

RESOLUTION NO. 2003-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT PLAN REVIEW FOR ASSESSOR PARCEL NUMBER 116-0320-038, LAGUNA GATEWAY, PHASE 2 (EG-02-298), SUBJECT TO THE FINDINGS AND AMENDED MMRP/CONDITIONS OF APPROVAL

WHEREAS, Laguna Gateway, Phase 2, represented by Paul Smith (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for a General Plan amendment from Office/Multi-Family to Commercial, a Special Planning Area amendment from SPA (MP) to SPA (SC) with ordinance text amendments; a Tentative Subdivision Map creating 11 commercial parcels; and Development Plan Review (Assessor's Parcel Number 116-0320-038); 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, a Supplemental Environmental Impact Report was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA) and was certified by the City Council on February 19, 2003; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on February 13, 2003 and February 27, 2003, and recommended City Council approval of the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE HEREBY RESOLVES AS FOLLOWS:

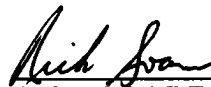
1. Approve the Laguna Gateway, Phase 2 project, Tentative Subdivision Map and Development Plan Review based on the following findings and the attached conditions of approval (Exhibits A, B and C). Exhibit A is the Tentative Subdivision Map, Exhibit B is the site plan and project elevations, and Exhibit C is the conditions of approval.
 - a. Finding: The project will result in significant impact upon the environment and a Supplemental EIR was prepared to disclose these impacts to the public and decision makers. The SEIR and MMRP has substantially lessened all significant effects on the environment where feasible as shown in the findings for certification of the SEIR and any remaining significant effects on the environment are acceptable as described in the Statement of Overriding Considerations.
 - b. Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the municipal code.
- c. The site is physically suitable for extension of non-residential development.
- d. The site is appropriate for the specified density of development and the applicant's amendments to uses as presented in the staff report.
- e. An Environmental Impact Report has been prepared for the Laguna Gateway, Phase 2 project.
- f. An Environmental Impact Report has been prepared for the Laguna Gateway, Phase 2 project.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 5th day of March 2003.



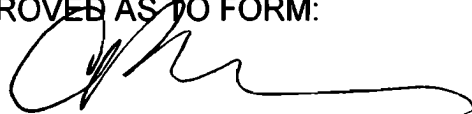
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:



PEGGY E. JACKSON, CITY CLERK
AYES: Soares, Briggs, Cooper
Scherman, Leary

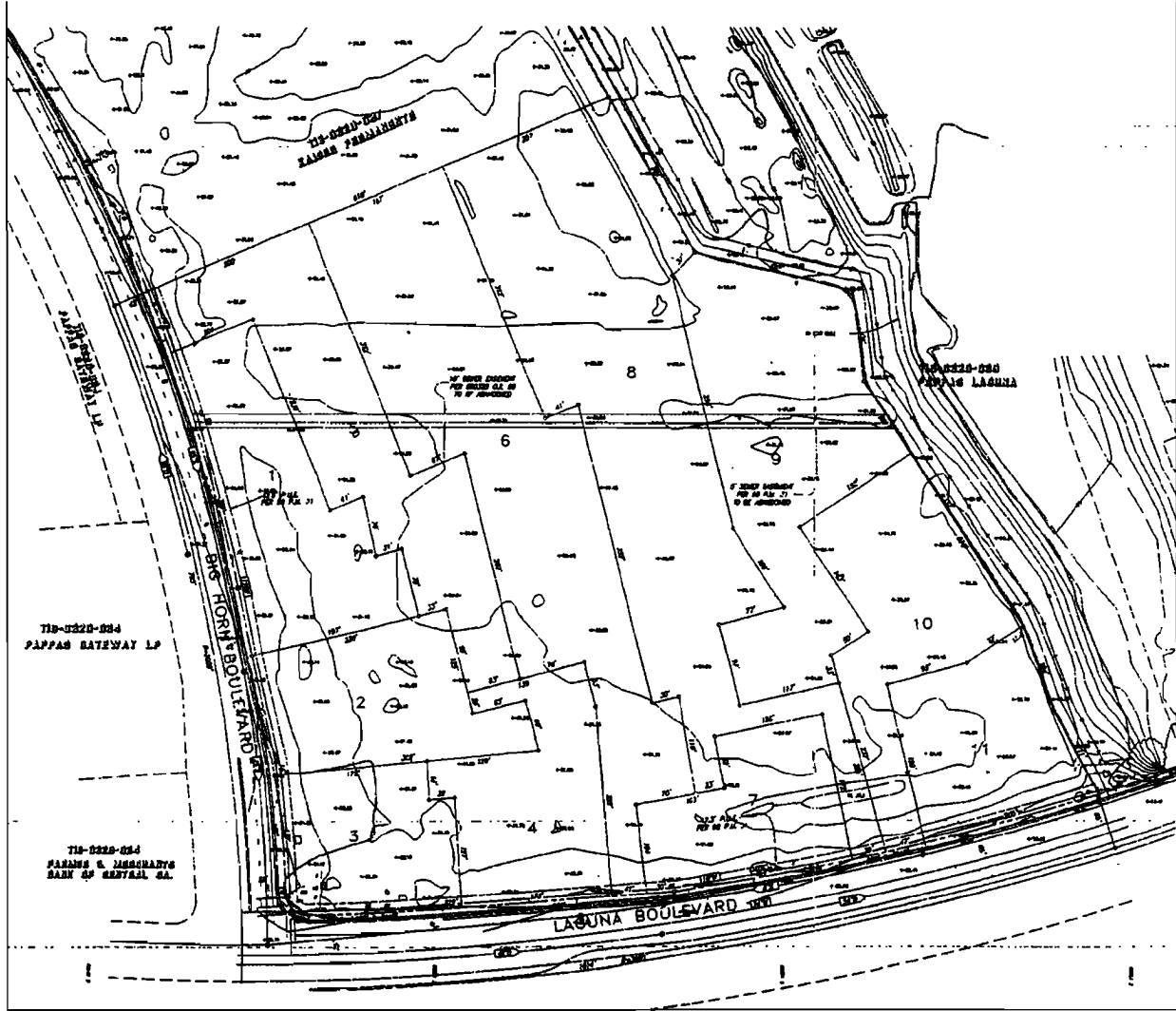


ANTHONY B. MANZANETTI,
CITY ATTORNEY

NOES: None
ABSTAIN: None
ABSENT: None

Exhibit A
to Tentative Subdivision Map Resolution for Laguna Gateway, Phase 2

Tentative Subdivision Map



**Exhibit B-1
to Tentative Subdivision Map Resolution for Laguna Gateway, Phase 2**

Site Plan

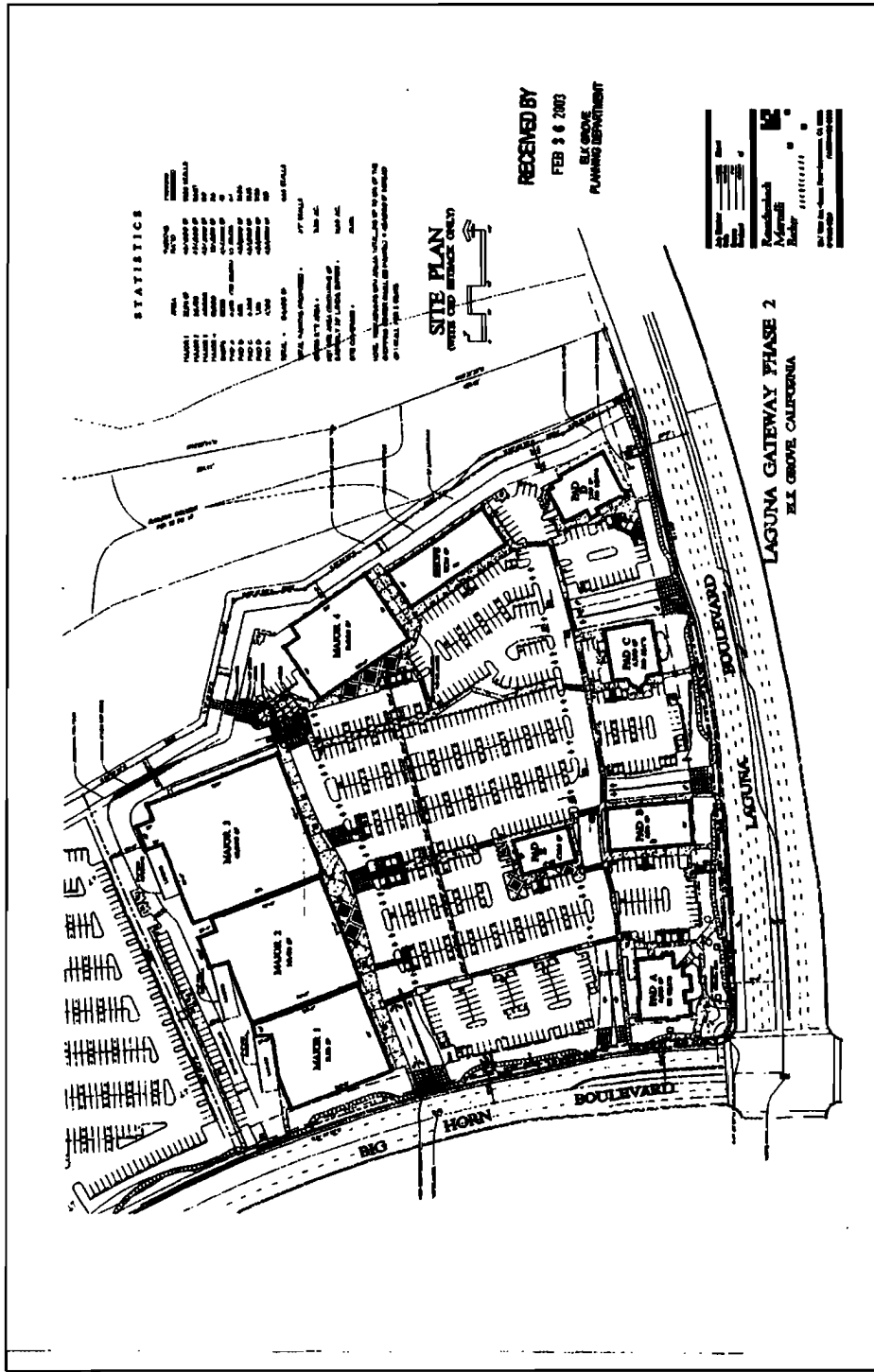
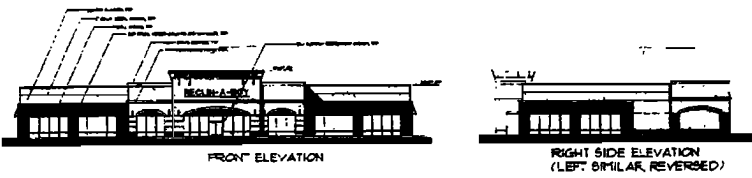
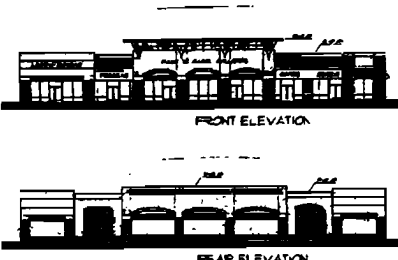
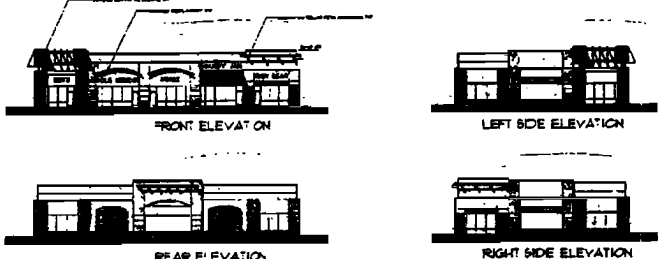
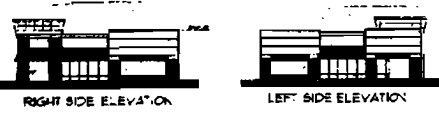



Exhibit B-2
 to Tentative Subdivision Map Resolution for Laguna Gateway, Phase 2

Project Elevations (1 of 2)

 <p style="text-align: center;">FRONT ELEVATION</p> <p style="text-align: center;">RIGHT SIDE ELEVATION (LEFT SIMILAR, REVERSED)</p> <p style="text-align: center;">REAR ELEVATION</p> <p style="text-align: right; margin-right: 20px;"><u>MAJOR 5</u></p>	 <p style="text-align: center;">FRONT ELEVATION</p> <p style="text-align: center;">REAR ELEVATION</p>																
 <p style="text-align: center;">FRONT ELEVATION</p> <p style="text-align: center;">LEFT SIDE ELEVATION</p> <p style="text-align: center;">REAR ELEVATION</p> <p style="text-align: center;">RIGHT SIDE ELEVATION</p> <p style="text-align: center;"><u>MULTI-TENANT PAD</u></p>	<p style="text-align: center;"><u>SHOPS</u></p>  <p style="text-align: center;">RIGHT SIDE ELEVATION</p> <p style="text-align: center;">LEFT SIDE ELEVATION</p>																
<p><u>EXTERIOR ELEVATIONS</u></p>																	
 <p style="text-align: center;">FRONT ELEVATION</p> <p style="text-align: center;">LEFT SIDE ELEVATION (RIGHT SIMILAR, REVERSED)</p> <p style="text-align: center;">REAR ELEVATION</p> <p style="text-align: center;"><u>SINGLE TENANT PAD</u></p>																	
<p>LAGUNA GATEWAY PHASE 2 ELK GROVE, CALIFORNIA</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Job Number</td> <td style="padding: 2px;">14-000</td> <td style="padding: 2px;">Sheet</td> <td style="padding: 2px;">1</td> </tr> <tr> <td style="padding: 2px;">Date</td> <td style="padding: 2px;">04/01/02</td> <td style="padding: 2px;">Drawing</td> <td style="padding: 2px;">01</td> </tr> <tr> <td style="padding: 2px;">Drawn</td> <td style="padding: 2px;">[Signature]</td> <td style="padding: 2px;">Reviewed</td> <td style="padding: 2px;">[Signature]</td> </tr> <tr> <td colspan="4" style="padding: 5px; text-align: center;"> <p>Rauschenbach Marvelli Baker</p> <p style="font-size: small;">ARCHITECTS</p> <p style="font-size: x-small;">2277 Hill Ave., Second Floor - Sacramento, CA 95825 916-488-8900 FAX 916-488-8900</p> </td> </tr> </table>		Job Number	14-000	Sheet	1	Date	04/01/02	Drawing	01	Drawn	[Signature]	Reviewed	[Signature]	<p>Rauschenbach Marvelli Baker</p> <p style="font-size: small;">ARCHITECTS</p> <p style="font-size: x-small;">2277 Hill Ave., Second Floor - Sacramento, CA 95825 916-488-8900 FAX 916-488-8900</p>			
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**Exhibit B-2
to Tentative Subdivision Map Resolution for Laguna Gateway, Phase 2**

Project Elevations (2 of 2)

FRONT ELEVATION

REAR ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

**RECEIVED BY
MAY 17 2002
ELK GROVE
PLANNING DEPARTMENT**

EXTERIOR ELEVATIONS

Architect	Robert
Scale	1/8" = 1'-0"
Sheet	01
Project	LAGUNA GATEWAY
Client	ELK GROVE

**Rauschenbach
Marvelli
Becker**

2077 Red Ave. - Second Floor - Sacramento, CA 95833
916-441-8700 FAX: 916-441-4999

**LAGUNA GATEWAY
PHASE 2
ELK GROVE, CALIFORNIA**

Exhibit C
To Tentative Subdivision Map Resolution
for Laguna Gateway, Phase 2

Conditions of Approval

Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>A. On-Going</p>			
<p>1. The development approved by this action is for the following and is based on the General Plan Exhibit, the rezone exhibit (received 5/8/02), the site plan (received 2/26/03), the Tentative Subdivision Map (received 5/8/02), the landscape plan, the photometric plan (received 11/5/02), and the color building elevations (received 5/17/02).</p> <ul style="list-style-type: none"> • General Plan amendment from Office/Multi-Family to Commercial; • Rezone of the parcel from SPA (MP) to SPA (SC); • Revisions to the Laguna Gateway SPA Ordinance required to support the General Plan Amendment and Rezoning; • Tentative Subdivision Map creating 11 commercial parcels; and • Development Plan Review. <p>The project is further described in the staff reports dated February 13, 2003 and February 26, 2003, and as illustrated by the exhibits in Attachment A.</p>	On-Going	Development Services – Planning	
<p>2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.</p>	On-Going	Development Services – Planning	
<p>3. The applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award.</p>	On-Going	Development Services – Planning	

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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.			
4. The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved.	Three years, commencing with the date of City Council approval	Development Services - Planning	
5. The City Council determines that it is in the best interest of public health and safety that the excess burden caused by certain businesses require payment to the City for extraordinary public safety services. The property owner shall be required to provide on-site uniformed private security services upon written request of the Chief of Police and based upon actual project generated demands for police services. Should such services be required by the Police Chief and, subsequently, additional project generated demands for police occur, the property owner shall be responsible for reimbursing the City for the cost of said Police services.	On - Going	Development Services - Planning, Elk Grove Police Department	

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B. Prior to Submittal of Grading or Improvement Plan				
6.	On-site source and treatment control measures are required for this project in accordance with the latest version of the Guidance Manual of On-site Storm Water Quality Control Measures. In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message at each inlet. Other on-site source and treatment control measure(s) shall also be used in accordance with specific commercial and industrial activities referenced in the Guidance Manual. Prior to improvement plan submittal, the final design of the proposed on-site source and treatment controls will be approved by the City of Elk Grove Water Resources Department.	Prior to Submittal of Grading or Improvement Plan	Development Services – Public Works	
C. Prior to Issuance of Certificate of Occupancy Improvement Plan				
7.	Prior to issuance of any Certificate of Occupancy, the applicant shall dedicate a 40 foot easement (as measured from the back of the curb along the frontage of Big Horn Boulevard) to the EGCSO for landscape maintenance. Prior to approval of improvement plans, the site plan and landscape plan shall be revised in order to accommodate this setback and shall be reviewed and approved by the Planning Director. The site plan shall also provide an amended building footprint for Pad A that adheres to the visibility requirements in the Elk Grove City Code.	Prior to Issuance of Any Certificate of Occupancy and Prior to Approval of Improvement Plan	Development Services – Planning	

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8.	Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$4,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Planning	
9.	Record a maintenance agreement to provide for the timely maintenance of the on-site SWQ treatment controls.	Prior to Issuance of Grading Permit / Improvement Plan	Development Services – Public Works	
10.	Compliance with the SMAQMD's Rule 403 shall be written into all construction contracts and project improvement plans. Evidence of compliance with this measure shall be provided to the City. (MM 4.2.1a)	During all grading and construction phases of the project.	Development Services and SMAQMD	
11.	Water all construction areas at least twice daily. This requirement shall be noted in project improvement plans. (MM 4.2.1b)	During all grading and construction phases of the project.	Development Services and SMAQMD	
12.	Wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. This requirement shall be noted in project improvement plans. (MM 4.2.1c)	During all grading and construction phases of the	Development Services and SMAQMD	

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		project.		
13.	Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer. This requirement shall be noted in project improvement plans. (MM 4.2.1d)	During all grading and construction phases of the project.	Development Services and SMAQMD	
14.	Pave, apply water three times daily, or apply (non-stick) soil stabilizers on all unpaved access roads, parking areas and staging areas. This requirement shall be noted in project improvement plans. (MM 4.2.1e)	During all grading and construction phases of the project.	Development Services and SMAQMD	
15.	<p>The project shall implement to following measures to reduce potential air quality impacts from diesel-powered equipment during construction activities.</p> <p>(a) <u>Category 1: Reducing NO_x emissions from off-road diesel powered equipment.</u></p> <p>The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average.</p>	Prior to and during construction activities	Development Services and SMAQMD	

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<p>The prime contractor shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs; and.</p> <p>(b) <u>Category 2: Controlling visible emissions from off-road diesel powered equipment.</u></p> <p>The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the proposed project does not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The</p>			

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<p>monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulation.</p> <p>In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.</p> <p>(MM 4.2.1f)</p>			
<p>16. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas. This requirement shall be noted in project improvement plans. (MM 4.2.1g)</p>	<p>During all grading and construction phases of the project</p>	<p>Development Services and SMAQMD</p>	
D. Prior to the Recordation of the Final Map			
<p>17. Pay the Laguna Community Facilities District the rezone avoidance tax, estimated at \$14,536.</p>	<p>Prior to the Recordation of the Final Map</p>	<p>Development Services – Public Works</p>	

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18. Provide a scaleable aerial to demonstrate that right-of-way has been previously dedicated and improvements have been previously completed based on a 108-foot street section for Laguna Boulevard and an 84-foot street section for Big Horn Boulevard, in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works. If the noted dedications and improvements have not occurred, then they will be required as set forth below with the recordation of the map and prior to the first occupancy, respectively.	Prior to the Recordation of the Final Map	Development Services – Public Works	
19. The project shall include "Emission Reduction Measures" to reduce the project's emissions by 15 percent and ensure the project's compliance with the Draft General Plan policy CAQ-22. (MM 4.2.2)	Prior to Recordation of the Final Map	Development Services	
E. With the Recordation of the Final Map			
20. Grant the right of direct vehicular access along Laguna Boulevard to the City of Elk Grove except for approved driveway locations. Note: Development Services – Public Works will allow two 45' (not including median) joint access driveways to Laguna Boulevard.	Prior to the Recordation of the Final Map	Development Services – Public Works	
21. Grant the City of Elk Grove 108-feet of right-of-way on Laguna Boulevard and 84-feet of right-of-way on Big Horn Boulevard based on standard street sections in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the Department of Public Works, if those	With the Recordation of the Final Map	Development Services – Public Works	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
dedications were not previously completed.			
22. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances, adjacent to public roads, private drives and/or an Irrevocable offer of Dedication.	With the Recordation of the Final Map	PG&E, SMUD	
23. Dedicate additional right-of-way on Big Horn Boulevard and Laguna Boulevard for intersection widening per Standard Drawings 4-5 and 4-6 of the City of Elk Grove Improvement Standards and to the satisfaction of Development Services – Public Works. Note: An overlay project is scheduled for Laguna Boulevard between Bruceville Road and Highway 99. Please contact Development Services – Public Works to coordinate on-site development.	With the Recordation of the Final Map	Development Services – Public Works	
24. Sewer easements, 20-feet wide, dedicated to CSD-1 shall be shown on the final map. All easements shall ensure continuous access for maintenance.	With the Recordation of the Final Map	CSD-1	
25. A note shall be placed on the map requiring the dedication of private sewer service easements upon close of escrow as required to provide sewer service to individual parcels.	With the Recordation of the Final Map	CSD-1	
26. Dedicate a reciprocal access easement.	With the Recordation of the Final Map	Development Services	

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F. Prior to Issuance of First Building Permit				
27.	The number, size, and location of driveways are subject to approval of Development Services – Public Works, and shall be in accordance with the City of Elk Grove Improvement Standards.	Prior to Issuance of First Building Permit	Development Services – Public Works	
28.	The westerly most access driveway on Laguna Boulevard shall be restricted to right-turn-in and right-turn-out only. The easterly most access driveway shall allow right-turn-in, right-turn-out, and left-turn-in. The left-turn-in at the easterly most driveway on Laguna Boulevard will require a left-turn pocket. This left turn pocket length must accommodate 5 vehicles.	Prior to Issuance of First Building Permit	Development Services – Public Works	
29.	Per City Standard 4-10K, visibility requirements for driveways shall be in accordance with Standard Drawing 4-20 and City Standard 4-14. Increased visibility may be required for driveways serving a significant amount of truck traffic.	Prior to Issuance of First Building Permit	Development Services – Public Works	
30.	Install facilities pursuant to the Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Issuance of First Building Permit	Development Services – Public Works	
31.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Issuance of First Building Permit	Development Services – Public Works	

Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
32.	The applicant shall complete the abandonment of the two sewer easements.	Prior to Issuance of First Building Permit	Development Services – Public Works	
33.	The project shall conform to the specific provisions 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.	Prior to Issuance of First Building Permit	Development Services – Public Works	
34.	<p>Fire/rescue service shall be provided to the property as follows:</p> <ul style="list-style-type: none"> a. On-site fire hydrants shall be provided every 300 feet and along Laguna Boulevard and Big Horn Boulevard. b. Project shall have looped water mains with two points of connection around all buildings greater than 10,000 square feet. c. Each building shall be designed to include a fire control room with exterior access, pursuant to Attachment B. d. Trash enclosures shall be a minimum of 10 feet from buildings or be protected by an automatic fire extinguishing system. e. Provide loading docks for Major 5 and Shops which does not interfere with the fire lane. f. All commercial buildings exceeding 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. g. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply 	Prior to Issuance of First Building Permit	Elk Grove CSD Fire Department	

Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>depending upon the scope of the project.</p> <ul style="list-style-type: none"> h. A permit release letter from the Elk Grove Community Services District Fire Department shall be required prior to the City Building Department issuing any construction permits. i. Hydrants shall be spaced a maximum of 300 feet apart. 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. j. All required roadways (internal to project), water mains, fire hydrants and fire flow shall be provided prior to the existence of any combustible construction or storage in this development. The roadways shall be constructed to a 20-foot minimum width with a minimum of 3 inches of AC over 6 inches of AB and shall have good drainage. k. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Elk Grove CSD Fire Department and the water purveyor having jurisdiction. l. The installation of addresses, landscaping, pipe bollards, fuel tanks, tree wells and/or traffic islands are subject to standards outlined by the Elk Grove CSD Fire Department. m. Required fire alarm systems (other than on single family dwellings) shall be connected to a UL listed central station approved by the Sacramento Regional Fire/EMS Communications Center. 			

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35.	Install public street improvements on Laguna Boulevard based on a 108-foot standard street section and on Big Horn Boulevard based on an 84-foot standard street section in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Development Services – Public Works, if those improvements were not previously completed to City standards.	Prior to the First Occupancy	Development Services – Public Works	
36.	<p>Sewer service shall be provided to the property as follows:</p> <ul style="list-style-type: none"> a. Connection to the public sewer system shall be required to the satisfaction of CSD-1. b. Each parcel/building must have a separate connection to the public sewer system. Direct connection to the 15-inch trunk pipe will not be permitted. Sacramento County Improvement Standards apply to on-site sewer construction. c. Construction of public collector sewer will be required. On-site collector sewer shall be contained within dedicated CSD-1 easements. District will provide maintenance only in easements dedicated to CSD-1, or public rights-of-ways. d. Developing this property may require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. 	Prior to the First Occupancy	CSD-1	

Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	<p>Water service shall be provided to the property as follows:</p> <ul style="list-style-type: none"> a. Water supply will be provided by the Sacramento County Water Agency. b. Provide public water service to each building. c. 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. d. This project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this. e. Provide a looped water distribution system. 	Prior to the First Occupancy	Development Services – Public Works	
38.	<p>Traffic pre-emption devices, approved by the Elk Grove CSD Fire Department, shall be installed on all 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 CSD Fire Department.</p>	Prior to the First Occupancy	Elk Grove CSD Fire Department	
39.	<p>The wetlands/riparian corridors of creeks and open spaces create an unusual fire hazard and challenge to emergency responders. The following requirements apply:</p> <ul style="list-style-type: none"> a. Provide non-combustible fences along all developed areas adjacent to wetlands/creeks/open spaces. 	Prior to the First Occupancy	Elk Grove CSD Fire Department	

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<ul style="list-style-type: none"> b. Provide access to all wetland corridors via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside. All bike paths shall be paved with 2 inches of AC over 4 inches of AB compacted to 95 percent. c. Provide at least 10 feet of greenbelt or other defensible space between noncombustible fences and the creek/wetland areas. 			
<p>40. The following design elements shall be constructed to ensure adequate fire/rescue service at the project.</p> <ul style="list-style-type: none"> a. The proposed decorative fire lane between Major 5 and the shops shall withstand a minimum of 65,000 GVW. b. The area directly in front of the bollards, between Major 5 and the shops shall be painted red with "No-Parking Fire Lane". c. Major 5 and Shops architectural design features or any other obstructions shall not encroach into the 20-foot width of the proposed fire access. d. Fire apparatus approach to the proposed fire access between Major 5 and the shops shall be provided with a turning radius of not less than 38 feet inside and 58 feet outside. e. Proposed turf stone at Major 4 shall support 65,000 GVW's. Provide soils report, test results, and inspection report by soils engineer. f. Tie water supply loop behind Major 3 to stub out from Kaiser MOB. 	<p>Prior to the First Occupancy</p>	<p>Elk Grove CSD Fire Department</p>	

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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
g. If using unlimited area rule for square footage for Majors 1 through 4, a minimum 60 feet from the property line is required. Clarify intent.			
41. The project applicant shall make the following improvements to the Big Horn Boulevard/Project Driveway #2 intersection: a. Install a traffic signal and interconnect the traffic signal with the existing traffic signal at the Laguna Boulevard/Big Horn Boulevard intersection. b. The westbound intersection approach shall be improved to accommodate a separate left-turn lane and a shared left-right lane. (Mitigation Measure 4.1.1d)	Prior to the First Occupancy	Development Services – Public Works	
42. The project applicant shall re-stripe the southbound approach of the Laguna Boulevard/Bruceville Road intersection to accommodate a separate right-turn lane (existing), and a shared through-right lane. (Mitigation Measure 4.1.1b)	Prior to the First Occupancy	Development Services – Public Works	
43. The project applicant shall convert the separate right-turn lane at the eastbound intersection approach at the Laguna Boulevard and Big Horn Boulevard intersection to a shared through-right lane, and re-stripe the eastbound leg for an additional through lane. (Mitigation Measure 4.1.3)	Prior to the First Occupancy	Development Services – Public Works	
44. The project applicant shall participate in a future City-wide traffic improvement fee program that would assist in reducing general traffic impacts of the project (see page 4.1-23 of traffic study).	Prior to the First Occupancy	Development Services – Public Works	

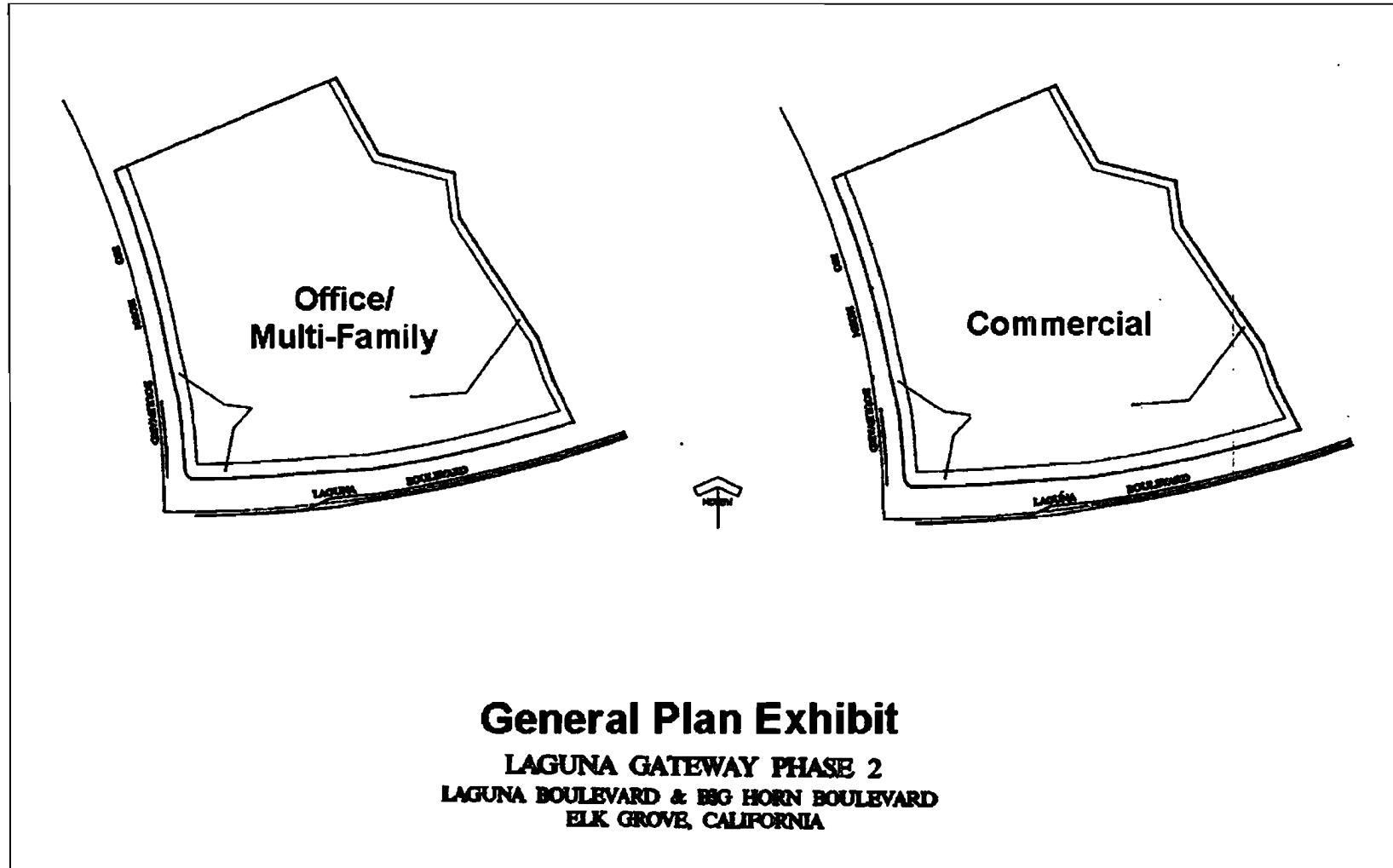
Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
45.	The project signage shall comply with the retail signage program in the existing Laguna Gateway Special Planning Area Ordinance.	Prior to the First Occupancy	Development Services – Planning	
46.	The applicant shall install landscaping consistent with the Master Improvement Plan that is currently being developed as part of the Kaiser project to the north (for the 20-foot landscape area adjacent to the Creek Parkway from Laguna Boulevard to Bruceville Road). The MIP shall address design for grading, paving, drainage, irrigation, vertical curbing, fencing, painting/stripping, trail furniture, signage, and similar matters.	Prior to the First Occupancy	CSD	
47.	Dedicate to the Elk Grove Community Services District the mandatory 20-foot landscape area contiguous to the Creek Parkway along the entire eastern edge of the subject property.	Prior to the First Occupancy	CSD	
48.	Prior to issuance of the first certificate of occupancy for development on the east side of Big Horn Boulevard, landscaping within the 30-foot wide Community Services District (CSD) corridor on the east side of Big Horn Boulevard shall be installed to the satisfaction of the CSD.	Prior to Issuance of the First Certificate of Occupancy for Development on the East Side of Big Horn Blvd.	CSD	
49.	Applicant shall install landscaping on the north side of Laguna Blvd. within the CSD corridor to the satisfaction of the CSD.	Prior to the First Occupancy	CSD	

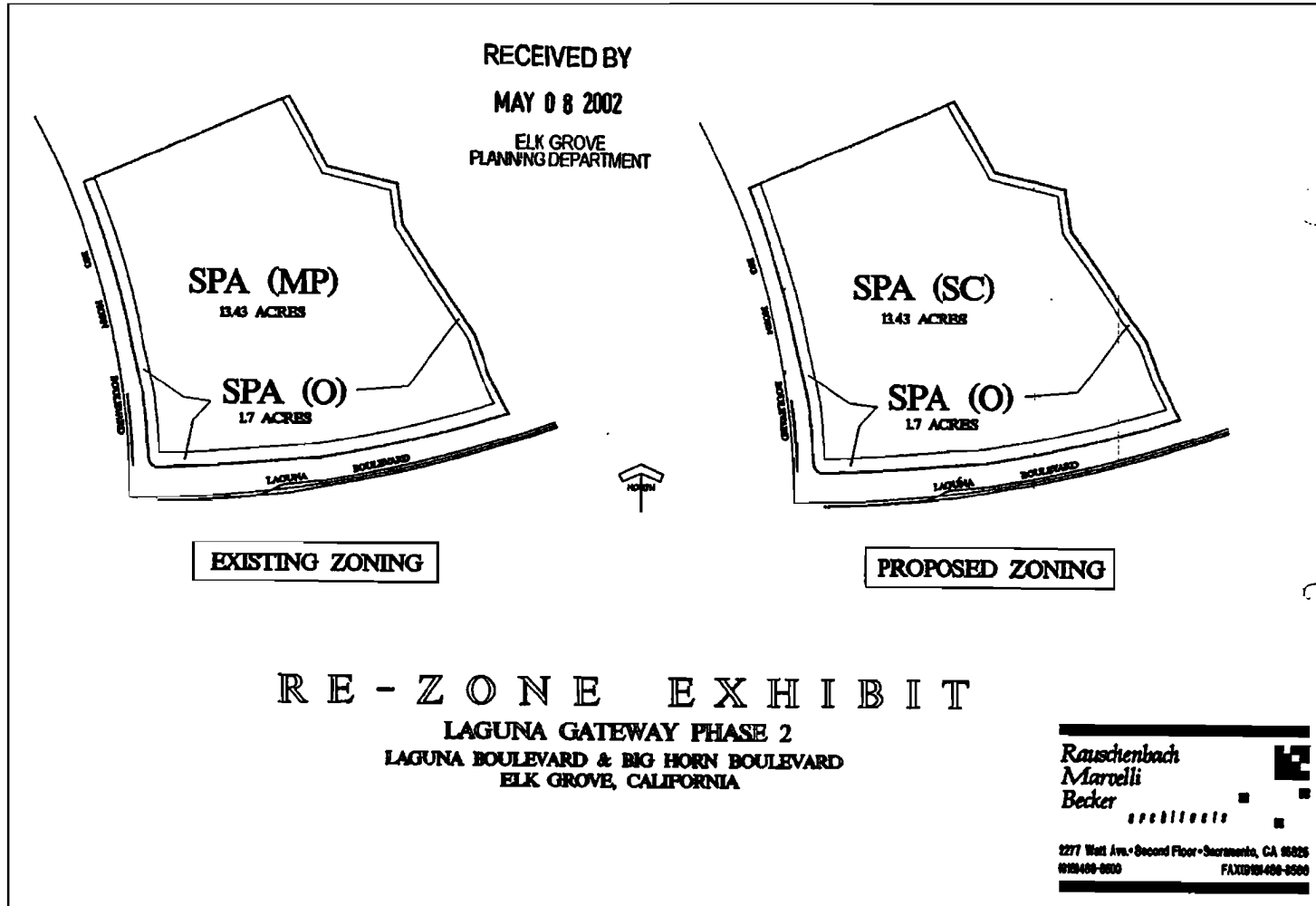
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<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
50. For that portion of the landscaped setback between the Parkway trail and the project that is less than 40 feet, the applicant shall work with the Elk Grove Community Services District to provide an enhanced landscape buffer composed of faster growing species of trees.	Prior to the First Occupancy	CSD	

Attachment A.1 – General Plan Amendment

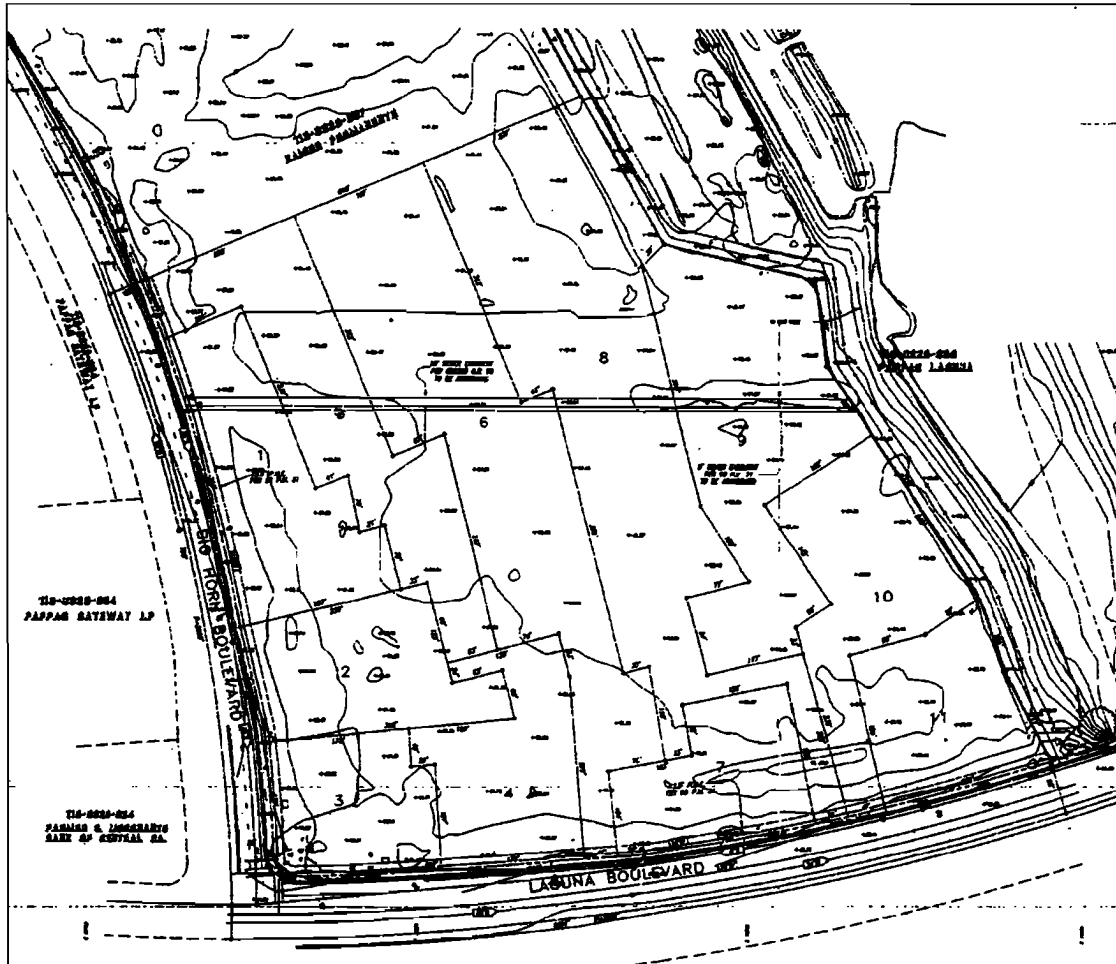


Attachment A.2 – Rezone

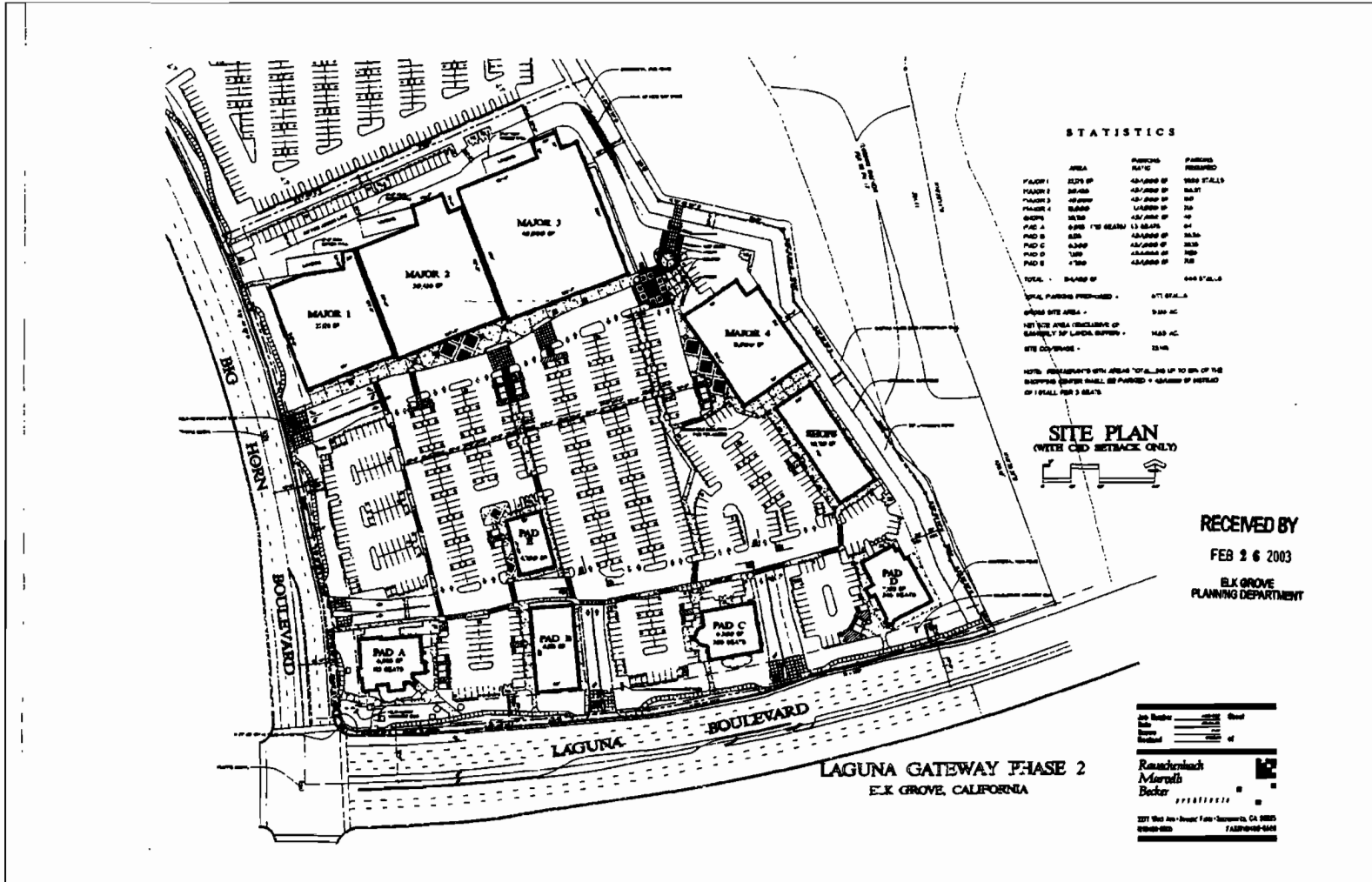


Attachment C - Conditions of Approval / Mitigation Monitoring and Reporting Program

Attachment A.3 – Tentative Subdivision Map



Attachment A.4 – Site Plan



Attachment B – Fire Control Room Design Standard

