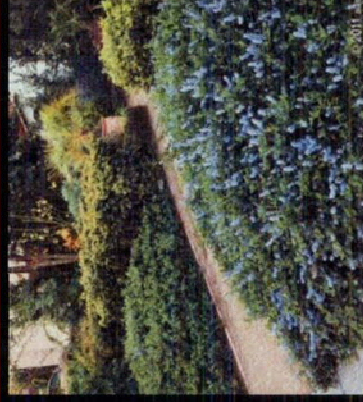
Acer rubrum 'October Glory' –
Red Maple



Pistachia chinensis – Chinese Pistache

Parking Area

Bioretention Planters, Shrubs and Groundcover



Parking Area

Promenade and Arrival Plaza Trees



Platanus acerifolia –
London Plane Tree

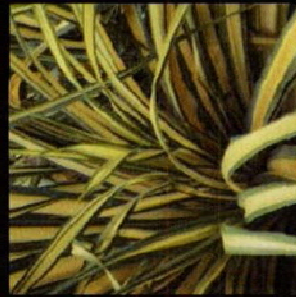


Magnolia grandiflora– Southern Magnolia



Pistachia chinensis – Chinese Pistache

Shrubs and Groundcover



Promenade and Arrival Plaza

Screen Trees

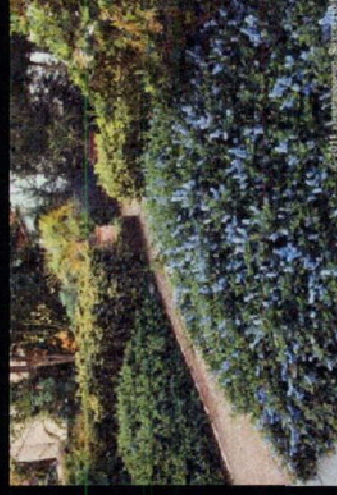


Cedrus deodara – Deodar Cedar



Cercis occidentalis – Western Redbud

Shrubs and Groundcover



Perimeter Planting

**Exhibit C
Draft Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
On-Going				
1.	<p>The development approved by this action is for a Major Design Review and Minor Deviation from parking to establish the Civic Center Aquatic Complex as described and illustrated in Exhibit B (hereinafter the "Project") and as modified or conditioned by these conditions of approval:</p> <ul style="list-style-type: none"> • Site Plan (dated June 16, 2014) • Exterior Elevations (dated June 16, 2014) • Landscape Plans (dated June 16, 2014) <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all codes, laws, statutes, regulations, and procedures.</p>	On Going	Planning	
3.	<p>The Applicant/Owner, or Successors in Interest (hereinafter 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 Application or any environmental or other documentation related to approval of this Application. Applicant further agrees to provide a defense for the City in any such action.</p>	On Going	Planning	
4.	<p>The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.</p>	On-Going	Planning	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
5.	<p>Except as otherwise specified or provided for on the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Laguna Ridge Specific Plan • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • Laguna Ridge Supplemental Design Guidelines for landscape improvements • Civic Center Design Guidelines 	On-Going	Planning Public Works Building	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Public Works EGWS SASD SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), Elk Grove Water Service (EGWS), or other agencies or services providers as established by law.</p>	On-Going	Planning Public Works Building CCSD SCWA SASD	
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following:</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 Public Works Building CCSD SCWA SASD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
Prior To Improvement Plans or Grading				
9.	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. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	
10.	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. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
11.	Special paving (colored and textured) shall be utilized for all pedestrian crossings. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, and/or scored/stamped concrete/asphalt and shall comply with ADA requirements.	Improvement Plans	Planning	
12.	Enhanced paving (colored and textured pavement) shall be provided at all Project driveway entrances for a minimum of twenty-five (25) feet in depth measured from the public right-of-way along the adjacent roadway.	Improvement Plans	Planning	
13.	All trash enclosures/compactors for all phases shall meet the requirements and design standards as established in the Elk Grove Space Allocation and Enclosure Design Standards and Guidelines for Trash and Recycling. A detail of the trash enclosures shall be provided in the improvement plans.	Improvement Plans	Planning	
14.	The drainage system shall be designed in accordance with the approved Master Drainage Study for the Laguna Ridge Specific Plan area and shall accommodate runoff from the ultimate development. All drainage improvements shall meet the City of Elk Grove Improvement Standards.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) whichever Occurs First	Public Works	

<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
15. A Post-Construction Stormwater Quality Control Plan shall be prepared and submitted in accordance with the City of Elk Grove Improvement Standards and most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. A separate maintenance plan shall also be submitted describing proper maintenance practices for the specific treatment controls to be constructed.	Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s) whichever Occurs First	Public Works	
16. A maintenance agreement for stormwater quality control treatment devices shall be executed to the satisfaction of Public Works.	Improvement Plans	Public Works	
17. If determined warranted by the Public Works Director, a reciprocal access and parking agreement shall be recorded including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of Public Works.	Improvement Plans	Public Works	
18. Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps.	Improvement Plans	Public Works	
19. The existing signalized intersection at Big Horn Blvd/Denali Circle/Project Driveway shall be modified to accommodate the fourth leg into the project site and southbound left-turn traffic in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
20. Traffic enhancements shall be designed and constructed along Civic Center Drive to facilitate pedestrian crossings in accordance with City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Improvement Plans	Public Works	
21. The signalized intersection of Elk Grove Blvd and Laguna Springs Drive shall be modified to add northbound right-turn overlap phasing pursuant to Mitigation Measure #8 of the Traffic Impact Analysis for this Project.	Improvement Plans	Public Works	
22. The northerly driveway on Big Horn Blvd shall be limited to right in/right out turn movements only.	Improvement Plans	Public Works	
23. Any existing ADA compliance improvements adjacent to the Project to shall be reconstructed to meet current standards.	Improvement Plans	Public Works	
24. Water service shall be provided by the Sacramento County Water Agency (SCWA). All water lines shall be located within public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval.	Improvement Plans	SCWA	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
25.	The Applicant shall destroy and abandon wells on the proposed Project site in accordance with the requirements of the Sacramento County environmental Health Division. The Applicant shall clearly show all abandoned/destroyed wells on the Improvement Plans for the Project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
26.	The Applicant shall submit final landscape and irrigation plans in conjunction with improvements plans for each phase. Such plans shall be prepared by a landscape architect registered to practice in the State of California. (Also see COA #38)	Improvement Plans	Public Works, Planning, Landscape Architect	
27.	The Applicant shall provide for separate connections to the County Sanitation District's sewer system for each building or parcel with a sewage source to the satisfaction of SASD. Sacramento County Improvement Standards apply to sewer construction. The Applicant may provide common grease/sewer traps.	Prior to Approval of On-site Improvement Plans	SASD	
28.	The Applicant shall provide an approved sewer study to SASD prior to approval of submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this Project and other up-stream areas, and shall be done in accordance with the Districts' "Minimum Sewer Study Requirements". The Study shall be based on a "no-shed shift" standard without advance approval of the District.	Prior to Submittal of Improvement Plans	SASD	
29.	In order to obtain sewer service, construction of SASD sewer infrastructure will be required. On and off-site sewer lines will be required as determined by the required sewer point of service connection.	Prior to Approval of On-site Improvement Plans	SASD	
30.	Sewer easements will be required. All sewer easements shall be dedicated to SASD in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Approval of On-site Improvement Plans	SASD	
31.	The Applicant and successors in interest shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing, and all non-driveable street appurtenances.	Prior to Approval of On-site Improvement Plans	SASD	
32.	SASD requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Prior to Approval of On-site Improvement Plans	SASD	

<u>Conditions of Approval</u>		<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
33.	All fire emergency access roadways shall have a minimum 50 feet turning radius outside and 25 feet turning radius inside for emergency vehicles.	Improvement Plans	CCSD Fire Department	
Prior To Building Permit				
34.	<p>The Applicant shall prepare and submit for Planning Director approval a Pedestrian Amenities Program, which shall programmatically define the types, specifications, and general locations for pedestrian features within the Project. The Pedestrian Amenities Program shall specifically include, but is not limited to:</p> <ul style="list-style-type: none"> • Benches • Waste receptacles • Bike racks (the Applicant shall provide a minimum of 120 parking spaces for customers in well illuminated, highly visible locations, distributed throughout the site) • Pavement design and materials 	Submitted for review prior to 1 st Building Permit submittal Approval required prior to 1 st Building Permit Issuance	Planning	
35.	<p>Prior to submittal of the Building Permit(s), the Applicant shall prepare and submit for Planning Director approval a Sign Program, which shall programmatically define the design, dimensions, and other components of the various signage element of the Project, including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Gateway/Entry signage along public streets • Vehicular directional signage • Pedestrian directional signage • Wall-mounted tenant signage • Amenity signage (e.g., restrooms, concessions) • Regulatory signage (e.g., stop sign, speed limits, no parking, ADA parking) 	Submitted for review prior to 1 st Building Permit submittal Approval required prior to 1 st Building Permit Issuance	Planning	
36.	<p>Prior to submittal of the Building Permit(s), the Applicant shall prepare and submit for Planning Director approval a Landscape Program, which shall address the following components:</p> <ul style="list-style-type: none"> • Further define the preliminary landscape plan for the site, identifying specific locations, quantities, and sizes of proposed trees, shrubs, groundcover, and other plant material. • Pedestrian corridors leading to/from the parking fields and public right-of-way. 	Submitted for review prior to 1 st Building Permit submittal Approval required prior to 1 st Building Permit Issuance	Planning Landscape	

	<u>Conditions of Approval</u>	<u>Timing / Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
37.	<p>Prior to submittal of the Building Permit(s), the Applicant shall prepare and submit for Planning Director approval a Lighting Program, which shall address the following components:</p> <ul style="list-style-type: none"> • Photometric plan for the center, including all parking areas, loading docks, plazas, pedestrian spaces, and pedestrian paths. • Fixture specifications for: <ul style="list-style-type: none"> ○ Parking lot light fixtures (including fixture heads and pole height) ○ Pedestrian lighting along pathways and plazas (e.g., light bollards) ○ Building attached lighting (e.g., sconces, pendants, banding) • Coordination with parking lot landscaping. 	<p>Submitted for review prior to 1st Building Permit submittal</p> <p>Approval required prior to 1st Building Permit issuance</p>	<p>Planning Police</p>	
38.	<p>All trash enclosures/compactors for all phases shall meet the requirements and design standards as established in the Elk Grove Space Allocation and Enclosure Design Standards and Guidelines for Trash and Recycling. A detail of the trash enclosures shall be provided in the improvement plans.</p>	<p>Building Permit</p>	<p>Planning & Integrated Waste</p>	
39.	<p>Repairs shall be made to any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by Public Works, repair work may involve grinding, overlay, and/or slurry seal of the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of Public Works. An inspection shall be scheduled with Public Works to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.</p>	<p>Building Permit</p>	<p>Public Works</p>	
40.	<p>Prior to issuance of Building Permits, the Applicant shall conduct a water use efficient review and submit the findings to SCWA.</p>	<p>Building Permit</p>	<p>SCWA</p>	
41.	<p>Prior to the issuance of Building Permits, the Applicant shall demonstrate the use of efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.</p>	<p>Building Permit</p>	<p>SCWA</p>	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2014-207**

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

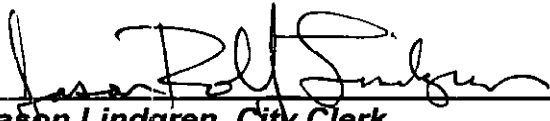
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 10, 2014 by the following vote:

AYES : COUNCILMEMBERS: Davis, Cooper, Detrick, Hume, Trigg

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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