

RESOLUTION NO. 2018-187

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A DESIGN REVIEW AMENDMENT AND MINOR DEVIATION FOR
PARKING FOR THE LAGUNA POINTE AMENDMENT PROJECT LOCATED AT THE
NORTHEAST CORNER OF LAGUNA SPRINGS DRIVE AND WEST STOCKTON
BOULEVARD (NO FURTHER CEQA REQUIRED)
ASSESSOR PARCEL NUMBERS: 116-1510-003, 116-1510-004,
AND 116-1510-005, PROJECT NO. EG-17-062**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on December 19, 2017, from Jackson Properties, Inc. (the "Applicant") requesting a Design Review Amendment and Minor Deviation for parking (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 116-1510-003, 116-1510-004, and 116-1510-005; and

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

WHEREAS, the City has reviewed the Project and analyzed it based upon the provisions in Section 15162 (Subsequent EIRs and Negative Declarations) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) states no further environmental review is required under CEQA for projects where no subsequent EIR or Negative Declaration is required because no new significant effects and no new information of substantial importance has been identified by the lead agency (City); and

WHEREAS, a Mitigated Negative Declaration (MND) was adopted for the Laguna Pointe Project (EG-04-585) (SHC#2004082034), which analyzed the Project site for commercial and office development; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code Title 23 (Zoning Code), and all other applicable State and local regulations; and

WHEREAS, the City Council of the City of Elk Grove (the "City Council") held a duly-noticed public hearing on August 22, 2018, as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no further environmental review is required under the California Environmental Quality Act for the Laguna Pointe Amendment Project (EG-17-062) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) based upon the following finding:

CEQA

Finding: No further environmental review is required under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR/negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The Project site was zoned for commercial/office development in 1987 by the Sacramento County Board of Supervisors. In 2005, the site was rezoned to Business Professional (BP) as part of the Laguna Pointe Project (EG-04-585). An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and adopted for the Laguna Pointe Project (SCH# 2004082034). The current Project consists of a Major Design Review Amendment for a new, three story 72,000 sq. ft. office building and a future hotel and retail pad and a Minor Deviation to allow a reduced parking ratio. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Laguna Pointe IS/MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, pursuant to State CEQA Guidelines Section 15162, no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves the Design Review Amendment and Minor Deviation for parking for the Laguna Pointe Amendment Project (EG-17-062), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Design Review Amendment

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, the applicable Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: The proposed building elevations have been reviewed in accordance with the General Plan, Zoning Code, and the Elk Grove Design Guidelines. The Project complies with the development standards of the Zoning Code, including setbacks, height limits, landscaping requirements, and bicycle parking requirements. The Project includes a Minor Deviation to allow for a reduction of parking requirements. The Minor Deviation is justified due to adequate shared parking for the overall Laguna Pointe development, the implementation of various programs that support the reduction of automobile trips as part of the adopted Laguna Pointe Air Quality Plan such as the Transit Pass Subsidy Program, the Guaranteed Ride Home Program, and increased secured bicycle storage and racks, as well as the location of the Project site adjacent to an existing local bus route. The Project has been conditioned to provide reciprocal access and parking throughout the parcels of the development. Because of the lower parking demand, 1,044 stalls should be sufficient and therefore, adjacent parcels will not be negatively impacted.

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

Evidence #2: The building elevations have been reviewed in accordance with the applicable Design Guidelines for the Project site, and it is concluded that the architecture meets all applicable design requirements. The proposed three-story office building is consistent with the previous approvals as well as adjacent office developments. Colors and materials consist of a natural color scheme, including warm beiges and tans, along with black metal awnings and windows, similar to the colors and materials on adjoining and nearby properties. The Project also includes window awnings and a cornice to break up the mass and scale of the building. Materials, detailing, and colors are carried over to all building facades. The Project incorporates common open space areas and amenities, as well as smaller parking areas to minimize the expansive appearance of parking fields.

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 signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed Project has been designed consistent with the requirements of the applicable Design Guidelines. The proposed three-story office building is consistent with the previous approvals as well as adjacent office developments. Colors and materials consist of a natural color scheme, including warm beiges and tans, along with black metal awnings and windows, similar to the colors and materials on adjoining and nearby properties.

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

Evidence #4: The Project includes two vehicular entries into the site, which integrates the site into the City's surrounding street network. Landscape planters will be included along the streets. The Project also includes an outdoor courtyard surrounded by the office building to encourage employee use of the outdoor space. The Project will retain the separated sidewalks and include bike parking for users.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Minor Deviation

Finding #1: The deviation improves the site, architectural, and/or overall Project design.

Evidence #1: The proposed deviation from parking requirements improves the overall Project design by allowing for increased office and hotel space, as well as landscaping, and amenities on the site that would otherwise be used for parking. The request is justified due to adequate shared parking for the overall Laguna Pointe development, the implementation of various programs that support the reduction of automobile trips as part of the adopted Laguna Pointe Air Quality Plan such as the Transit Pass Subsidy Program, the Guaranteed Ride Home Program, and increased secured bicycle storage and racks, as well as the location of the Project site adjacent to an existing local bus route. Because of the location of the Project site adjacent to an existing bus route, employees may benefit from the opportunity to utilize public transit rather than vehicles for their transportation needs, resulting in a lower parking demand for the site. The proposed Project increases the parking ratios from what was previously approved as part of the original Laguna Pointe project. Parking for the Laguna Pointe project appears sufficient based on site visits conducted by staff during various days and times. Code Enforcement has not received any complaints regarding parking issues within the development.

Finding #2: The deviation is materially consistent with the Project and is compatible with surrounding uses and structures.

Evidence #2: The proposed deviation from parking requirements is compatible with surrounding uses and structures. The request is justified due to adequate shared parking for the overall Laguna Pointe development, the implementation of various programs that support the reduction of automobile trips as part of the adopted Laguna Pointe Air Quality Plan such as the Transit Pass Subsidy Program, the Guaranteed Ride Home Program, and increased secured bicycle storage and racks, as well as the location of the Project site adjacent to an existing local bus route.

Because of the location of the Project site adjacent to an existing bus route, employees may benefit from the opportunity to utilize public transit rather than vehicles for their transportation needs, resulting in a lower parking demand for the site. The proposed Project increases the parking ratios from what was previously approved as part of the original Laguna Pointe project. Parking for the Laguna Pointe project appears sufficient based on site visits conducted by staff during various days and times. Code Enforcement has not received any complaints regarding parking issues within the development. Because of the lower parking demand, staff has determined that 1,044 stalls is sufficient and therefore, adjacent parcels will not be negatively impacted.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of August 2018.




DARREN SUEN, VICE MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

**EXHIBIT A
LAGUNA POINTE AMENDMENT
EG-17-062**

PROJECT DESCRIPTION

The proposed Project, **Laguna Pointe Amendment (EG-17-062)**, consists of the following entitlements:

Design Review Amendment

The Project consists of a Design Review Amendment to the previously-approved Laguna Pointe Project (EG-04-585) to include a three-story office building, a 107-room hotel, and an approximately 5,000 square foot retail building. The current Project would amend the previous approvals to modify Office 3 from a two-story building to a three-story building (now labeled as "Office 2"), which would increase the square footage of the building from 50,800 square feet to approximately 72,000 square feet. A future 107-room hotel and a future 5,000 square foot retail building would replace the three-story Office 2 building. The future hotel and Retail 4 building require subsequent entitlement approval (conditional use permit for hotel use/design review for hotel and Retail 4 building) by the proper approving authority consistent with the requirements of the Zoning Code. The eastern drive entrance and site circulation drive aisle have been shifted to the east to accommodate the change in parking balance.

Minor Deviation

The Minor Deviation allows a reduction in the number of required parking spaces. The Project includes 376 parking stalls (1,044 parking stalls for the overall Laguna Pointe development), which is an 8.2% reduction in required parking standards.

EXHIBIT B



LAGUNA POINTE

ENTITLEMENT AMENDMENT (EG-17-062)

12 December 2017 / updated 25 July 2018

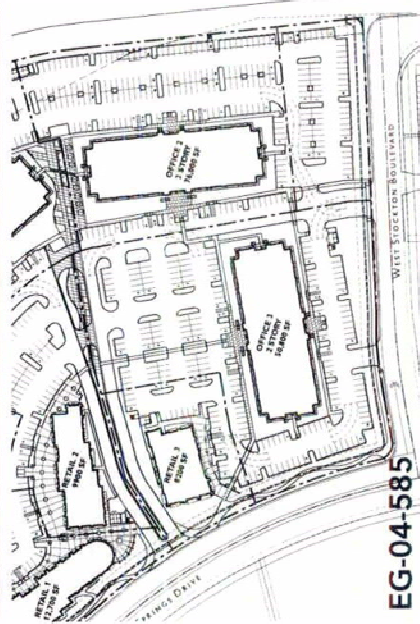
- 1 Cover & Change Narrative
- 2 Overall Site Plan
- 3 Site Plan
- 4 Landscape Plan
- 5 Landscape Plan Lists & Calculations
- 6 Grading Site Plan
- 7 Site Lighting Plan
- 8 Site Light Fixture
- 9 Office Floor Plan
- 10 Office Rendered Elevations
- 11 Exterior Building Colors (from previous entitlement)
- 12 Cross Section & Composite View

Changes to the existing entitlement (EG-04-585) includes: Changing a three-story 72,000sf Office Building to a 107 Room Hotel with a 5,000sf Retail Building. The Hotel and Retail are "future" and details will be in following entitlement reviews.

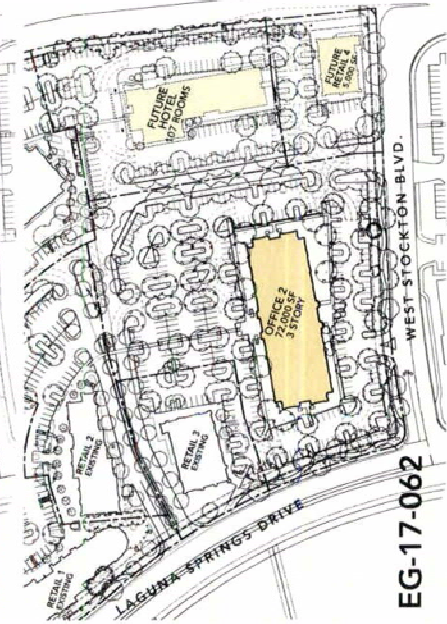
The former two-story, 50,800sf Office Building will be changed to a three-story, 72,000sf Office Building. The footprint of said office building and the surrounding site did not change.

The western drive entrance and site circulation drive has changed (moved west) to accommodate the change in parking balance.

See plans on left.



EG-04-585



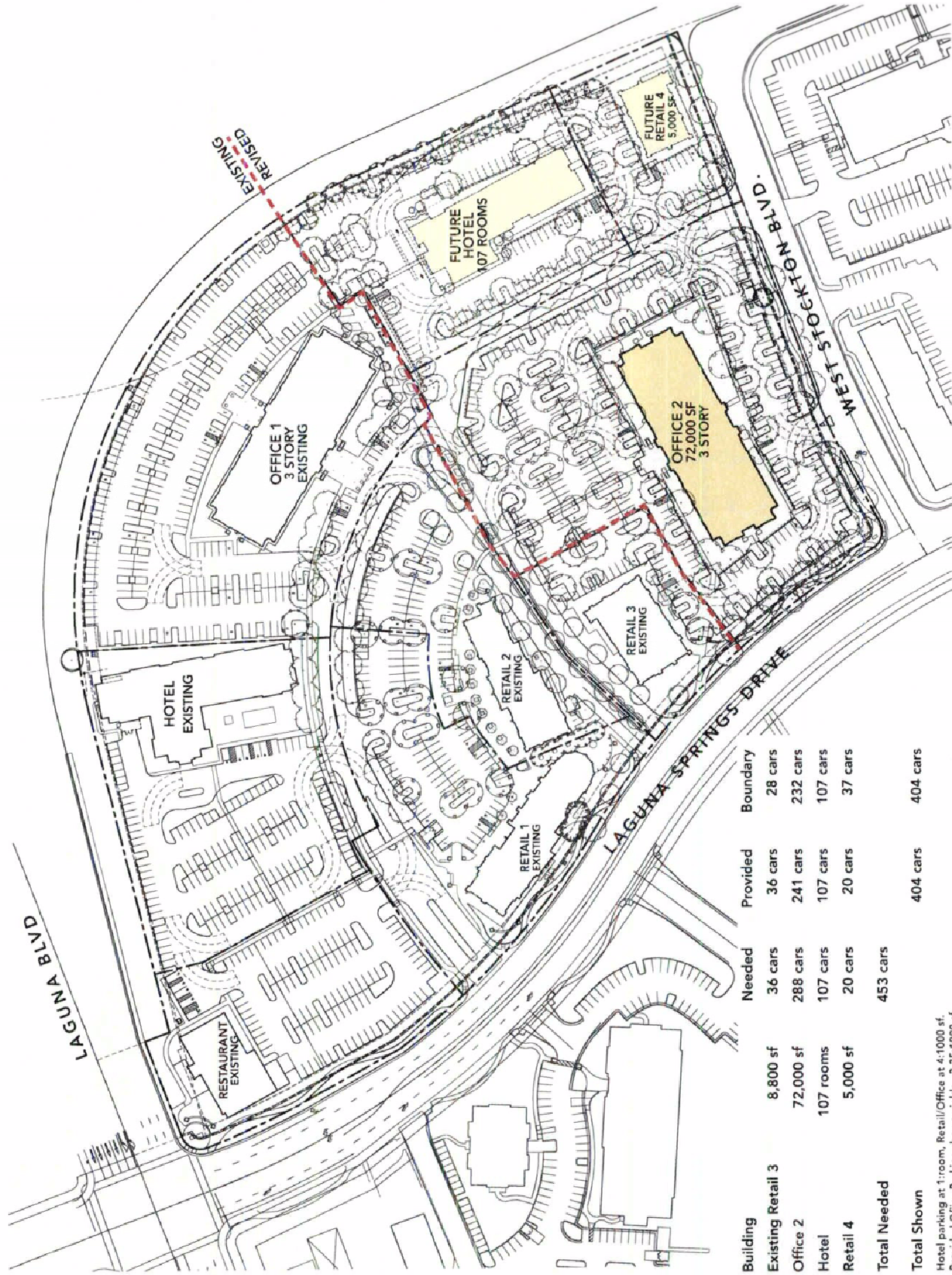
EG-17-062



NORTH
12 December 2017/R25 July 2018

0 1"=120'

Overall Site Plan



Building	Needed	Provided	Boundary
Existing Retail 3	36 cars	36 cars	28 cars
Office 2	288 cars	241 cars	232 cars
Hotel	107 cars	107 cars	107 cars
Retail 4	20 cars	20 cars	37 cars
Total Needed	453 cars		
Total Shown		404 cars	404 cars

Hotel parking at 1:room, Retail/Office at 4:1000 sf.
Provided Office Parking shown yields ~3-35:1000 sf.



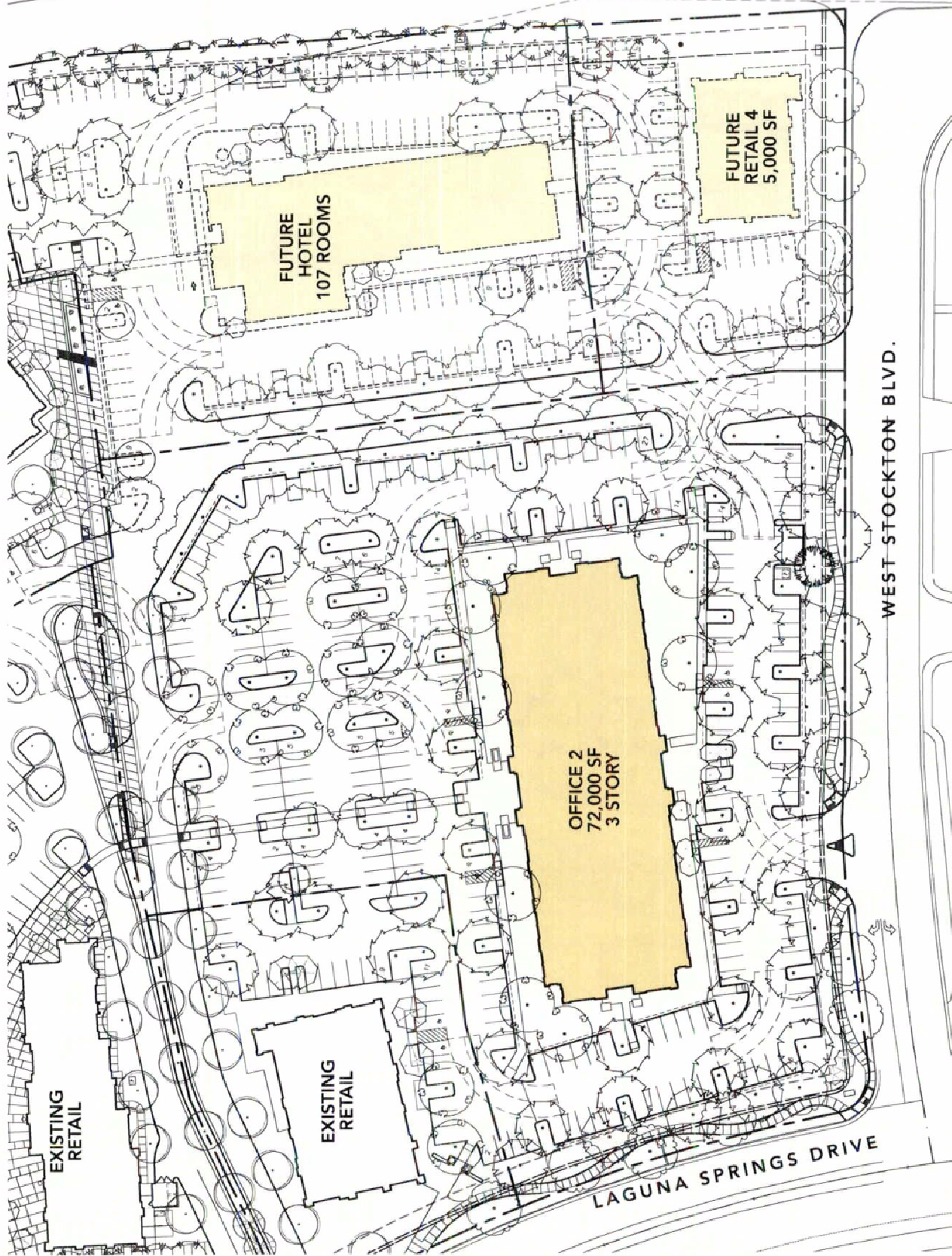
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12 December 2017/R25 July 2018

0 1" = 60'

Site Plan

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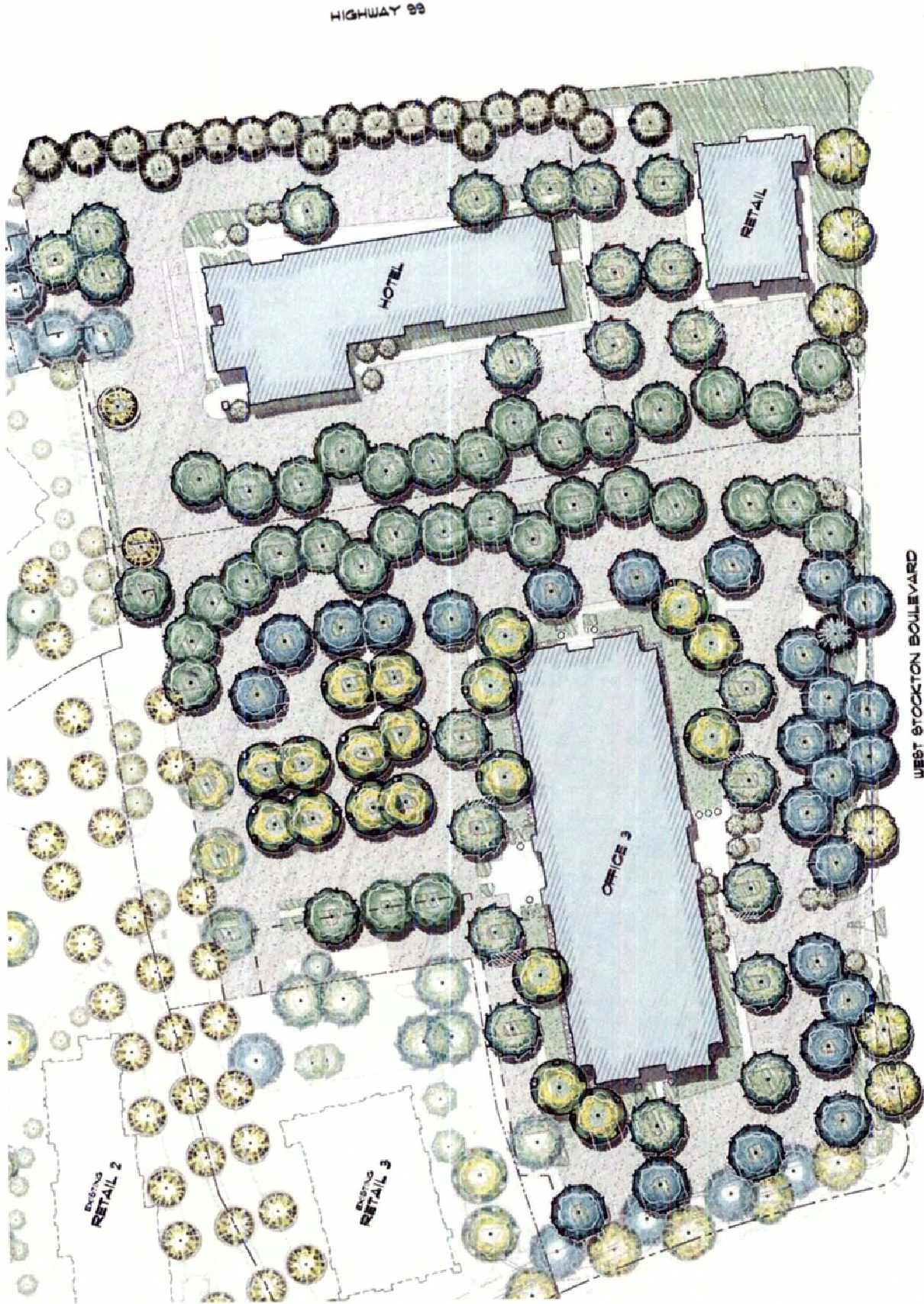
**LAGUNA
POINTE**
ENTERTAINMENT
AMENDMENT



NORTH
12 December 2017/R25 July 2018

0 1" = 60'

Landscape Plan



LAGUNA POINTE

ENTITLEMENT AMENDMENT

SHRUB & GROUND COVER LIST

SYMBOL	BOTANIC NAME/COMMON NAME	WATER USE	SIZE	QUANTITY	REMARKS
	SHRUB / GROUND COVER AREA				
	ASAPTULUS ORETAUS ALBA/WHITE LILY-OF-THE-VALLEY	MODERATE	1 GALLON	2	
	ARCTOSTAPHYLOS D. HOWARD ALABANY/AMAZANTIA	LOW	5 GALLON	22	STANDARD
	CHONDROPETALUM TECTORIUM/DWF. CAPE RUSH	LOW	5 GALLON	6	
	CALLISTEMON V. LITTLE JOHN/DWF. BOTTLE BRUSH	LOW	5 GALLON	19	
	COTONEASTER D. LOWEAST/PROSTRATE COTONEASTER	LOW	1 GALLON	1	
	CAREX DIVULSA/VEIKSIAN GRAY SEDGE	LOW	2 GALLON	1	
	DIETES X. NICLA ALBA/FORNIGHT LILY	MODERATE	1 GALLON	1	
	HEMEROCALLIS MIXED EVER-GREEN HYBRID/SOFTLILY	LOW	2 GALLON	1	
	HESPERALOE X. TRIKAKE LIGHTS/HYBRID RED YUCCA	LOW	5 GALLON	1	
	UGLUSTRIUM TEXANUM/TEXAS PRIVET	LOW	5 GALLON	19	
	MAHONIA REPENS/KEEPING OREGON GRAPE	LOW	1 GALLON	25	LOW BRANCHED
	MISCANTHUS SINENSIS 'ADAMCO/DWF. SILVER GRASS	MODERATE	1 GALLON	23	
	MISCANTHUS TRANSHIBERONENSIS/EVERGREEN MISCANTHUS	MODERATE	1 GALLON	35	
	MULLEBERGIA RIGENS/OVER GRASS	LOW	1 GALLON	15	
	NANDINA DOMESTICA 'GULF STREAM/DWF. HEAVENLY BAMBOO	LOW	5 GALLON	15	
	NASSELLA TENNESSIANA/AMERICAN FEATHER GRASS	LOW	1 GALLON	1	
	PENSETUM sp. RED BURNY TAILS/DWF. FOUNTAIN GRASS	LOW	1 GALLON	1	
	PHORMIUM TENAX 'ATROPURPUREUM/PURPLE FLAX	LOW	5 GALLON	1	
	PHORMIUM TENAX 'TOM THUMB/DWF. NEW ZEALAND FLAX	MODERATE	5 GALLON	1	
	ROSA X. FLOWER CARPET SCARLET/LANDSCAPE ROSE	MODERATE	2 GALLON	1	
	RHAPHIOLIPS L. 'BALLERINA/DWF. INDIAN HAWTHORN	MODERATE	5 GALLON	1	
	ROSEMARINUS Q. 'TUSCAN BLUE/ROSEMARY	LOW	5 GALLON	1	
	TRACHELOSPERMUM 'JASMINE/DOVYSTAR JASMINE	MODERATE	1 GALLON	1	
	TUBAECOMIA YOLAKEA/SOCIETY GARLIC	LOW	1 GALLON	1	
	XYLOSMA C. 'COMPACTA/COMPACT XTLOSMA	LOW	5 GALLON	1	
	TURF AREA (80% TURF TYPE TALL RESCUE, 10% IMPROVED BLUEGRASS)	HIGH	500		
	3'-6" RIVERWASHED COBBLES OVER GEOTEXTILE WEED FABRIC				

LANDSCAPE CALCULATIONS:

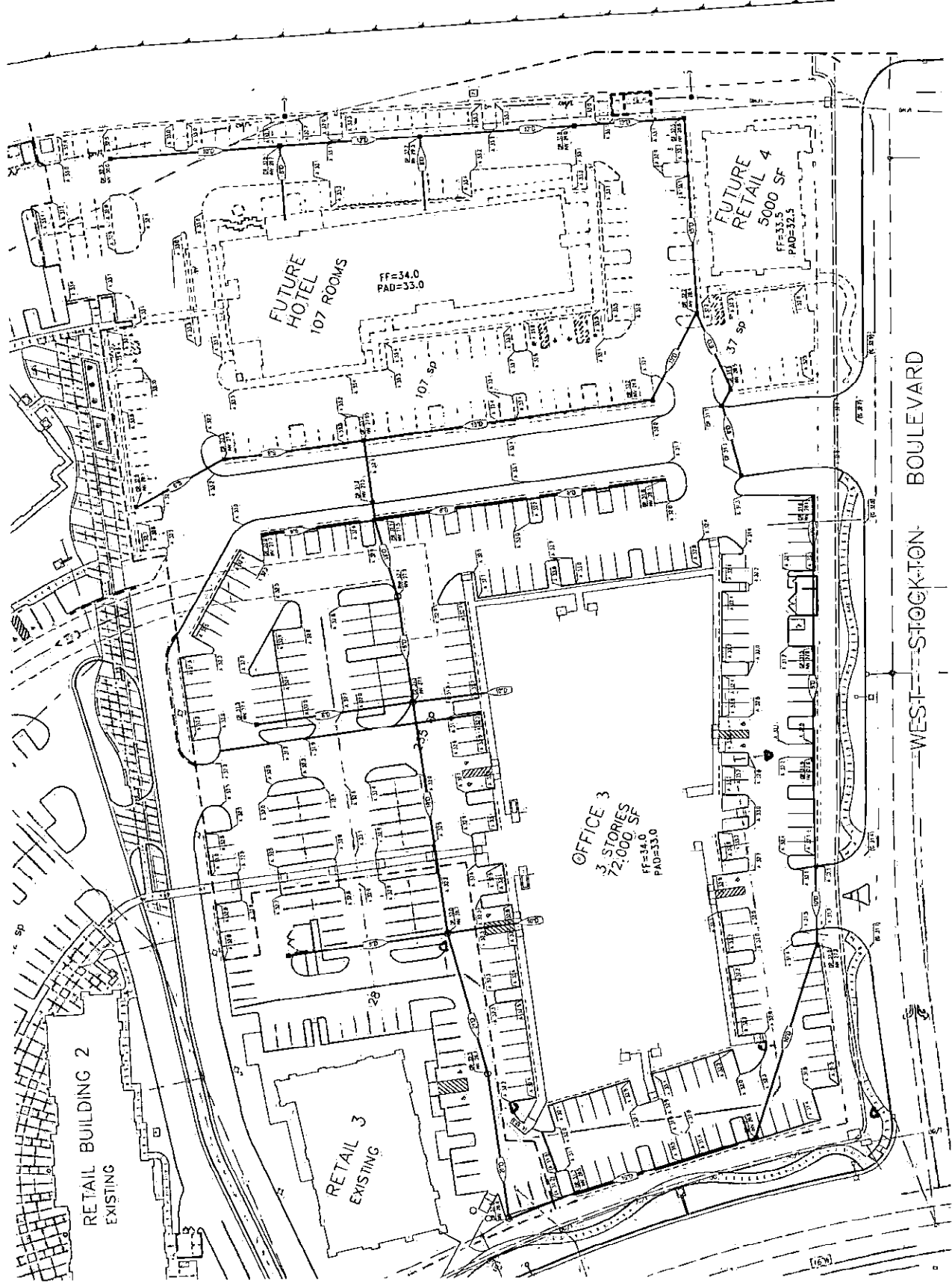
PROPOSED TREE QUANTITY:	PROPOSED TREE QUANTITY:
24" BOX TREES REQUIRED (33%):	182
24" BOX TREES PROVIDED (33%):	50
PROPOSED PARKING LOT TREES:	130
EVERGREEN PARKING LOT TREES REQUIRED (50%):	39
EVERGREEN PARKING LOT TREES PROVIDED (50%):	45
PROPOSED STREET TREES:	9
EVERGREEN STREET TREES REQUIRED (50%):	3
EVERGREEN STREET TREES PROVIDED (50%):	3
BITE AREA:	31,031 SF.
LANDSCAPE AREA REQUIRED (10%):	31,034 SF.
LANDSCAPE AREA PROVIDED (12.7%):	39,440 SF.

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FALL	QUANTITY	FALL 3/4	1/2	1/4	SUBTOTAL	TOTAL
29' DIA. TREES							
CAMPANULUS BETULUS	490 SF	2	0	0	0	980 SF	
OLEA EUROPAEA	490 SF	3	1	0	0	980 SF	
25' DIA. TREES						1,960 SF	
DUSY PLATANUS A.	962 SF	7	0	0	0	6,734 SF	
EXET. QUERCUS T.	962 SF	0	1	2	5	2,928 SF	
EXET. LUNAR P.	962 SF	1	0	1	0	1,924 SF	
PLATANUS ACERIFOLIA	962 SF	6	4	0	0	10,908 SF	
QUERCUS ILIC	962 SF	1	1	2	1	7,637 SF	
QUERCUS PARVIFOLIA	962 SF	20	0	1	0	19,240 SF	
ZELKOVA SCROBATA	962 SF	29	4	1	1	21,904 SF	
25' TOTAL						66,604 SF	
PARKING AREA						93,778 SF	
SHADE REQUIRED: 60%						56,267 SF	
SHADE PROVIDED: 62%						58,478 SF	

PROPOSED IRRIGATION STATEMENT

POTABLE WATER WILL BE UTILIZED FOR THE PROPOSED IRRIGATION SYSTEM. BASIS: IRRIGATION WATER WILL BE DISTRIBUTED FROM A BOX RATE OF 100 GPD. SYSTEM WITH A PROPOSED 100' DIAMETER MAIN. IRRIGATION SYSTEM WILL BE INSTALLED WITH A HIGH EFFICIENCY SPRINKLER SYSTEM (75% EFFICIENCY). THE IRRIGATION SYSTEM WILL BE IN FULL COMPLIANCE WITH ELK GROVE MUNICIPAL CODE CHAPTER 14.0.



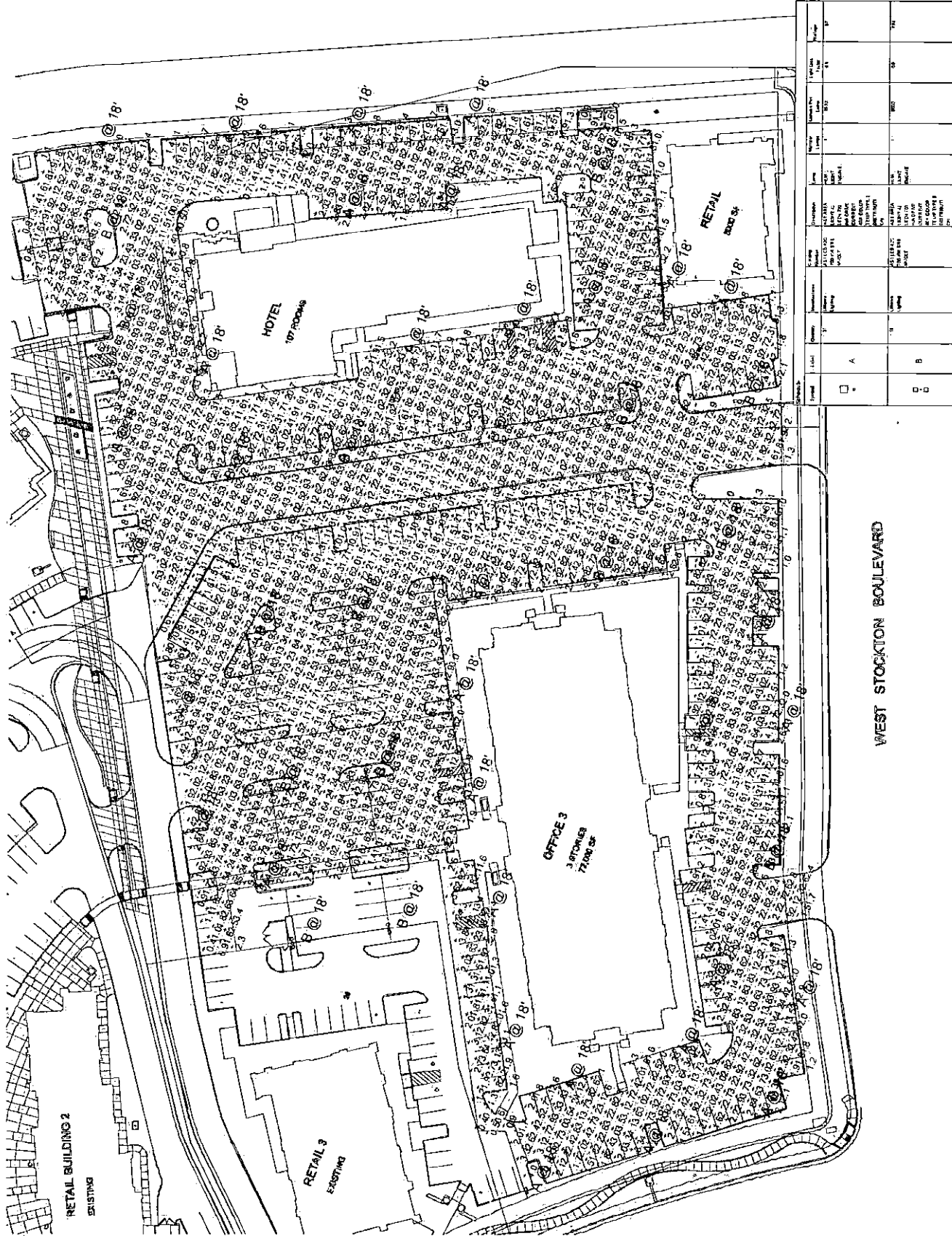


NORTH

12 December 2017/R25 July 2018

Site Lighting Plan

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WEST STOCKTON BOULEVARD

Symbol	Light	Quantity	Notes	Manufacturer	Model	Notes	Quantity	Notes
□	A	1	10' x 10' PARABOLIC	PHILIPS	PARABOLIC	10' x 10' PARABOLIC	1	10' x 10' PARABOLIC
○	B	18	10' x 10' PARABOLIC	PHILIPS	PARABOLIC	10' x 10' PARABOLIC	18	10' x 10' PARABOLIC



NORTH

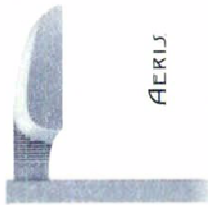
12 December 2017/R25 July 2018

Site Light Fixture

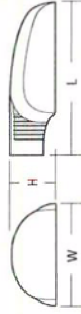
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Counting Number	
Notes	
Type	

AS1 LED
LED Area Luminaire



AERIS



- Specifications**
- EPA:** 0.7 ft (0.0 m)
 - Length:** 22.1/4" (56.4 cm)
 - Width:** 13" (33.0 cm)
 - Height:** 6.3/8" (15.9 cm)
 - Weight (meat):** 33 lbs (14.8 kg)

Acuity Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM² or XPointTM Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/acplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM mode per luminaire. Sold Separately. Link to Roam: link.to.DTL.DLL

Ordering Information

AS1 LED Series	LEDs	Drive Current	Color Temperature	Distribution	Wattage	Mounting
AS1 LED AC	41 LEDs (one length)	350 mA 500 mA 700 mA	30K 40K 50K	SR2 SR3 SR5	400W 120W 208W	SPA SPA WBA

EXAMPLE: AS1 LED 42C 700 40K SRS MVOLT SPA DBBXD

Control Options	Other Options	Finish (optional)
Shipped installed PER: RDMX (two-lock, non-potentiometer) (no controls) PERS: (two-wire, non-potentiometer only) (no controls) PERS2: (three-wire, non-potentiometer only) (no controls) DMG: 0-10V dimming driver (no controls) BL30: 0-10V dimming driver, 30% BL50: 0-10V dimming driver, 50%	Shipped separately* VG: (optional) PNM103: Pot right, dim 10 ft PNM153: Pot right, dim 15 ft PNM163: Pot right, dim 6 ft PNM173: Pot right, dim 7 ft	DBBXD: Dark bronze DBLSD: Black DNALD: Natural aluminum DNWLD: White DNBLD: Inland dark bronze DNBLSD: Inland dark black DNALSD: Inland natural aluminum DNWALSD: Inland white



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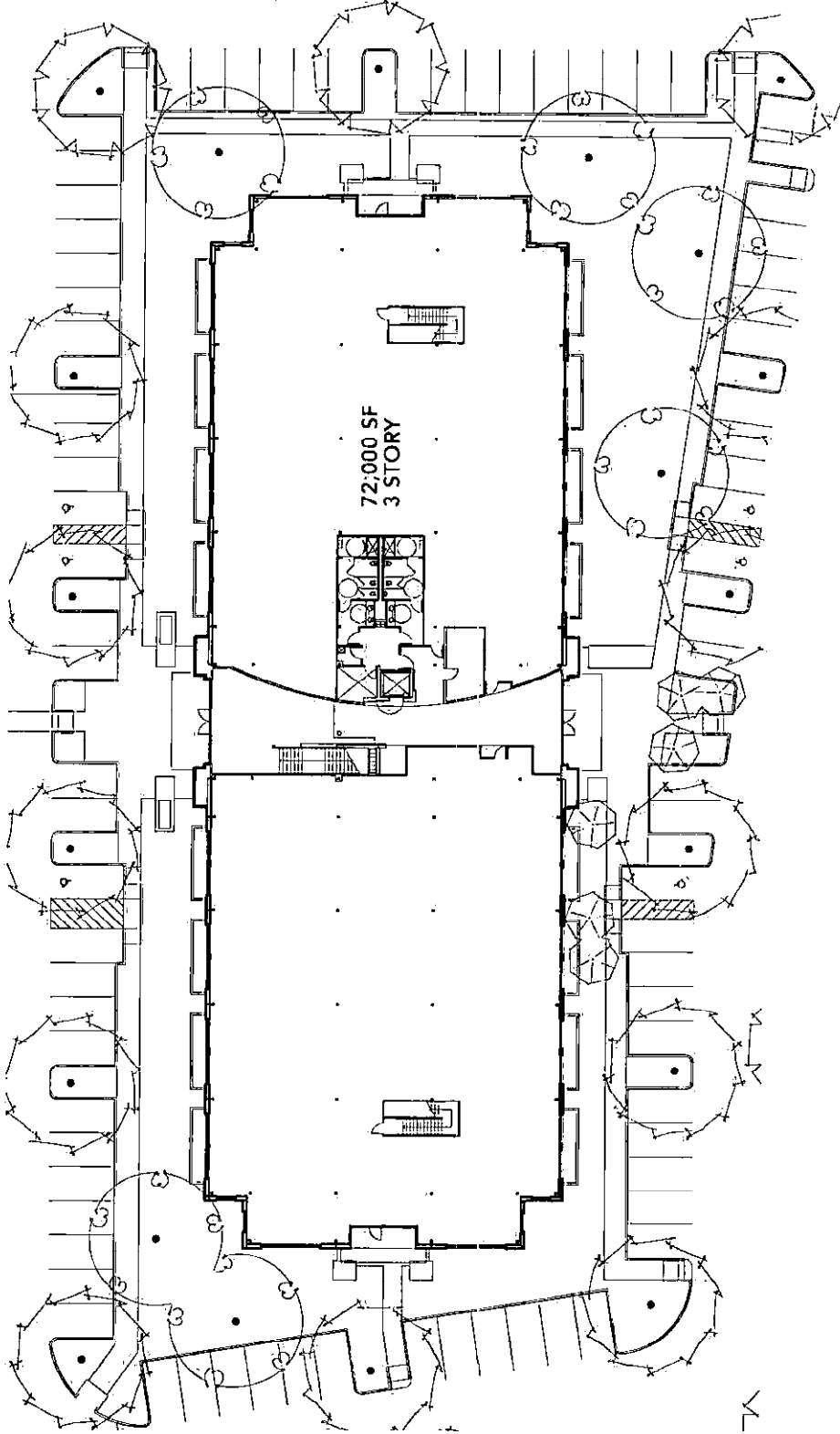
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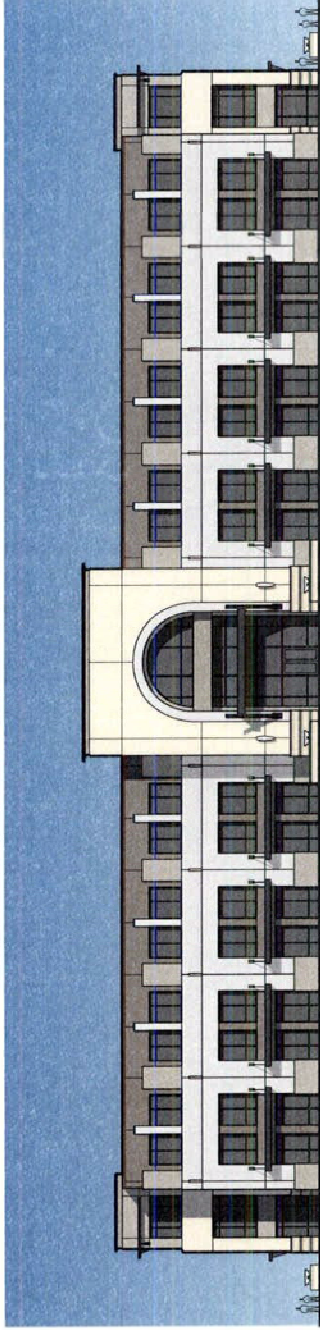
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12 December 2017/R25 July 2018

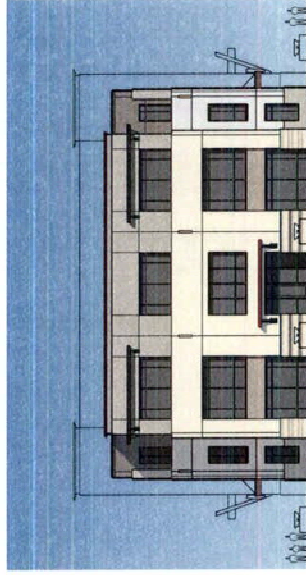
Office Floor Plan

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North/South Elevation



East/West Elevation



Highland Grass KM3974-3



Highland Grass KM3974-3



Zanzibar KM3932-2



Westover Hills KM3973-2



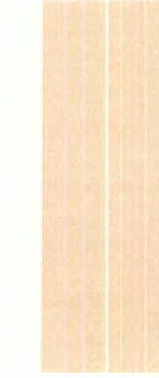
Westover Hills KM3973-2



Travertine Trail KM3938-1



Travertine Trail KM3938-1



Tumble Tan KM4014-3



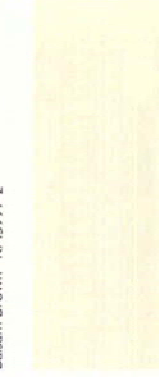
Balsam Brown KM3997-2



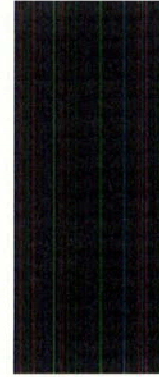
Washed Khaki KM4012-2



Bernard Beach KM4013-2



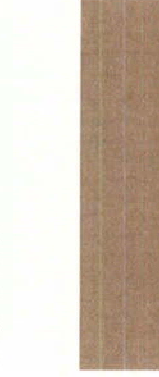
Skin light KM3996-1



Roman Chariot AC258-5



Roman Chariot AC258-5



Creme de Caramel KM3943-3

Office Building Colors

Retail Building Colors



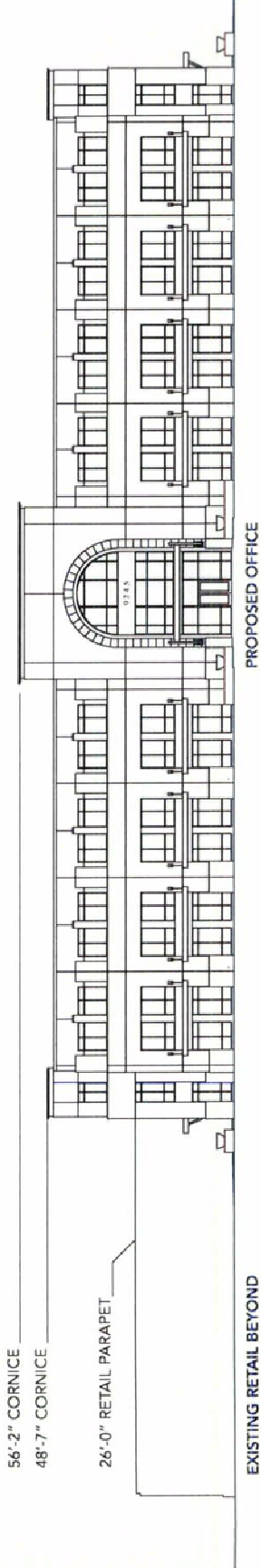
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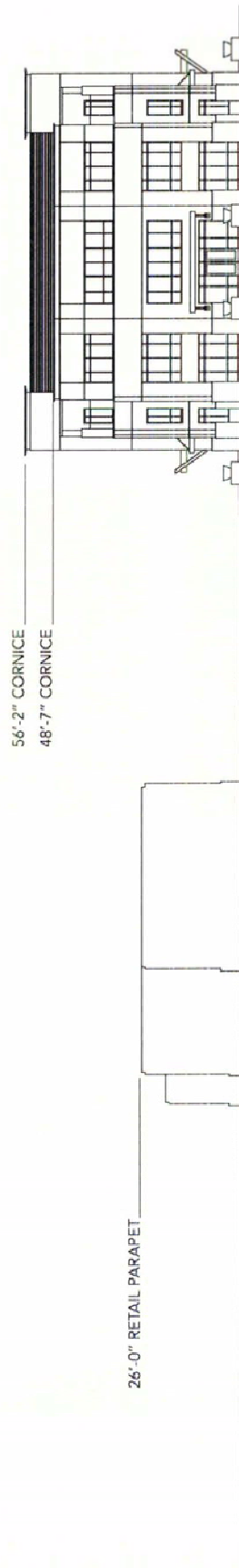


**Cross Section &
Composite View**

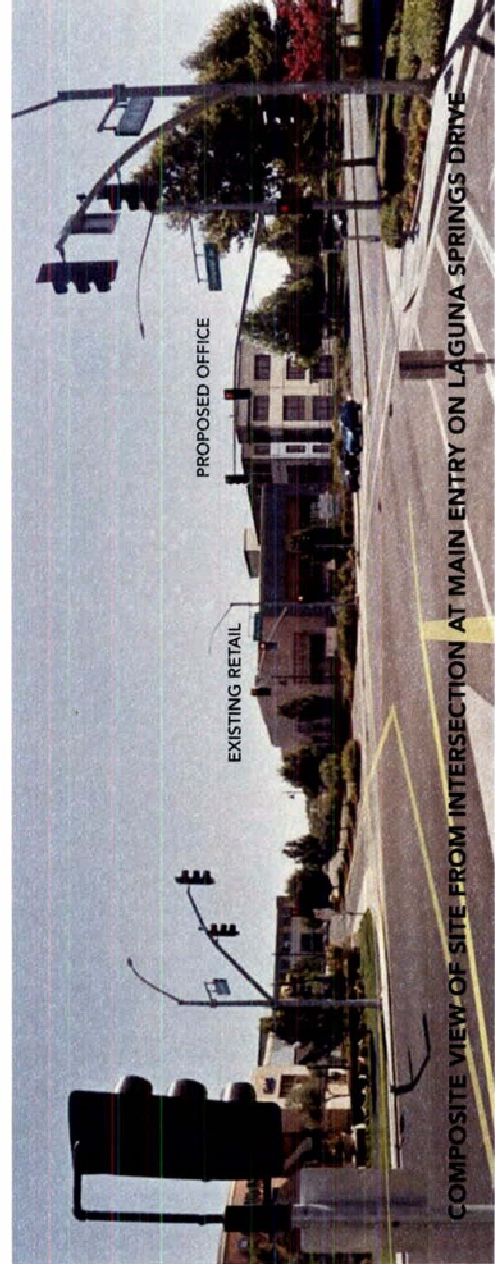
Sheet 12 of 12



SITE SECTION ELEVATION ALONG WEST STOCKTON BLVD.



SITE SECTION ELEVATION ALONG LAGUNA SPRINGS DRIVE



COMPOSITE VIEW OF SITE FROM INTERSECTION AT MAIN ENTRY ON LAGUNA SPRINGS DRIVE

NOTE: ALL EXISTING BUILDINGS AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT ASSURES THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE TO THE BEST OF HIS KNOWLEDGE.

PARKING TABULATION

EXISTING	75 SPACES
RETAIL BUILDING 1	75 SPACES
RETAIL BUILDING 2	75 SPACES
RESTAURANT	100 SPACES
OFFICE 1	100 SPACES
OFFICE 2	100 SPACES
OFFICE 3	100 SPACES
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OFFICE 98	100 SPACES
OFFICE 99	100 SPACES
OFFICE 100	100 SPACES
TOTAL	100 SPACES

REMARKS: SEE SHEET 10/11/08 FOR FURTHER INFORMATION. ALL SPACES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA.

10/11/08
11:00 AM
10/11/08

LEGEND

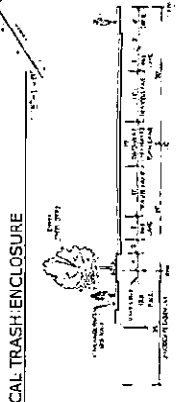
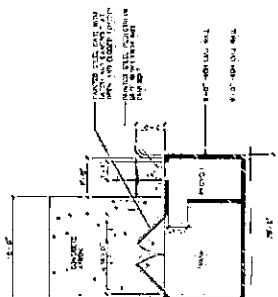
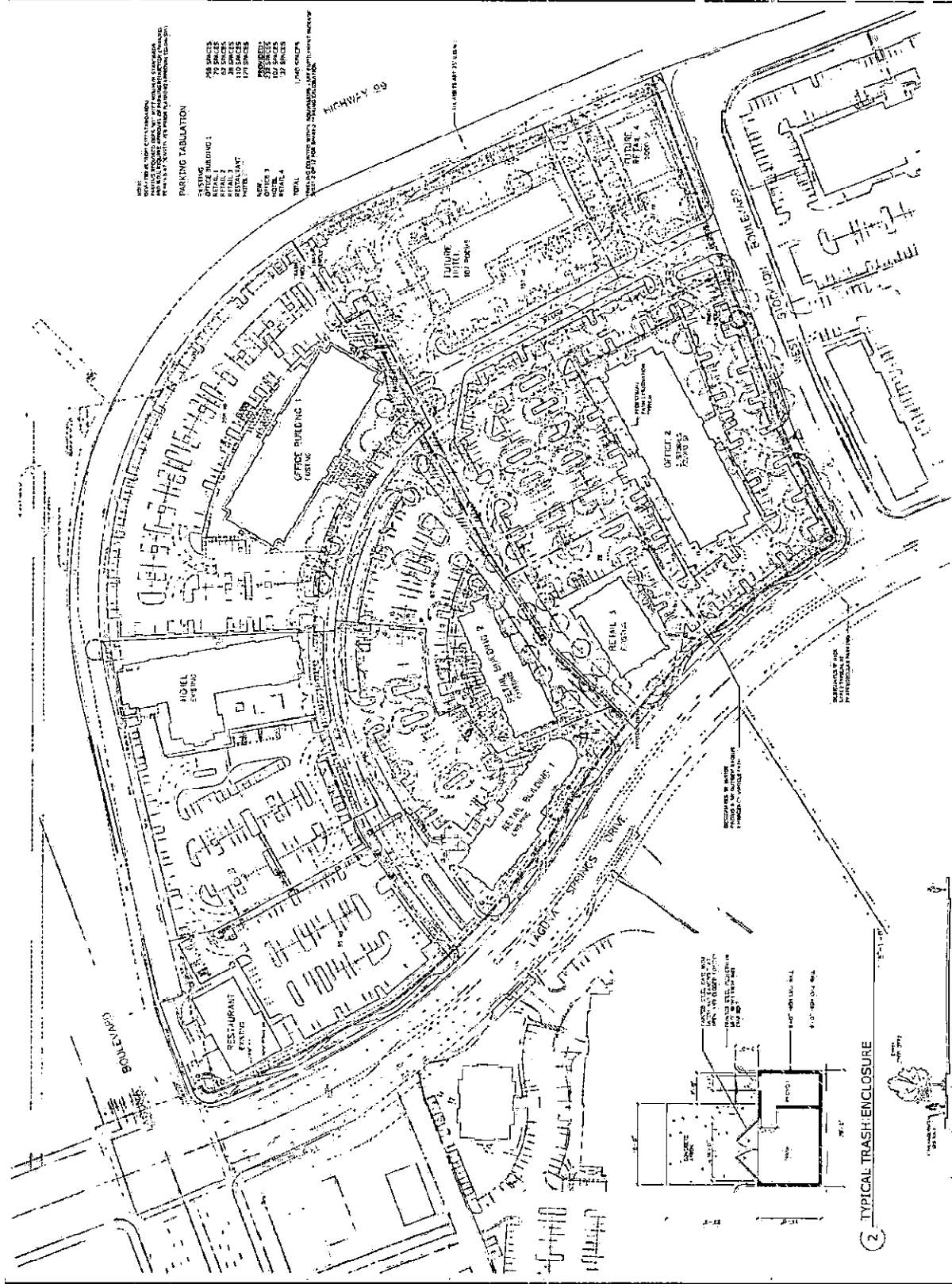
EXISTING	---
NEW	---
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JACKSON DEVELOPMENTS, INC.
LAGUNA POINTE
PHASE 2 SITE PACKAGE
ENTITLEMENT AMENDMENT

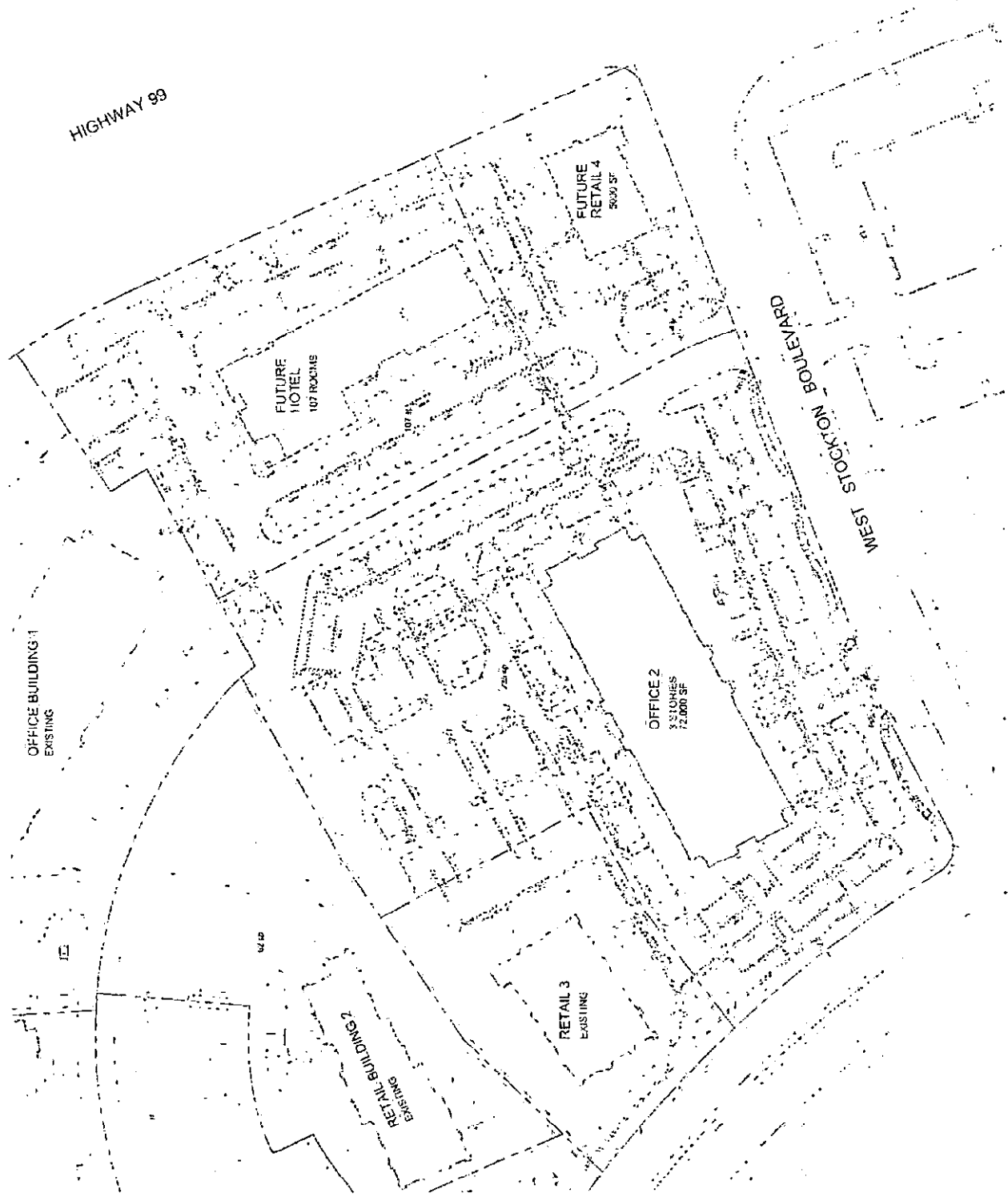
OVERALL SITE
MASTER PLAN

10/11/08
11:00 AM
10/11/08

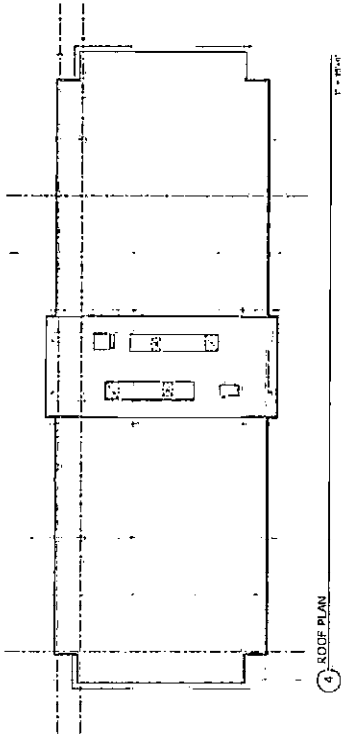
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A1.01



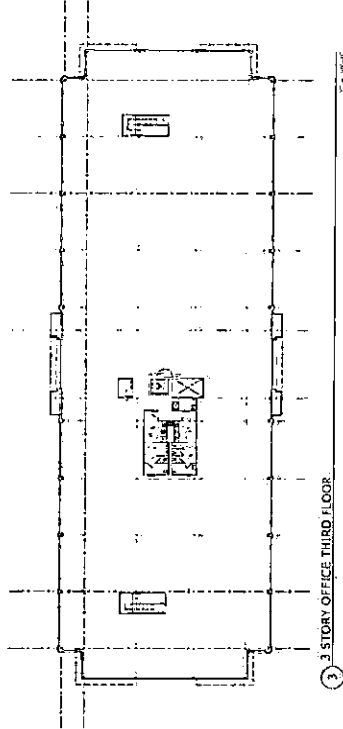
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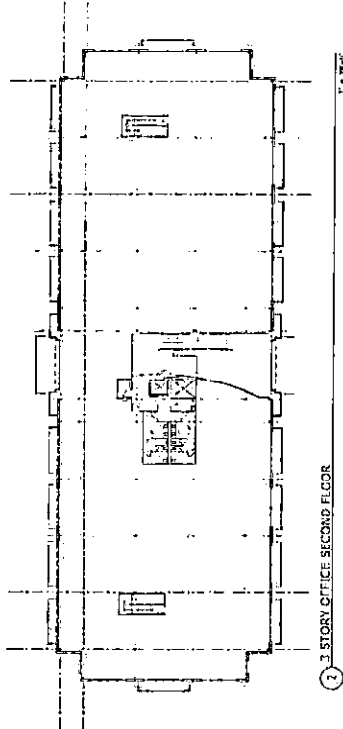
1 ENLARGED SITE PLAN
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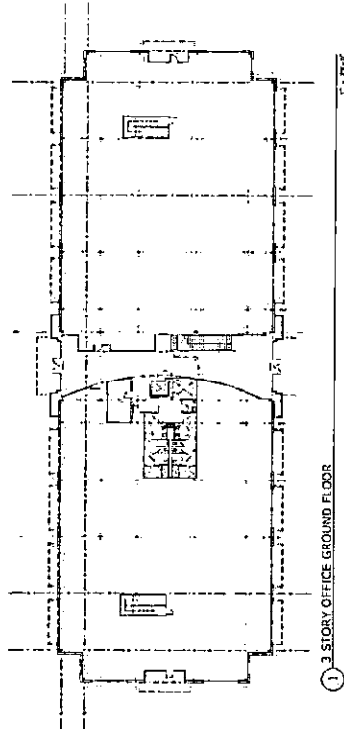
4 ROOF PLAN



3 STORY OFFICE THIRD FLOOR

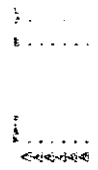


2 STORY OFFICE SECOND FLOOR



1 STORY OFFICE GROUND FLOOR

NOTES:
1. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL DIMENSIONS AND DETAILS.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



JACKSON PROPERTIES, INC.
LAGUNA POINTE
PHASE 2 SITE PACKAGE
ENTITLEMENT AMENDMENT
OFFICE BUILDING 7
FLOOR & ROOF PLANS

**EXHIBIT C
LAGUNA POINTE AMENDMENT (EG-17-062)
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.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following: <ul style="list-style-type: none"> • 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) 	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
<p>5. 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 the City. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled 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 with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD SMUD PG&E	
<p>6. The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
<p>7. Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	
<p>8. As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.</p>	On-Going	Planning	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9. The trash enclosures shall be locked when not in use and well maintained at all times.	On-Going	Code Enforcement	
10. SMUD has existing 12kv and 69kv facilities east of the parcel along Laguna Blvd as well as existing infrastructure along West Stockton Blvd and an existing 12kv double underground circuit along Laguna Spring Dr. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 and General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	Planning SMUD	
11. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
12. The Hotel and Retail Building 4 shall require subsequent entitlement approval (Conditional Use Permit for Hotel/Design Review for Hotel and Retail Building 4) by the proper approving authority consistent with the requirements of Title 23 of the Elk Grove Municipal Code.	On-Going	Planning	
13. The Project shall comply with the adopted conditions of approval for the Laguna Pointe Project EG-04-585.	On-Going	Planning	
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL			
14. The Applicant shall comply with and pay the initial deposit of \$1,000 for the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Laguna Pointe Project (EG-04-585). Until the MMRP deposit has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to issuance of any plans or permits associated with the Project	Planning	
15. The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and the 2007 Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
17.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
18.	The Applicant shall obtain clearance letters from the applicable entities for any sign located within an easement or any Utility Easement(s).	Improvement Plans	Engineering	
19.	Fire lanes shall have a minimum inside turning radius of 25' and a minimum outside turning radius of 50'.	Improvement Plans	Cosumnes CSD Fire Department	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
20.	Prior to the building permit issuance, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued.	Building Permit	Cosumnes CSD Fire Department	
21.	All buildings three stories or more shall be provided with a combined fire sprinkler/standpipe system.	Building Permit	Cosumnes CSD Fire Department	

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and signature)</u>
22. All building numbers and suite numbers, addressing and street names and monument signage placement shall be approved by the City in consultation with the Cosumnes CSD Fire Department.	Building Permit	Building, Cosumnes CSD Fire Department	
23. A Fire Control Room shall be provided in the three-story office building.	Building Permit	Cosumnes CSD Fire Department	
24. The medical emergency service elevator(s) shall meet the minimum dimensional size requirement of the Cosumnes Fire Department.	Building Permit	Cosumnes CSD Fire Department	
25. All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained.	Building Permit	SMUD	
26. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Permit	SMUD	
27. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Building Permit	SMUD	
28. The Project is subject to all operational air quality mitigation requirements set forth in the Laguna Pointe Air Quality Plan 1 (AQ-15 Plan).	Building Permit/ On-Going	SMAQMD	
29. The Applicant shall record a reciprocal access and parking agreement between the parcels of this development including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of the City.	Building Permit	Engineering	
30. The Applicant shall design, install and maintain the landscape corridor adjacent to West Stockton Blvd. along the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
31. The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement regardless if it was caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
32. The most westerly driveway on West Stockton Blvd shall be limited to right-in/right-out turn movements only.	Building Permit	Engineering	
33. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
34. Any on-site traffic calming devices and locations shall be approved by the City prior to installation, including, but not limited to, speed bumps.	Building Permit	Engineering	

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-187**

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

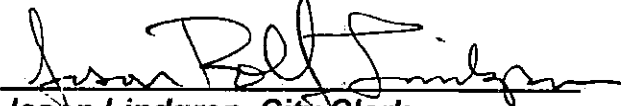
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 22 2018 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Ly*


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