

RESOLUTION NO. 2023-259

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT,
MAJOR DESIGN REVIEW WITH DEVIATION, AND TREE REMOVAL PERMIT**

**STATHOS SELF STORAGE PROJECT (PLNG21-053)
LOCATED ON THE NORTH SIDE OF ELK GROVE BOULEVARD,
1600 FEET WEST OF BRUCEVILLE ROAD
APNs: 116-0061-042 AND 116-0061-010**

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on August 4, 2021, from Ryan Smith (the “Applicant”) requesting a General Plan Amendment, Rezone, Conditional Use Permit, Major Design Review with Deviation, and Tree Removal Permit for the Stathos Self Storage Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APNs: 116-0061-042 and 116-0061-010; and

WHEREAS, on November 8, 2023, the City Council adopted Resolution No. 2023-258, adopting an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Project for the for the Stathos Self Storage Project (PLNG21-053); and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on October 5, 2023, 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, and voted 3-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on November 8, 2023, 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 of the City of Elk Grove hereby approves the General Plan Amendment, Conditional Use Permit, Major Design Review with Deviation and Tree Removal Permit for the Stathos Self Storage Project (PLNG21-053), as described in Exhibit A and illustrated in Exhibits B and C, and subject to the conditions of approval in Exhibit D (all incorporated herein by this reference), based upon the following findings:

General Plan Amendment

Finding #1: There is a substantial benefit to be derived from the amendment.

Evidence: The Project proposal includes a request to amend the General Plan land use designation for the Project site from Low Density Residential (LDR) to

Employment Center (EC) and a corresponding Rezone from RD-5 to Industrial-Office Park (MP). Pursuant to the General Plan, EC uses are generally characterized by office uses and professional services or research and development facilities, which may include limited supporting and ancillary retail services. Limited light industrial spaces are allowed, generally as accessory uses. Employment Centers may be located near residential areas with good transportation access. The Project site's proposed MP zoning designation is considered an implementing zoning district of the EC land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), "storage, personal storage facility" and "auto and vehicle storage:" are conditionally permitted use in the MP zone. As the proposed use is a conditionally allowed use, the proposed Project will be consistent with the General Plan.

Approval of the proposed Project would provide for an existing personal storage facility to relocate to the Project site consistent with the following General Plan Policies:

Policy ED-1-3: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted commercial uses.

Policy ED-1-5: Support existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate.

As discussed in the Project's Staff Report, approval of the Project would help facilitate construction of the future Elk Grove Station project, which would provide for a new passenger rail station and siding track to support the new passenger rail service between Stockton and Sacramento, ultimately benefitting City residents and businesses, consistent with the following General Plan Policies:

Policy RC-3-2: Ensure that decisions regarding transportation between regions result in benefits to the Elk Grove community, including decisions regarding regional roadways, airport, port, and passenger and freight rail services.

Policy MOB-5-11: Encourage commuter rail transportation by providing for a potential train station location for Amtrak and/or other rail service providers along the Union Pacific Railroad's Sacramento Subdivision line.

Concurrent with the approval of the Project, a corresponding Rezone from RD-4 to RD-7 (Treasure Homes Rezone PLNG21-054) would provide for the 39 residential units lost from the Project consistent with Senate Bill 330 (SB 330).

Therefore, there is substantial benefit to be derived from the amendment.

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this EGMC Title 23.

Evidence #1: The General Plan Employment Center (EC) land use designation is generally characterized by office uses and professional services or research and

development facilities, which may include limited supporting and ancillary retail services. Limited light industrial spaces are allowed, generally as accessory uses. Employment Centers may be located near residential areas with good transportation access. The Project site's proposed MP (Industrial-Office Park) zoning designation is considered an implementing zoning district of the EC land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), personal storage facilities and auto and vehicle storage are conditionally permitted uses in the MP zone. Additionally, the Project will result in a Floor Area Ratio (FAR) of 0.49, which is below the maximum Employment Center FAR of 2.0. As the proposed uses are allowed and conditionally-allowed uses with a development intensity below the maximum FAR, the proposed Project will be consistent with the General Plan.

The City prepared an IS/MND for the Stathos Self Storage Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the City of Elk Grove regulations and state law, which is designed to ensure compliance during project implementation. The IS/MND determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level. Mitigation measures addressing air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and mandatory findings of significance, were incorporated to ensure that the Project would have a less than significant impact on the environment. The proposed Project would have minimal impacts on the surrounding neighborhood. The Project is compatible with the surrounding land uses, including adjacent assembly uses, recreational uses, assisted living facility, and single-unit residential uses. As shown in Table 2 of the Project's staff report, the Project is consistent with all applicable provisions of Title 23.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: The proposed Project would have minimal impacts on the surrounding neighborhood. Access to the Project would be provided through a new driveway from Elk Grove Boulevard. The driveway would lead through a parking area containing seven parking spaces. To the north of the parking area, a security gate would be installed at the entrance to the storage facility; each storage unit tenant, as well as the resident manager, would have a unique code for entry. Emergency vehicle access would be available through Tarbert Drive and Fox Cliff Way on the northeastern border of the Project site. In addition, the Project would include a six-foot-wide meandering sidewalk that would connect to the existing sidewalk on the Project's frontage along Elk Grove Boulevard. The Project would include a 25-foot landscaped setback adjacent to the existing residential uses along the eastern boundary and a portion of the northeast corner for Buildings C, B, and a portion of Building A.

The Project is consistent with all applicable provisions of EGMC Title 23 (Zoning). Additionally, the proposed uses are consistent with the General Plan land use designation for the site of Employment Center. The City prepared an IS/MND for the Stathos Self Storage Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. A Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the City of Elk Grove regulations and state law, which is designed to ensure compliance during project implementation. The IS/MND determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level. Mitigation measures addressing air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and mandatory findings of significance, were incorporated to ensure that the Project would have a less than significant impact on the environment. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or the general welfare of the City.

Major Design Review with Deviation

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

Evidence #1: The Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove Design Guidelines. The proposed Project is consistent with the following General Plan Policies:

Policy ED-1-3: Encourage the full and efficient use of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted commercial uses.

Policy ED-1-5: Support existing and prospective businesses that contribute to meeting Elk Grove's strategic economic goals and facilitate their relocation and expansion as appropriate.

The Project complies with the development standards for the MP zone of EGMC Title 23, Zoning with approval of the Design Review Deviation, as detailed in Table 2 of the Project's staff report. The Deviation improves the usability of the site and its relationship to surrounding development and otherwise does not impact the usability of the site or negatively impact adjoining property. Additionally, the proposed design is consistent with the requirements of the Elk Grove Design Guidelines. The proposed architecture for the office and managers suite, which is located along Elk Grove Boulevard, is a contemporary design incorporating classic design elements. The Project design includes a variety of building materials, including a stucco façade, brick veneer, split face concrete masonry unit (CMU) block, aluminum windows with bronze-colored frames, sanding seam metal awning, and a wrought iron trellis structure. Colors include beige, eucalyptus green, gray, and tan. The storage building elevations include CMU walls, standing seam metal roofing, and metal roll-up doors. The Project's colors and materials are complementary to the surrounding neighborhood character.

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 site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines for nonresidential development, and it is concluded that the architecture and site planning, as conditioned, meet all applicable design requirements. The proposed architecture for the office and managers suite, which is located along Elk Grove Boulevard, is a contemporary design incorporating classic design elements. The Project design includes a variety of building materials, including a stucco façade, brick veneer, split face concrete masonry unit (CMU) block, aluminum windows with bronze-colored frames, sanding seam metal awning, and a wrought iron trellis structure. Colors include beige, eucalyptus green, gray, and tan. The storage building elevations include CMU walls, standing seam metal roofing, and metal roll-up doors. The Project's colors and materials are complementary to the surrounding neighborhood character.

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 Elk Grove Design Guidelines for nonresidential development, and it is concluded that the architecture and site planning meet all applicable design requirements. The proposed architecture for the office and managers suite, which is located along Elk Grove Boulevard, is a contemporary design incorporating classic design elements. The Project design includes a variety of building materials, including a stucco façade, brick veneer, split face concrete masonry unit (CMU) block, aluminum windows with bronze-colored frames, sanding seam metal awning, and a wrought iron trellis structure. Colors include beige, eucalyptus green, gray, and tan. The storage building elevations include CMU walls, standing seam metal roofing, and metal roll-up doors. The Project's colors and materials are complementary to the surrounding neighborhood character.

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

Evidence #4: Access to the Project would be provided through a new driveway from Elk Grove Boulevard. Emergency vehicle access would be available through Tarbert Drive and Fox Cliff Way on the northeastern border of the Project site. In addition, the Project would include a six-foot-wide meandering sidewalk that would connect to the existing sidewalk on the Project's frontage along Elk Grove Boulevard. Therefore, the proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

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 applicable.

Tree Removal Permit

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence: The Project proposes to remove all 72 trees on the Project site, including 65 trees of local importance. When the application was first submitted, staff discussed design modifications with the Applicant to integrate some of the existing trees into the Project design consistent with EGMC Title 19 Tree Preservation and Protection. The Applicant was open to possible solutions; however, the overall configuration of the site poses several challenges. Primarily, if Buildings A and F were moved away from the westerly property line, this would create a corridor between the buildings and the required masonry wall. Such a design would have presented safety issues, as raised by the Police Department through their Crime Prevention through Environmental Design (CPTED) review. The long corridor would have had limited management access, creating ideal conditions for trespassing and loitering. Additional issues relative to weeds and rubbish collection were also a concern. Other alternatives that would have relocated the vehicle parking along this property line were not an option as parking lot paving is generally not allowed under the tree driplines and the trees create a liability issue for the Applicant relative to their future tenants and potential impacts to vehicles. Therefore, in coordination with the Applicant and the Police Department, the proposed site design addresses long-term safety and maintenance concerns.

The Project requires adequate paving area for the circulation and storage of recreational vehicles. Based on the nature of the proposed Project's spatial/layout requirements, as well as the recommendations of the Police Department regarding public safety and welfare, preservation of the existing trees was deemed infeasible and cannot be integrated into the proposed site design. The Project is subject to the mitigation requirements for tree removal pursuant to Chapter 19.12 of the EGMC.

Finding #2: The effect of the removal of the trees will not negatively impact the health, safety, and prosperity of surrounding trees, or the aesthetics and general welfare of the area.

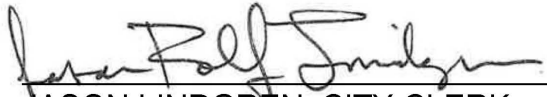
Evidence: The Project proposes to remove all 72 trees on the Project site, including 65 trees of local importance and, therefore, the removal will not negatively impact the health, safety, or prosperity of surrounding trees. The Project proposes to install landscaping along Elk Grove Boulevard, including trees and shrubs, which will improve the aesthetics and general welfare of the area. Furthermore, the Applicant is subject to the mitigation requirements for tree removal pursuant to EGMC Chapter 19.12.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of November 2023



DARREN SUEN, COUNCIL MEMBER of
the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

Exhibit A
Stathos Self Storage Project (PLNG21-053)
Project Description

PROJECT DESCRIPTION

The proposed Stathos Self Storage Project (the “Project”) consists of a General Plan Amendment from Low Density Residential (LDR) to Employment Center (EC); a corresponding Rezone from RD-5 to Industrial-Office Park (MP); and a Conditional Use Permit (CUP) and Major Design Review with Deviations for a new personal storage facility with outdoor vehicular storage and associated site improvements, including parking, lighting, and landscaping. The Project also includes a Tree Removal Permit for the removal of 65 trees of local importance.

The Project shall comply with the City’s Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), solar readiness (BE-7), off-road construction fleet (TACM-8), electric vehicle charging (TACM-9), and 20% reduction in Vehicle Miles Traveled (VMT) below the City’s 2015 baseline (TACM-3)

Exhibit B
Stathos Self Storage Project (PLNG21-053)
General Plan Amendment

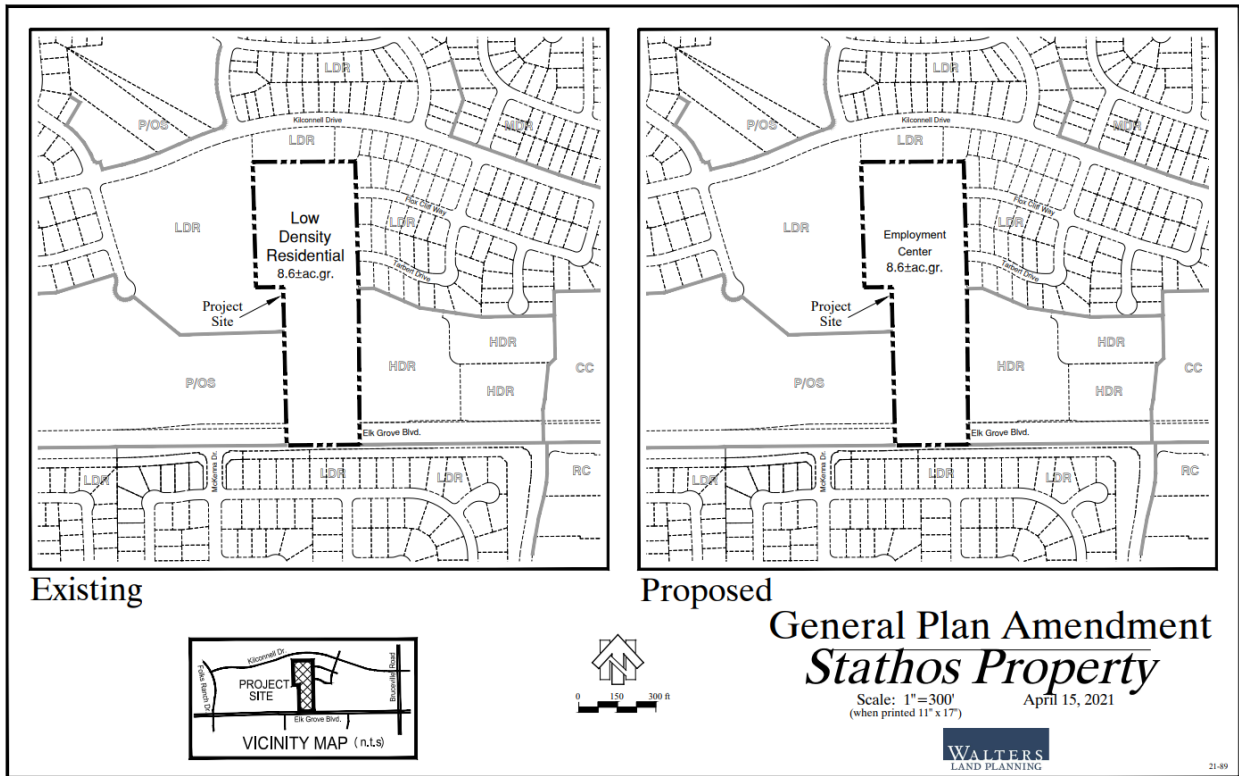
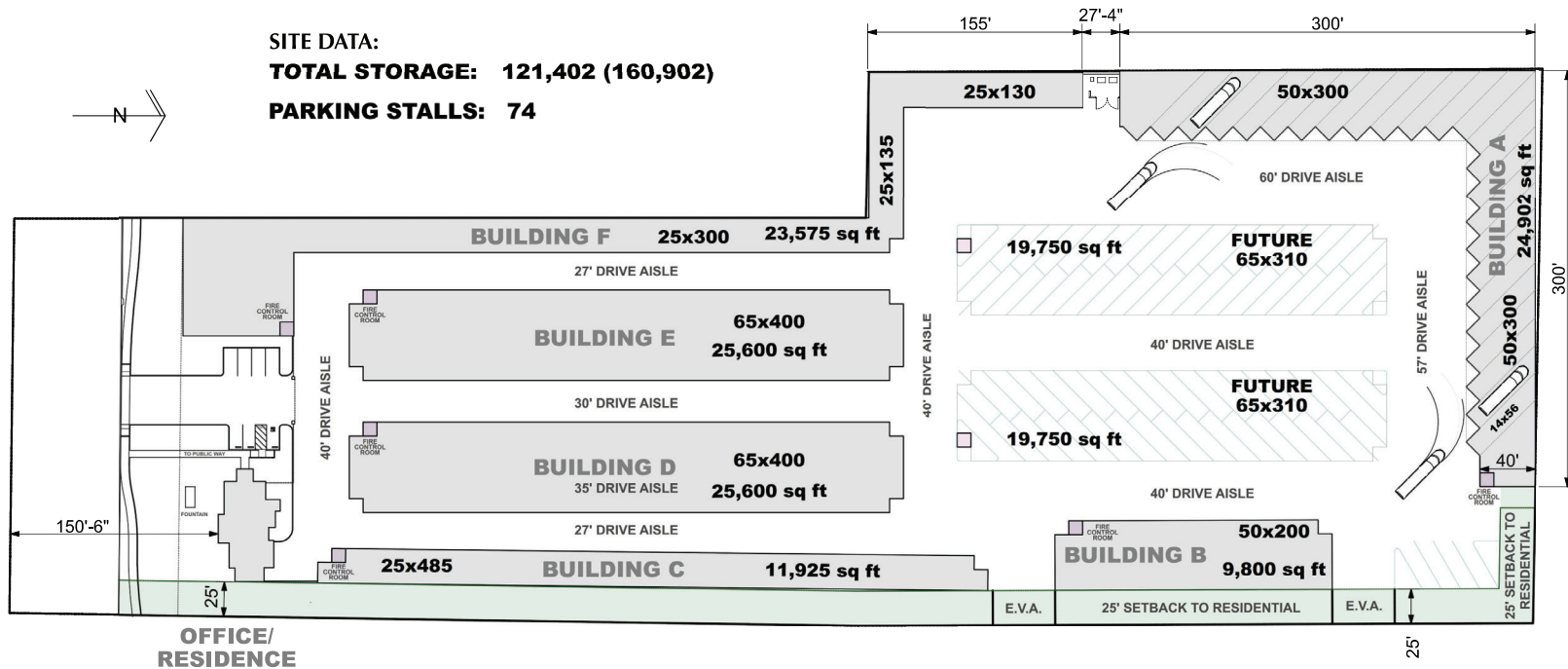


EXHIBIT C

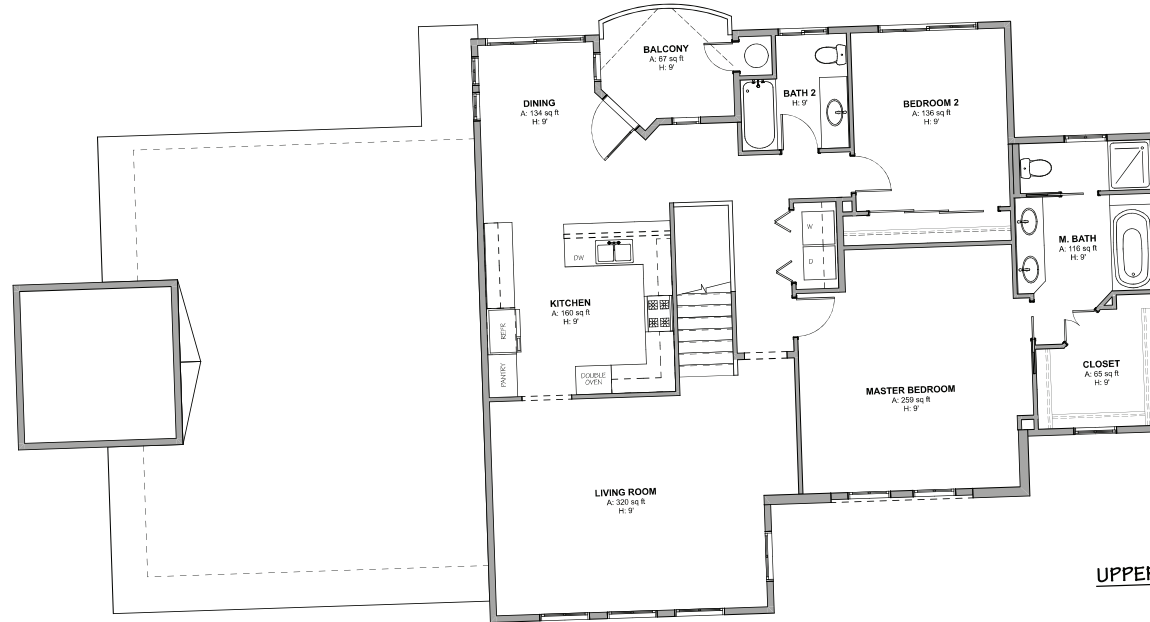
SITE DATA:
TOTAL STORAGE: 121,402 (160,902)
PARKING STALLS: 74



ARCHITECTURAL SITE PLAN

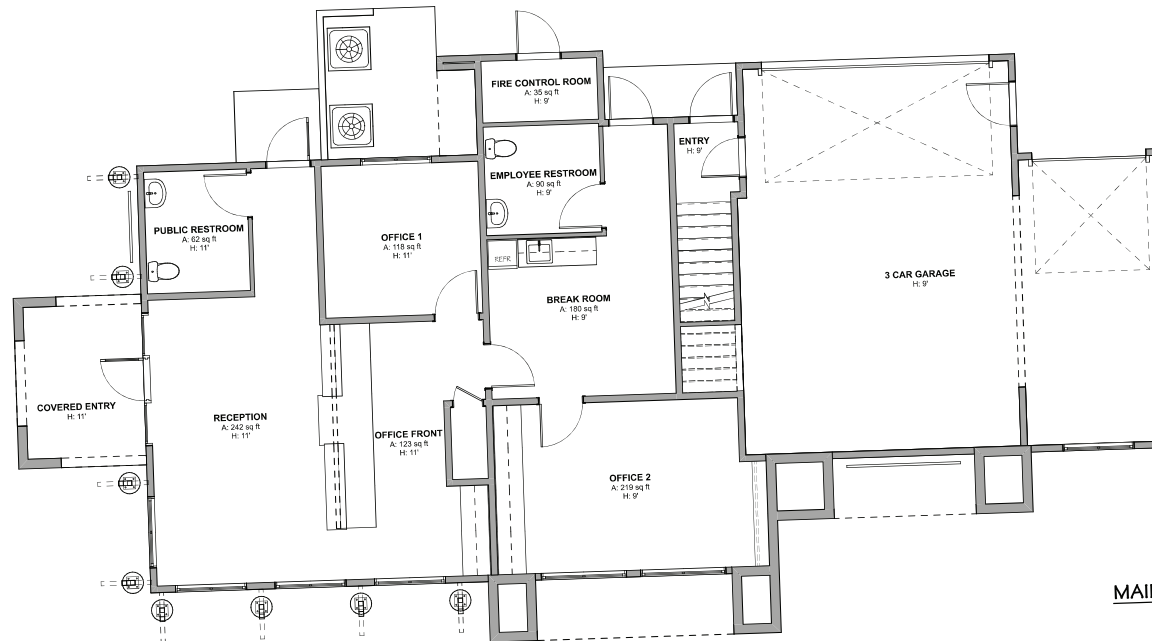
ARCHITECTURAL
SITE PLAN

June 3, 2022



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

GARAGE SQUARE FOOTAGE	780.50
OFFICE SQUARE FOOTAGE	1,275.00
RESIDENTIAL FIRST FLOOR	70.50
RESIDENTIAL SECOND FLOOR	1,551.61
TOTAL	3,659.03 ft²

OFFICE & MANAGER SUITE FLOOR PLANS

June 3, 2022



thomastownbuilders

ELK GROVE SELF STORAGE

A2



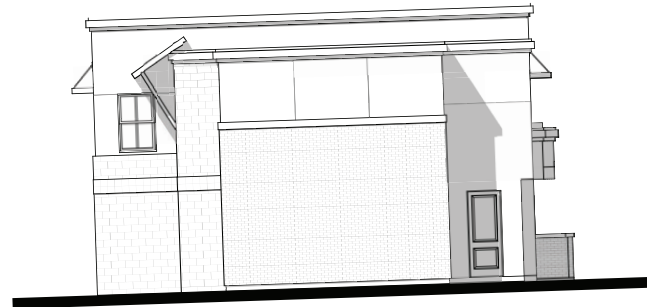
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



OFFICE & MANAGER SUITE ELEVATIONS

June 3, 2022



Thomas Management

thomastownbuilders

ELK GROVE SELF STORAGE

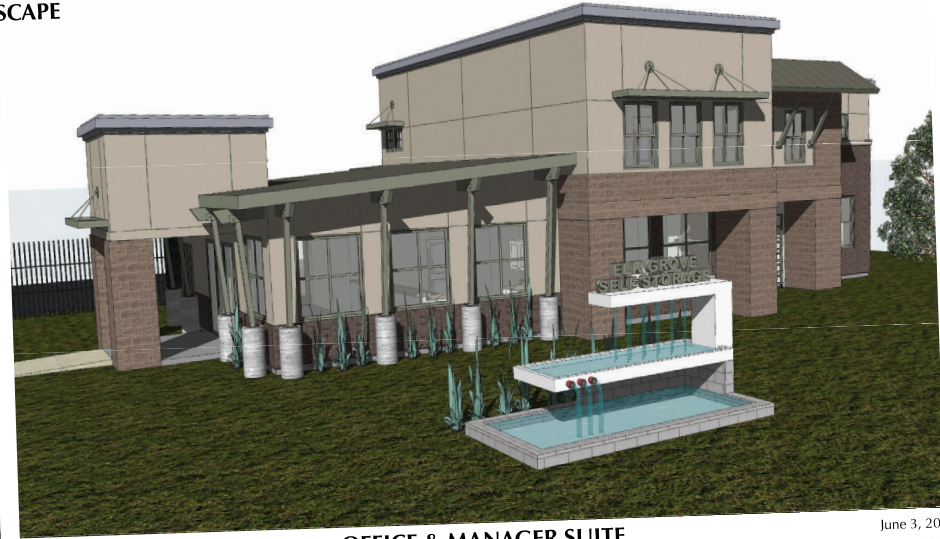
A3



ELK GROVE BLVD
STREETSCAPE

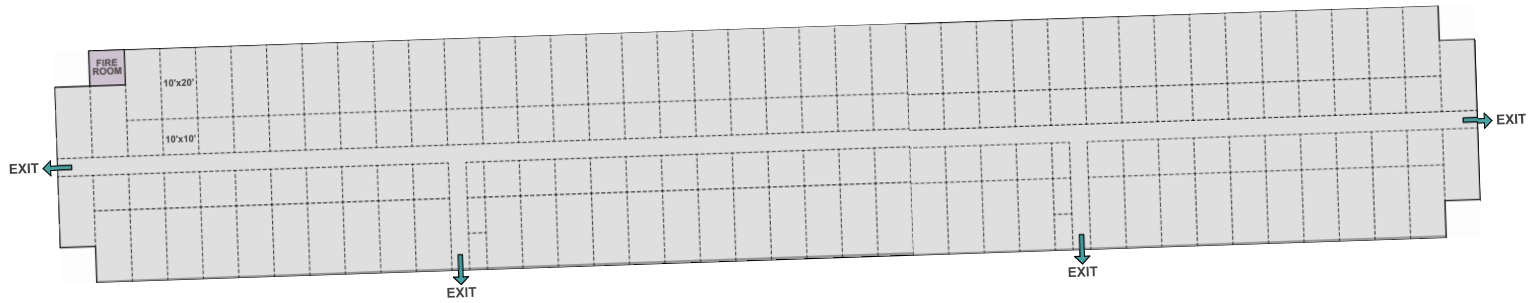


STORAGE BUILDING
PERSPECTIVE

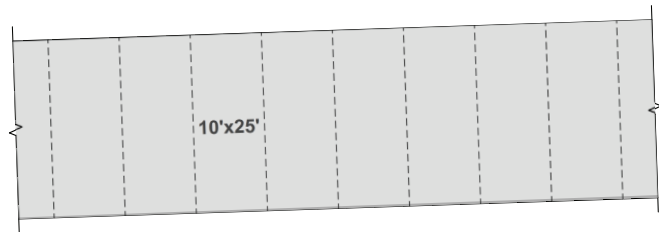


OFFICE & MANAGER SUITE
PERSPECTIVE

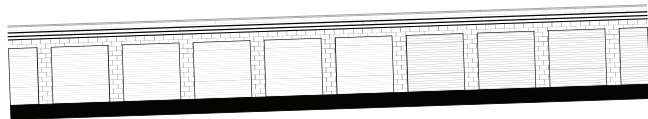
June 3, 2022



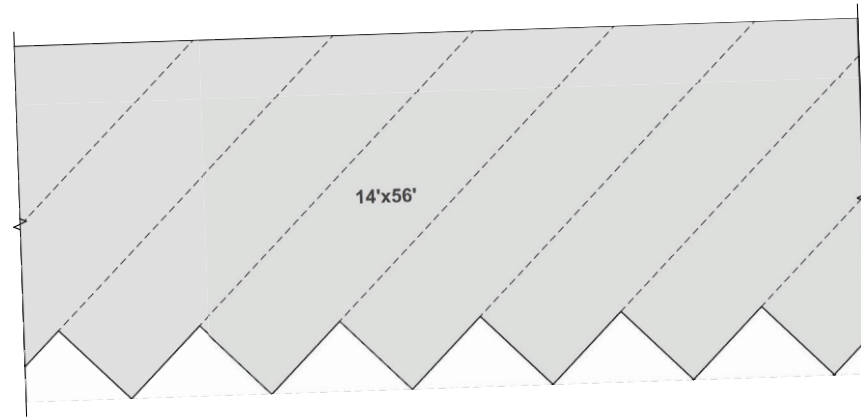
TYPICAL INTERIOR BUILDING LAYOUT
SCALE: 1/16" = 1'-0"



TYPICAL PERIMETER BUILDING LAYOUT
SCALE: 1/8" = 1'-0"



TYPICAL PERIMETER BUILDING LAYOUT
SCALE: 1/8" = 1'-0"



TYPICAL RV STORAGE BUILDING LAYOUT
SCALE: 1/8" = 1'-0"



TYPICAL RV STORAGE BUILDING LAYOUT
SCALE: 1/8" = 1'-0"



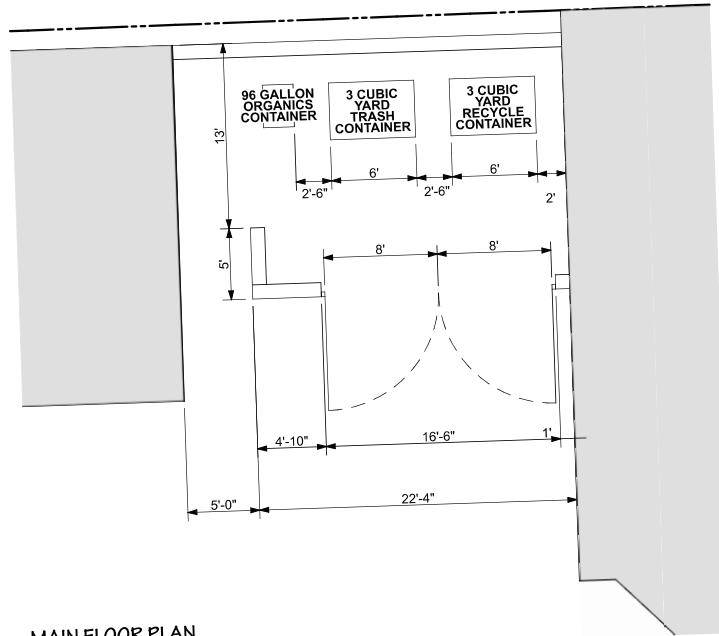
TYPICAL STORAGE PLANS & ELEVATIONS

June 3, 2022



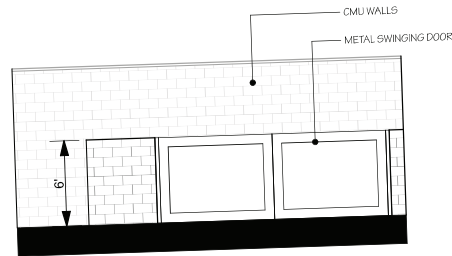
ELK GROVE SELF STORAGE

A5



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELEVATION

SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE PLAN & ELEVATION

June 3, 2022



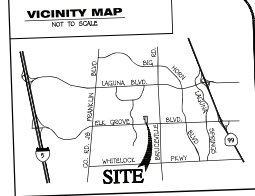
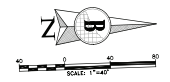
ELK GROVE SELF STORAGE

A6

PRELIMINARY GRADING AND UTILITY PLAN FOR:
ELK GROVE STORAGE
 ELK GROVE BLVD
 CALIFORNIA

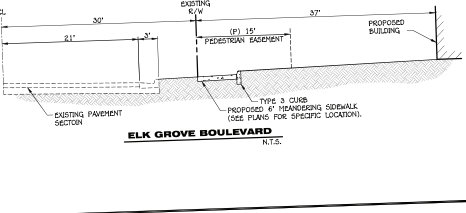
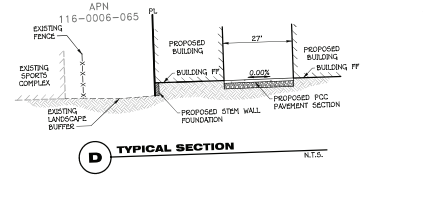
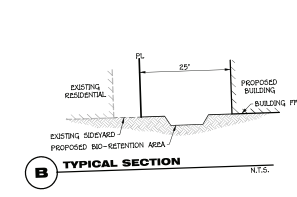
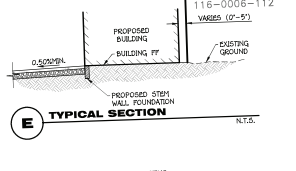
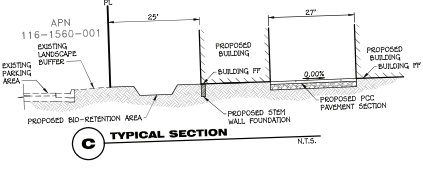
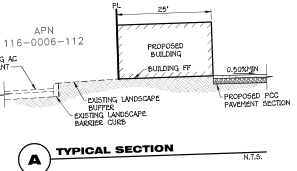
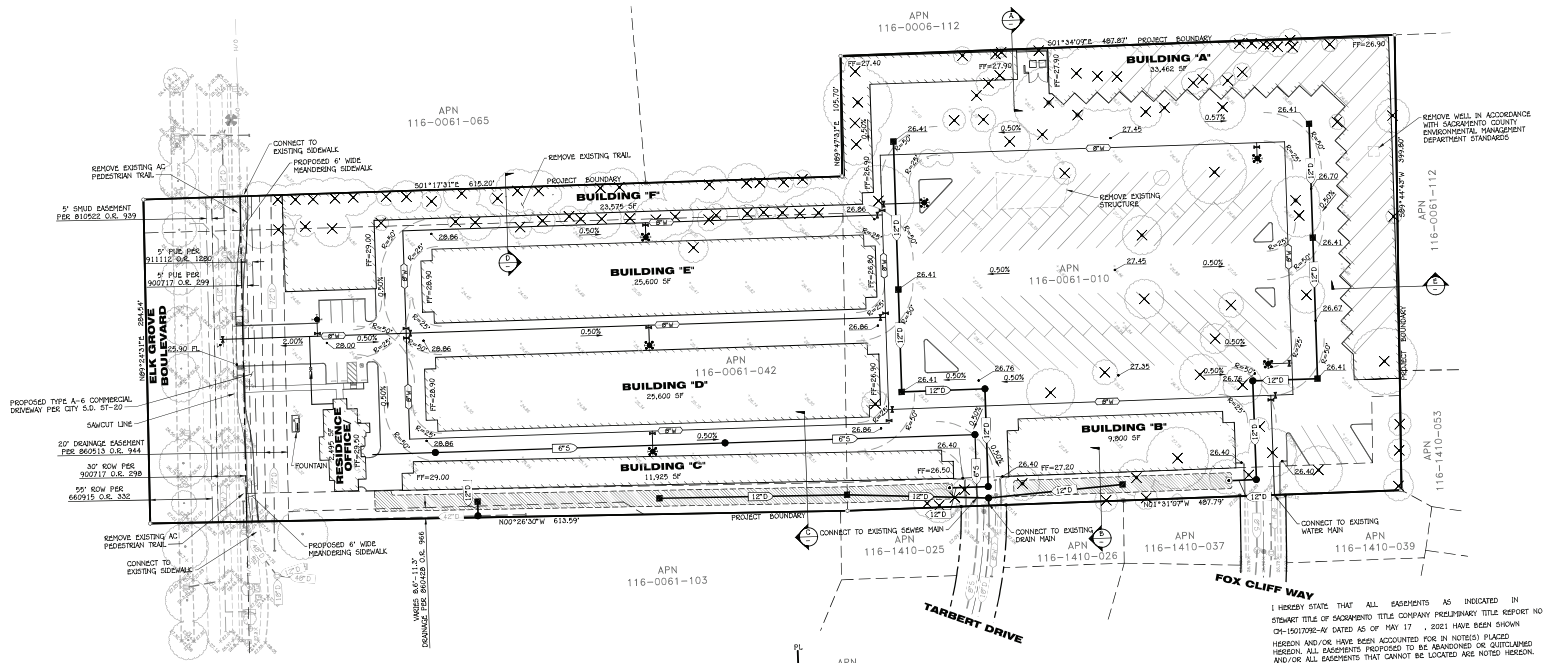
CITY OF ELK GROVE

CALIFORNIA



LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	6" S	6" S
WATER MAIN	6" W	6" W
POLE SERVICE	6" PS	6" PS
CENTRILINE	6" CL	6" CL
RIGHT OF WAY LINE	---	---
BOUNDARY LINE	---	---
ELECTRICAL LINE	---	---
GAS LINE	---	---
TELEPHONE LINE	---	---
LIGHT TRENCH	---	---
SIDEWALK WITH CURB AND GUTTER	---	---
VARIABLE CURB FACE	---	---
EDGE OF PAVEMENT	---	---
MANHOLE	---	---
SEWER INLET	---	---
SEWER CLEANOUT	---	---
METERED WATER SERVICE	---	---
POST INDICATOR VALVE	---	---
FIRE HYDRANT	---	---
FIRE DEPT. CONNECTION	---	---
BLOWOFF VALVE	---	---
GATE VALVE	---	---
BUTTERFLY VALVE	---	---
REDUCED PRESSURE BACKFLOW PREVENTOR	---	---
DOUBLE DETECTOR CHECK VALVE	---	---
TYPE 'A' STREET LIGHT	---	---
TYPE 'B' STREET LIGHT	---	---
TRANSFORMER	---	---
PEDAL & SERVICE CAN	---	---
UTILITY SERVICE PEDestal	---	---
UTILITY POLE	---	---
4 SIDED STREET SIGN	---	---
SIGN	---	---
GRADE BREAK	---	---
DIRECTION OF FLOW	---	---
SWALE	---	---
ELEVATION	---	---
SEE SLOPE UNLESS NOTED OTHERWISE	---	---
TREE TO BE REMOVED	---	---
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE	---	---



I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN SHEET TITLE OF SAIDMENTS TITLE COMPANY PRELIMINARY TITLE REPORT NO. CH-150706-W DATED AS OF MAY 17, 2021 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTED) PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR COUNTERCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON. JERRY APLAS PLS 5876

DATE: 12/31/22
 LICENSED REGISTRATION EXPIRES: 12/31/22



NOTE: NO DEVIATIONS FROM CITY STANDARDS ARE PROPOSED AS PART OF THIS PROJECT.

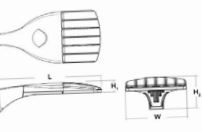
UTILITY PIPE SIZES SHOWN HEREON MAY BE UPDATED DURING PREPARATION OF IMPROVEMENT PLANS AND FLOW CALCULATIONS.

PRELIMINARY GRADING AND UTILITY PLAN FOR:
ELK GROVE STORAGE
 ELK GROVE BLVD
 JULY 28, 2021
 REVISED APRIL 5, 2022
 SHEET 1 OF 1
B BURRELL CONSULTING GROUP, INC.
 1001 Bascom Way, Suite 100, San Jose, CA 95128 415.763.4808



D-Series Size 0 LED Area Luminaire

Specifications
 EPA: 0.95 ft.
 Length: 26"
 Width: 13"
 Height: 3"
 Height: 2"
 Weight: 16 lbs



Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in a sleek with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DBX0

Item	Qty	Label	Description	Package	Shipping
DSX010	1	DSX010	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P1	1	P1	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P2	1	P2	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P3	1	P3	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P4	1	P4	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P5	1	P5	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P6	1	P6	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P7	1	P7	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P8	1	P8	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P9	1	P9	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P10	1	P10	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P11	1	P11	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P12	1	P12	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P13	1	P13	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P14	1	P14	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P15	1	P15	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P16	1	P16	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P17	1	P17	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P18	1	P18	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P19	1	P19	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P20	1	P20	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)

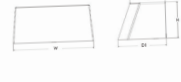
Label	Description	Other options	Other options
DSX010	10' x 10' (square)	DSX010	10' x 10' (square)
P1	10' x 10' (square)	P1	10' x 10' (square)
P2	10' x 10' (square)	P2	10' x 10' (square)
P3	10' x 10' (square)	P3	10' x 10' (square)
P4	10' x 10' (square)	P4	10' x 10' (square)
P5	10' x 10' (square)	P5	10' x 10' (square)
P6	10' x 10' (square)	P6	10' x 10' (square)
P7	10' x 10' (square)	P7	10' x 10' (square)
P8	10' x 10' (square)	P8	10' x 10' (square)
P9	10' x 10' (square)	P9	10' x 10' (square)
P10	10' x 10' (square)	P10	10' x 10' (square)
P11	10' x 10' (square)	P11	10' x 10' (square)
P12	10' x 10' (square)	P12	10' x 10' (square)
P13	10' x 10' (square)	P13	10' x 10' (square)
P14	10' x 10' (square)	P14	10' x 10' (square)
P15	10' x 10' (square)	P15	10' x 10' (square)
P16	10' x 10' (square)	P16	10' x 10' (square)
P17	10' x 10' (square)	P17	10' x 10' (square)
P18	10' x 10' (square)	P18	10' x 10' (square)
P19	10' x 10' (square)	P19	10' x 10' (square)
P20	10' x 10' (square)	P20	10' x 10' (square)

LITHONIA LIGHTING COMMERCIAL OUTDOOR
 One Lithonia Way • Conley, Georgia 30127 • Phone: 1-800-368-5276 • www.lithonia.com
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ARC1 LED Architectural Wall Luminaire

Specifications
 Depth (D1): 6.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight: 7 lbs (without options)



Introduction
 The Lithonia Lighting ARC1 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Label	Standard (M, P, T)	Label (M, P, T)	P1	P2	P3	P4	P5
ARC110	10'	10'	1,500	2,000	3,000	4,000	6,000
ARC115	15'	15'	1,500	2,000	3,000	4,000	6,000

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DBX0

Item	Qty	Label	Description	Package	Shipping
ARC110	1	ARC110	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P1	1	P1	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P2	1	P2	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P3	1	P3	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P4	1	P4	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P5	1	P5	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P6	1	P6	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P7	1	P7	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P8	1	P8	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P9	1	P9	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P10	1	P10	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P11	1	P11	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P12	1	P12	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P13	1	P13	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P14	1	P14	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P15	1	P15	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P16	1	P16	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P17	1	P17	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P18	1	P18	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P19	1	P19	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)
P20	1	P20	10' x 10' (square)	10' x 10' (square)	10' x 10' (square)

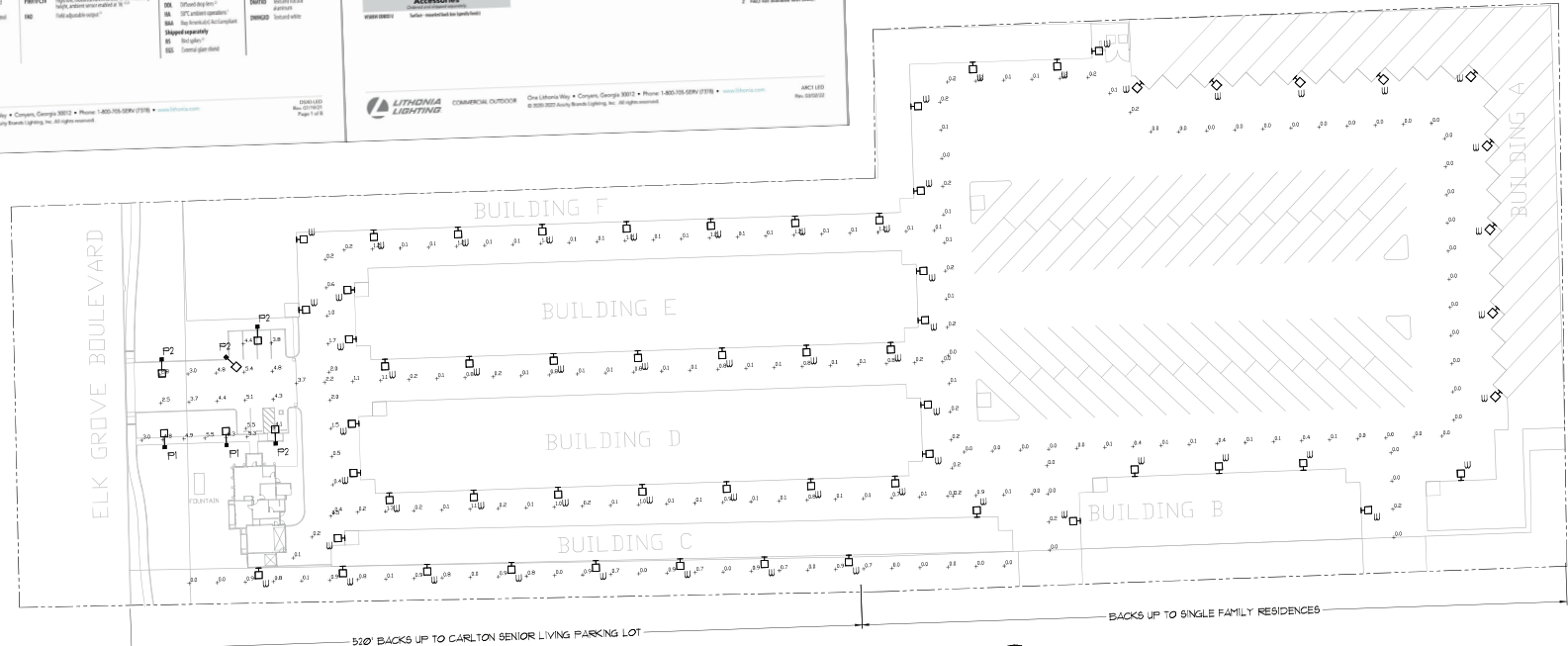
Accessories

Label	Description
ARC110	10' x 10' (square)
P1	10' x 10' (square)
P2	10' x 10' (square)
P3	10' x 10' (square)
P4	10' x 10' (square)
P5	10' x 10' (square)
P6	10' x 10' (square)
P7	10' x 10' (square)
P8	10' x 10' (square)
P9	10' x 10' (square)
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P17	10' x 10' (square)
P18	10' x 10' (square)
P19	10' x 10' (square)
P20	10' x 10' (square)

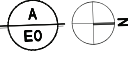
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LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO. TYPE	INPUT V.A.	MOUNTING	REMARKS
P1	LITHONIA DSX0-LED-P1-30K-T3M-MVOLT-9PA ON 14' POLE = 14' TOTAL	120-277	LED	38	POLE MOUNT 14'-0" ON FLUSH BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED FULL CUTOFF STYLE B1-U0-G1 WET LOCATION LISTED
P2	LITHONIA DSX0-LED-P6-30K-T3M-MVOLT-9PA ON 23' POLE = 25' TOTAL	120-277	LED	134	POLE MOUNT 23'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED FULL CUTOFF STYLE B1-U0-G1 WET LOCATION LISTED
W	LITHONIA ARC1-LED-P3-30K-MVOLT	120-277	LED	25	SURFACE WALL 8'-6" AFF	LED WALL PACK FULL CUTOFF STYLE B1-U0-G1 WET LOCATION LISTED



PHOTOMETRIC PLAN
 SCALE 1" = 30'-0"



Date Signed: June 3, 2022



PHOTOMETRIC PLAN

ELK GROVE SELF STORAGE

ELK GROVE, CA THOMASTOWN BUILDERS

Note:
Existing tree removal permit shall be
required from Planning Department
prior to construction.

PLANT SCHEDULE

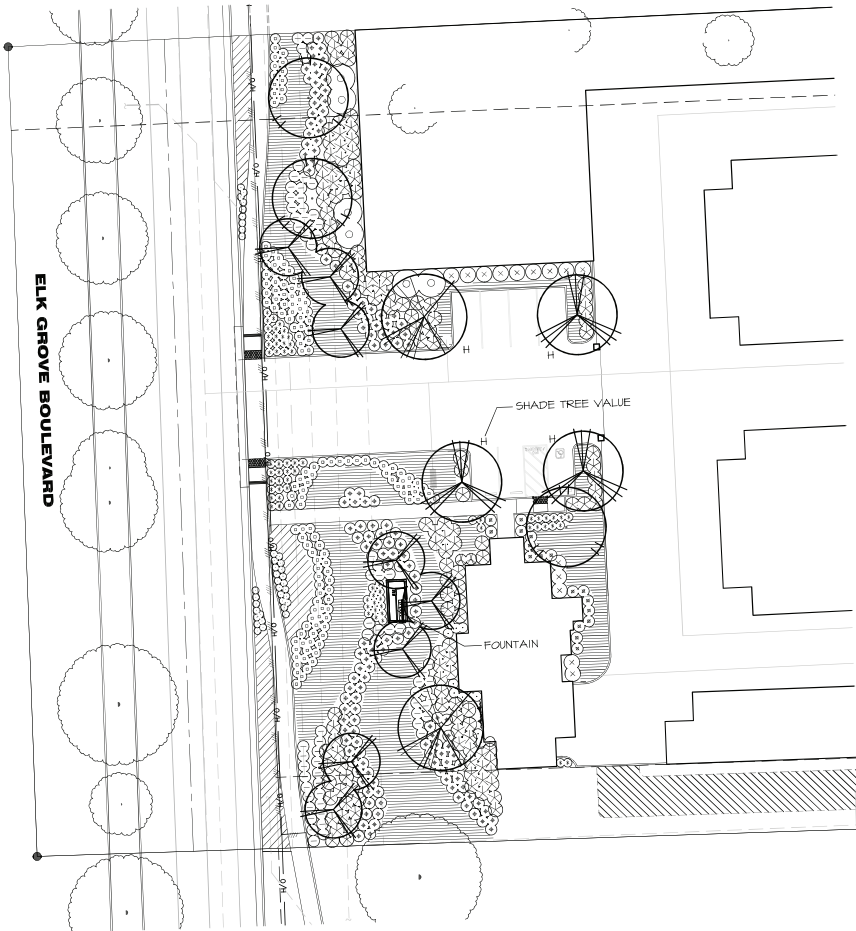
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LAG NAT	8	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal	
	PLA COL	3	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	24" box	
	QUE WIS	2	Quercus wislizenii / Interior Live Oak	24" box	
	ULM TRU	3	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24" box	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	BER ATR	61	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	
	CAL LJO	131	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	
	GRE NOE	14	Grevillea x 'Noelii' / Grevillea	5 gal	
	HEB VAR	38	Hebe speciosa 'Variegata' / Variegated Hebe	5 gal	
	KNI UVA	68	Kniphofia uvaria / Torchlily	1 gal	
	MAH SOP	17	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	5 gal	
	NAN COM	12	Nandina domestica 'Compacta' / Heavenly Bamboo	5 gal	
	PHO SUN	2	Phormium x 'Sunset' / New Zealand Flax	5 gal	
	XYL CON	6	Xylosma congestum / Shiny Xylosma	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	MJH REG	141	Muhlenbergia capillaris 'Regal Mist' / Muhly	5 gal	
	MJH RIG	154	Muhlenbergia rigens / Deer Grass	1 gal	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	DIS BUC	2	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	JUN PIN	11	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	1 gal	48" o.c.
	LAN SEL	354	Lantana sellowiana / Trailing Lantana	1 gal	48" o.c.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
PLA. COL.			3 (48") = 1,443	
QUE. WIZ.			1 (48") = 481	
PARKING LOT AREA	2,760 s.f.			
SHADE REQUIRED (50%)	1,380 s.f.			
TOTAL SHADE	1,770 s.f.			
PERCENT SHADE	10%			

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA	16,524 S.F.
24" BOX TREES (33% REQUIRED)	50%
EVERGREEN TREES (30% REQUIRED)	31%



PLANTING STATEMENT

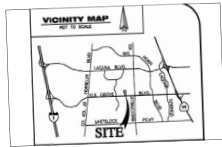
The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover is no less than 1-gallon size. Trees are no less than 15-gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

After the contractor maintenance period, the building's owner will be responsible for maintaining new landscaping.

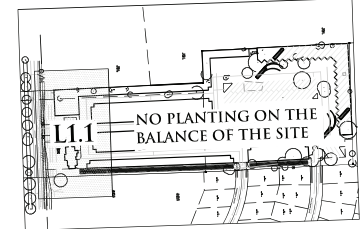
IRRIGATION STATEMENT

The irrigation system will be serviced by a new potable point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by state code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

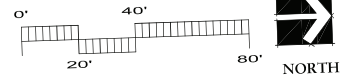


"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE: [Signature] DATE: 4/12/22



SITE MAP



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFFAMBROSIA, ASLA C4057

1223 HIGH STREET
ALBUQUERQUE, CALIFORNIA 95003
(510) 887-0040
FAX (510) 887-0042
www.yamasaki-la.com

ELK GROVE SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS
ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA

These drawings are independent of similar and are the property of Yamasaki Landscape Architecture. All designs and other information on this drawing are for the use on the specified project and shall not be used for any other project without the express written permission of Yamasaki Landscape Architecture.

PLANTING PLAN

Scale: 1" = 20'-0"

Date: APRIL 12, 2022

File Name: EGS5 PL

Sheet No: L1.1

Professional Seal: LANDSCAPE ARCHITECT, JEFF AMBROSIA, No. 12725, State of California, Exp. 6/1/22

Project Name: JMA, Sheet No: L1.1

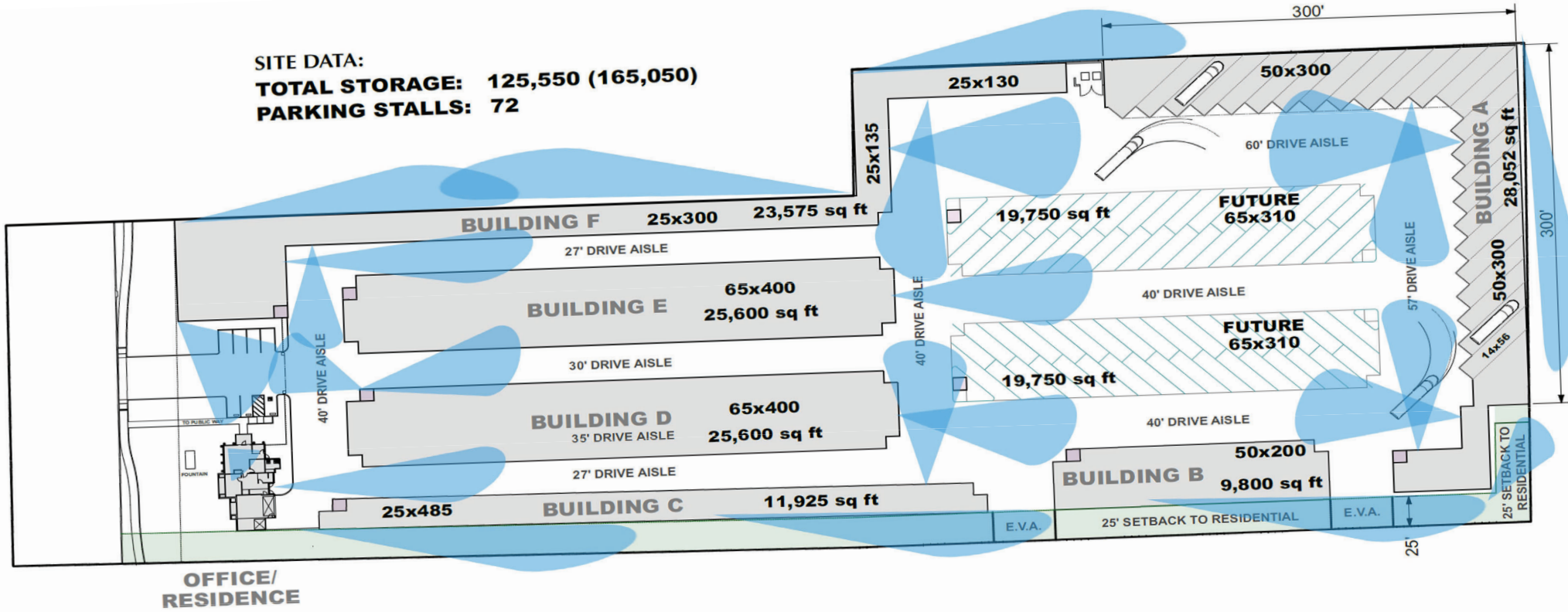
Client: JMA

Scale: 1" = 20'-0"

Date: APRIL 12, 2022

File Name: EGS5 PL

SITE DATA:
TOTAL STORAGE: 125,550 (165,050)
PARKING STALLS: 72



ARCHITECTURAL SITE PLAN

CMIP3C42NW-28MDA/ CMIP3C42NW-MDA 4 MP Full Color Fixed Turret Network Camera



Full color technology provides 24/7 vivid colorful images with F1.0 advanced lenses and high performance sensors. F1.0 super-aperture collects more light to produce brighter images. Advanced sensor technology can vastly improve the utilization of available light.

- High quality imaging with 4 MP resolution
- Efficient H.265+ compression technology
- Clear imaging against strong backlight due to 130 dB WDR technology
- Built-in microphone for real-time audio security
- Focus on human and vehicle targets classification based on deep learning
- 24/7 colorful imaging
- Water and dust resistant (IP67)

• Specification

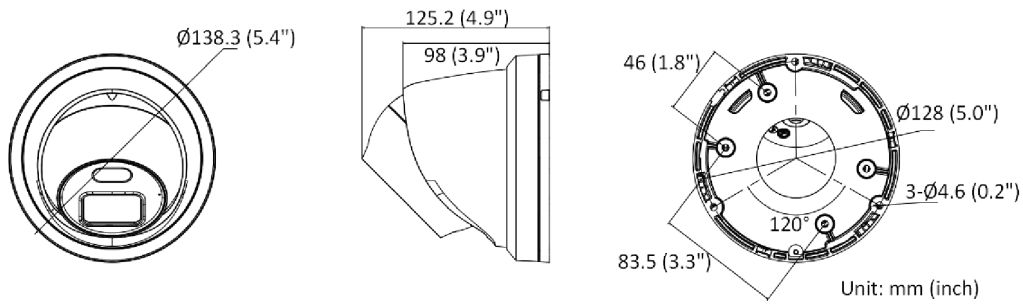
Camera	
Image Sensor	1/3" Progressive Scan CMOS
Min. Illumination	Color: 0.0005 Lux @ (F1.0, AGC ON), B/W: 0 Lux with white light
Shutter Speed	1/3 s to 1/100,000 s
Slow Shutter	Yes
P/N	P/N
Wide Dynamic Range	130 dB
Angle Adjustment	Pan: 0° to 360°, tilt: 0° to 75°, rotate: 0° to 360°
Lens	
Lens Type	Fixed focal lens, 2.8, 4 optional
Iris Type	Fixed
Lens Type & FOV	2.8 mm, horizontal FOV 102°, vertical FOV 54°, diagonal FOV 121° 4 mm, horizontal FOV 80°, vertical FOV 43°, diagonal FOV 95°
Depth of Focus	2.8 mm, 2.5 m to ∞ 4 mm, 3.5 m to ∞
Aperture	F1.0
Lens Mount	M12
DORI	
DORI	2.8 mm, D: 67 m, O: 26 m, R: 13 m, I: 6 m 4 mm, D: 82 m, O: 32 m, R: 16 m, I: 8 m
Illuminator	
Supplement Light Type	White Light
White Light Range	98ft(30 m)
Smart Supplement Light	Yes
Video	
Max. Resolution	2688 × 1520
Main Stream	50 Hz: 25 fps (2688 × 1520, 1920 × 1080, 1280 × 720) 60 Hz: 30 fps (2688 × 1520, 1920 × 1080, 1280 × 720)
Sub Stream	50 Hz: 25 fps (640 × 480, 640 × 360) 60 Hz: 30 fps (640 × 480, 640 × 360)
Third Stream	50 Hz: 10 fps (1920 × 1080, 1280 × 720, 640 × 480, 640 × 360) 60 Hz: 10 fps (1920 × 1080, 1280 × 720, 640 × 480, 640 × 360) *Third stream is supported under certain settings.
Video Compression	Main stream: H.265/H.264/H.265+/H.264+ Sub-stream: H.265/H.264/MJPEG Third stream: H.265/H.264 *Third stream is supported under certain settings.
Video Bit Rate	32 Kbps to 8 Mbps
H.264 Type	Baseline Profile/Main Profile/High Profile
H.265 Type	Main Profile
H.264+	Main Stream supports
H.265+	Main stream supports
Bit Rate Control	CBR/VBR
Scalable Video Coding (SVC)	H.264 and H.265 encoding

Region of Interest (ROI)	1 fixed region for main stream and sub-stream
Audio	
Environment Noise Filtering	Yes
Audio Sampling Rate	8 kHz/16 kHz/32 kHz/44.1 kHz/48 kHz
Audio Compression	G.711ulaw/G.711alaw/G.722.1/G.726/MP2L2/PCM/MP3/AAC
Audio Bit Rate	64 Kbps (G.711ulaw/G.711alaw)/16 Kbps (G.722.1)/16 Kbps (G.726)/32 to 192 Kbps (MP2L2)/8 to 320 Kbps (MP3)/16 to 64 Kbps (AAC)
Network	
Simultaneous Live View	Up to 6 channels
API	Open Network Video Interface (PROFILE S, PROFILE G, PROFILE T), ISAPI, SDK
Protocols	TCP/IP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, NTP, UPnP, SMTP, IGMP, 802.1X, QoS, IPv4, IPv6, UDP, Bonjour, SSL/TLS, PPPoE, SNMP, ARP
User/Host	Up to 32 users. 3 user levels: administrator, operator and user
Security	Password protection, complicated password, HTTPS encryption, IP address filter, Security Audit Log, basic and digest authentication for HTTP/HTTPS, TLS 1.1/1.2, WSSE and digest authentication for Open Network Video Interface
Network Storage	MicroSD/SDHC/SDXC card (256 GB) local storage, and NAS (NFS, SMB/CIFS), auto network replenishment (ANR)
Web Browser	Plug-in required live view: IE 10+ Plug-in free live view: Chrome 57.0+, Firefox 52.0+ Local service: Chrome 57.0+, Firefox 52.0+
Image	
SNR	≥ 52 dB
Day/Night Switch	Auto, Schedule
Image Enhancement	BLC, HLC, 3D DNR
Image Parameters Switch	Yes
Image Settings	Rotate mode, saturation, brightness, contrast, sharpness, gain, white balance adjustable by client software or web browser
Interface	
Built-in Microphone	Yes
On-board Storage	Built-in micro SD/SDHC/SDXC slot, up to 256 GB
Hardware Reset	Yes
Communication Interface	1 RJ45 10 M/100 M self-adaptive Ethernet port
Event	
Basic Event	Motion detection (human and vehicle targets classification), video tampering alarm, exception
Smart Event	Scene change detection
Deep Learning Function	
Face Capture	Yes
Perimeter Protection	Line crossing detection, intrusion detection, region entrance detection, region exiting detection
General	
Linkage Method	Upload to NAS/memory card/FTP, notify surveillance center, trigger recording, trigger capture, send email

Web Client Language	33 languages English, Russian, Estonian, Bulgarian, Hungarian, Greek, German, Italian, Czech, Slovak, French, Polish, Dutch, Portuguese, Spanish, Romanian, Danish, Swedish, Norwegian, Finnish, Croatian, Slovenian, Serbian, Turkish, Korean, Traditional Chinese, Thai, Vietnamese, Japanese, Latvian, Lithuanian, Portuguese (Brazil), Ukrainian
General Function	Anti-flicker, heartbeat, mirror, privacy mask, flash log, password reset via email, pixel counter
Software Reset	Yes
Storage Conditions	-30 °C to 60 °C (-22 °F to 140 °F). Humidity 95% or less (non-condensing)
Startup and Operating Conditions	-30 °C to 60 °C (-22 °F to 140 °F). Humidity 95% or less (non-condensing)
Power Supply	12 VDC ± 25%, reverse polarity protection PoE: 802.3af, Class 3
Power Consumption and Current	12 VDC, 0.55 A, max. 6.6 W PoE (802.3af, 36 V to 57 V), 0.22 A to 0.13 A, max. 7.6 W
Power Interface	Ø5.5 mm coaxial power plug
Material	Aluminum alloy body, except for trim ring
Screw Material	SUS304
Camera Dimension	Ø138.3 mm × 125.2 mm (Ø5.4" × 4.9")
Package Dimension	170 mm × 170 mm × 150 mm (7" × 7" × 5.9")
Camera Weight	Approx. 750 g (1.7 lb.)
With Package Weight	Approx. 1055 g (2.3 lb.)
Approval	
EMC	FCC SDoC (47 CFR Part 15, Subpart B); CE-EMC (EN 55032: 2015, EN 61000-3-2: 2014, EN 61000-3-3: 2013, EN 50130-4: 2011 +A1: 2014);
Safety	CE-LVD (EN 60950-1:2005 + Am 1:2009 + Am 2:2013, IEC 62368-1:2014);
Environment	CE-RoHS (2011/65/EU); WEEE (2012/19/EU); Reach (Regulation (EC) No 1907/2006)
Protection	IP67 (IEC 60529-2013)










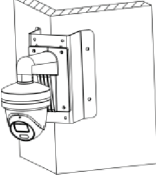

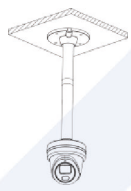


▪ **Dimension**



▪ **Accessory**

▪ **Optional**

LTB342-140B Wall Mount	LTB342-140 Wall Mount	LTB378 Vertical Pole Mount	LTB701-A Junction Box	LTB379 Corner Mount
				
				
LTB341 Pendant Mount				
				
				

Wall Mount Bracket

LTB342-140

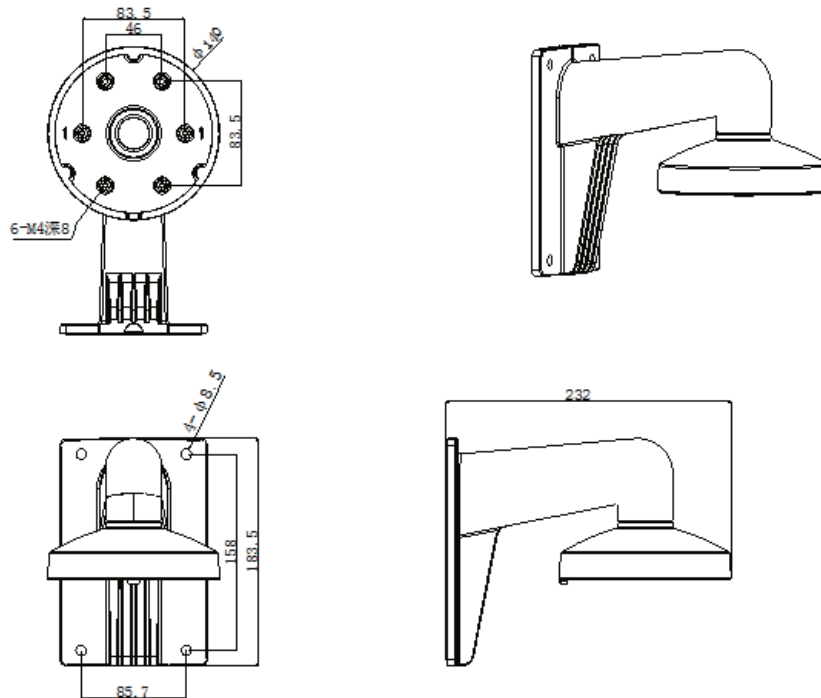
Suitable for dome camera wall mounting



Properties

Parameter	Wall Mounting Bracket for CMHD34XX
Construction	Aluminum alloy
Dimension	Φ140×182×120mm(Φ5.5" ×7.2" ×4.7")
Weight	703g(1.5lbs)

Dimensions:



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Platinum Professional Level 16 Channel NVR 1U

LTN8716K-P16

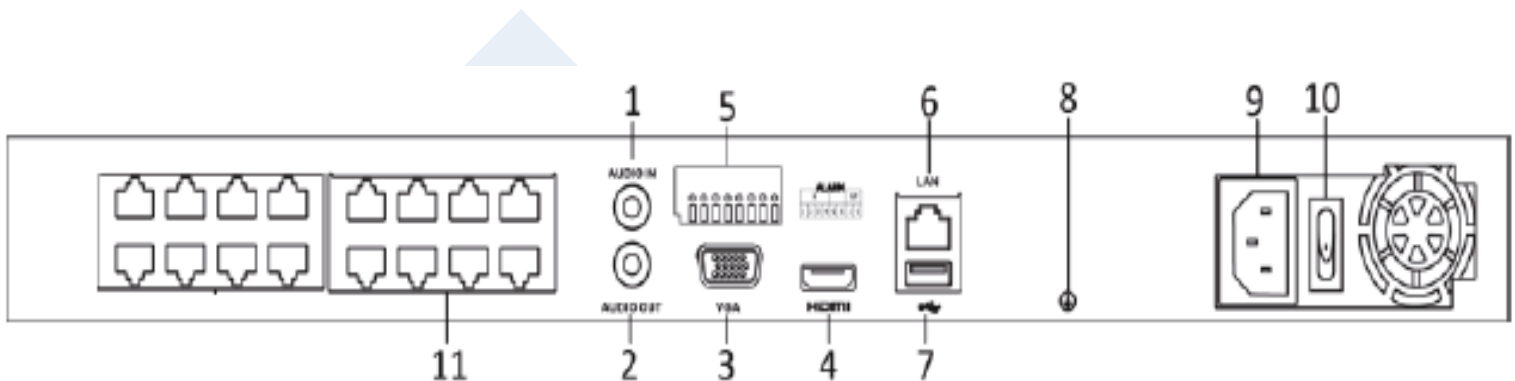


Key Features:

- H.265/H.264 Zip+/H.264/MPEG4 video formats
- Support live view, storage, and playback of the connected camera with up to the resolution of 8 Megapixels
- Recording at up to 8MP resolution
- Up to 2 SATA interfaces connectable for recording and backup
- HDMI and VGA output at up to 4K(3840 x 2160) resolution

Rear Panel:

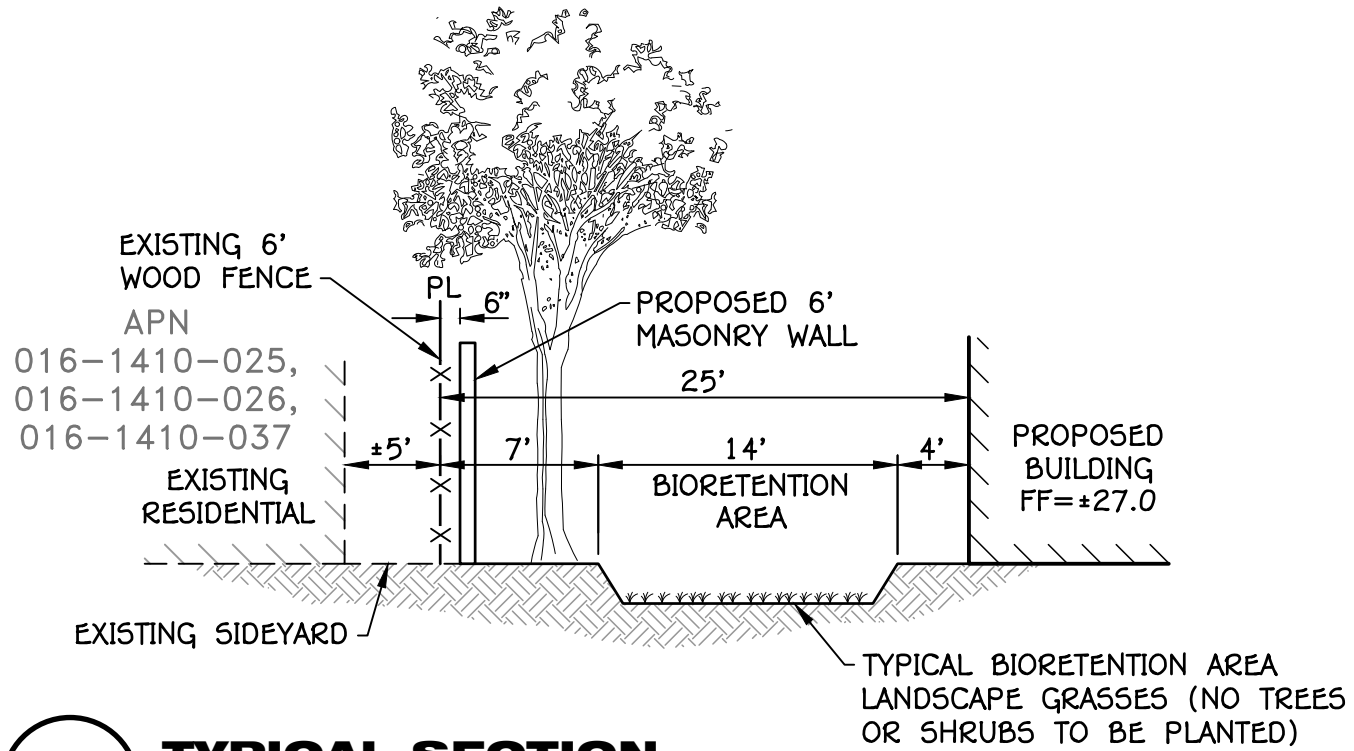
- | | |
|---|---|
| 1. Audio In | 7. USB 3.0 Interface |
| 2. Audio Out | 8. GND |
| 3. VGA Interface | 9. 100 to 240 VAC power supply |
| 4. HDMI Interface | 10. Power Switch |
| 5. Controller port,
Alarm In/Alarm Out | 11. Network Interfaces with
PoE Function |
| 6. LAN Network Interface | |



Platinum Professional Level 16 Channel NVR 1U

LTN8716K-P16

Video/Audio Input	
IP video Input	16-ch
Two-way audio input	1-ch, RCA (2.0 Vp-p, 1kΩ)
Network	
Incoming bandwidth	160Mbps
Outgoing bandwidth	160Mbps
Remote connection	128
Video/Audio Output	
Recording resolution	8MP/ 6MP/5MP/3MP/1080P/UXGA/720P/VGA/4CIF/DCIF/2CIF/CIF/QCIF
HDMI output	4K (3840 × 2160)/30Hz, 2K (2560 × 1440)/60Hz, 1920 × 1080p/60Hz, 1600 × 1200/60Hz, 1280 × 1024/60Hz, 1280 × 720/60Hz, 1024 × 768/60Hz
VGA output	1920 × 1080p/60Hz, 1280 × 1024/60Hz, 1280 × 720/60Hz, 1024 × 768/60Hz
Audio output	1-ch, RCA (Linear, 1kΩ)
Decoding	
Decoding format	H.265/H.264 Zip+/H.264/MPEG4
Recording resolution	8MP/6MP/5MP/3MP/1080P/UXGA/720P/VGA/4CIF/DCIF/2CIF/CIF/QCIF
Synchronous playback	16-ch
Capability	2- ch @ 4K, or 8- ch @ 1080p
Hard Disk	
SATA	2 SATA interfaces for 2 HDDs
Capacity	Up to 6TB for each disk
External Interface	
Network Interface	1 RJ-45 10 /100 /1000 Mbps self-adaptive Ethernet interface
Network protocols	TCP/IP, DHCP, PT CLOUD, DNS, DDNS, NTP, SADP, SMTP, NFS, iSCSI, UPnP™, HTTPS
USB Interface	1 × USB 2.0 and 1 × USB 3.0
Alarm in/out	4/1
PoE	
Interface	16 RJ-45 10/100 Mbps self-adaptive Ethernet interfaces
Max. Power	≤200W
Supported standard	IEEE 802.3 af/at
GENERAL	
Power Supply	100~240V AC
Consumption	≤15W
Working Temperature	14° F - 131° F(-10° C ~ +55° C)
Working Humidity	10% - 90%
Casing	380mm chassis
Dimensions (WxDxH)	380 × 315 × 52mm (15.0 × 12.4 × 2.0inch)
Weight	≤ 3 kg (6.6 lb)



B

TYPICAL SECTION

N.T.S.

Exhibit D
Stathos Self Storage Project (PLNG21-053)
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>Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, and the "Typical Section B" as provided in Exhibit C, incorporated herein by this reference.</p> <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.	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.	<p>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:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Title 22 (Land Development) 	On-Going	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<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 the City. 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	
6.	<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), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SASD	
7.	<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 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	
8.	<p>The trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement Planning	
9.	<p>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>
<p>10. In the event that cultural resources or tribal cultural resources are discovered during grading or construction activities during development of the Project, work shall halt immediately within 100 feet of the discovery, the Development Services Director shall be immediately notified. The Applicant's on-site Construction Supervisor, the City of Elk Grove, an archaeologist meeting the Secretary of the Interior's Standards in Archaeology, and any applicable Native American tribes shall assess the discovery to determine if it qualifies as a tribal cultural resource. The appropriate treatment of the discovery, including any applicable avoidance or mitigation strategies, shall be determined in consultation with the City and the applicable tribes. Construction activities within 100 feet of the discovery shall not commence until the appropriate treatment has been determined by the City of Elk Grove and any applicable mitigation has been completed to the satisfaction to the City of Elk Grove Development Services Department. Mitigation shall follow the recommendations detailed in Public Resources Code Sections 21084.3(a) and (b), and CEQA Guidelines section 15370. Work may continue on other parts of the Project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Section 21083.2).A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p>11. Before the start of any earthmoving activities, the project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology (SVP) guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	
<p>12. 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 State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first. Monitoring shall be On-Going</p>	<p>Planning</p>	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	Water supply shall be provided by the Sacramento County Water Agency (SCWA).	On-Going	SCWA	
14.	SMUD has existing overhead 69kV facilities along Elk Grove Blvd. that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 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	SMUD	
15.	SMUD has existing underground 12kV facilities along Elk Grove Blvd. and on the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission 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	SMUD	
16.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
17.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
18. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Project. A deposit of \$10,000 for monitoring mitigation measures applicable to this development shall be paid to the City in order to assure MMRP compliance. Until the MMRP has been recorded and the estimated MMRP deposit of \$10,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City or County will be approved. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) shall be submitted to the Applicant. If actual City monitoring costs are less than the initial estimate, the difference will be refunded to the Applicant. If the Project is constructed in phases between multiple parties, additional deposit(s) shall be required to the satisfaction of the Development Services Director.	Improvement Plans or, Grading Permit, whichever occurs first	Planning	
19. To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SacSewer	
20. All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Improvement Plans	SacSewer	
21. Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Improvement Plans	SacSewer	
22. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval.	Improvement Plans	SCWA	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Improvement Plans	SMUD	
24.	Prior to the issuance of building permit(s) or approval of the improvement plan, whichever comes first, the property owner(s) shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment, and, in areas not located within the Laguna Ridge Specific Plan (LRSP) or the South East Policy Area (SEPA), to fund a portion CCSD's costs of providing routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and replacement of district wide facilities attributable to the property. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, and maintenance of park facilities, trails, and landscape corridors, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. If the property owner(s) fails to approve an annual CFD special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued nor approval of the improvement plan shall be provided. It is the responsibility of the applicant or their representative to contact the Finance Division at the CCSD at 916 405 5600 to initiate the Community Facilities District process.	Improvement Plans or Building Permits, whichever occurs first	CCSD Fire	
25.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Improvement Plans	SMUD	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>								
26.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Improvement Plans	SMUD									
27.	The Applicant shall dedicate an additional 2.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Elk Grove Boulevard.	Improvement Plans	Engineering SMUD									
28.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plans	SMUD									
29.	The Project shall provide fire flow from a public water system that meets the fire flow requirements of the California Fire Code. The Project requires a minimum 10-inch looped fire main to supply on-site fire hydrants. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection to achieve two directions of flow.	Improvement Plans	CCSD Fire									
30.	<p>“NO PARKING FIRE LANE” signs and/or red painted curbs shall be installed in accordance with the California Fire Code and to the satisfaction of the fire department.</p> <table border="0"> <tr> <td><u>ACCESS ROADWAY WIDTH: ON ROADSIDE:</u></td> <td><u>PARKING RESTRICTIONS</u></td> </tr> <tr> <td>Less Than 26</td> <td>No parking either side</td> </tr> <tr> <td>26' to 32'</td> <td>Parallel parking one side only</td> </tr> <tr> <td>Over 32'</td> <td>Parking allowed both sides</td> </tr> </table>	<u>ACCESS ROADWAY WIDTH: ON ROADSIDE:</u>	<u>PARKING RESTRICTIONS</u>	Less Than 26	No parking either side	26' to 32'	Parallel parking one side only	Over 32'	Parking allowed both sides	Improvement Plans	CCSD Fire	
<u>ACCESS ROADWAY WIDTH: ON ROADSIDE:</u>	<u>PARKING RESTRICTIONS</u>											
Less Than 26	No parking either side											
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<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
31.	Fire department connections (FDC) shall be located on the Project site at least 40 feet from the building that it serves and within 10 to 40 feet of a fire hydrant. Fire hydrant and FDC shall be located on the same side of the fire access route so that hoses do not obstruct incoming apparatus. Fire department connections shall serve only one building except residential apartment buildings and mini-storage facilities which may serve up to three buildings. However shared FDCs and fire protection systems shall not cross property/parcel lines. FDC's, Post Indicator Valves (PIVs) and double-detector check valves (DDCV) shall be painted red and labeled with the building address utilizing a weatherproof, permanent method.	Improvement Plans	CCSD Fire	
32.	Onsite fire hydrants shall be located a minimum of 50 feet from structures and spaced a maximum of 300 feet apart.	Improvement Plans	CCSD Fire	
33.	The Project shall provide onsite fire access to within 150 feet of all portions of the building as measured by an approved route around the exterior of each building.	Improvement Plans	CCSD Fire	
34.	Onsite fire department access routes shall be constructed to a 20-foot minimum width for straight sections and 25 feet wide through the turns with no parking on either side. Routes shall provide a minimum 13-foot 6-inch vertical clearance and turning radii of 25-feet inside and 50 feet-outside (25 feet wide at and through turn). Routes shall be paved and capable of supporting at least 80,000 pounds gross vehicle weight in all weather conditions. The slope for access roadways shall not exceed 10% for asphalt and 5% for concrete. The angle of approach and angle of departure shall not exceed eight degrees. The use of turf-block, grass-concrete or similar alternate road surfaces is not approved for installation for fire apparatus access routes.	Improvement Plans	CCSD Fire	
35.	Proposed emergency vehicle access shall be constructed to the satisfaction of the fire department and shall be signed as NO PARKING FIRE LANE.	Improvement Plans	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
36.	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	
37.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
38.	Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
39.	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	
40.	The driveway on Elk Grove Blvd, along the Project's frontage shall be restricted to right-in/right-out turn movements only.	Improvement Plans	Engineering	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT				
41.	Prior to issuance of the 1 st Building Permit, the Applicant shall complete a Boundary Line Adjustment/Lot Merger to merge the two existing parcels of the Project to the satisfaction of the City.	1 st Building Permit	Engineering	
42.	The Applicant shall design and install a 36-foot landscape corridor along Elk Grove Blvd, adjacent to the Project's frontage. An 8-foot meandering sidewalk shall be included within the landscape corridor in accordance with City Standards and 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>
43.	The Applicant shall dedicate to the City a 15-foot pedestrian easement within the 36-foot landscape corridor along Elk Grove Blvd, adjacent to the Project's frontage to the satisfaction of the City.	Building Permit	Engineering	
44.	The Applicant shall execute a License and Maintenance Agreement with the City for the landscaping and driveway improvements within the City's right-of-way along Elk Grove Blvd, adjacent to the Project.	Building Permit	Engineering	
45.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged 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	
46.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
47.	Pursuant to Chapter 16.97 and Section 16.120.030.D of the Elk Grove Municipal Code, this Project is subject to the voluntary I-5 Subregional Corridor Mitigation Fee. The Applicant shall either pay this fee prior to the issuance of Building Permits for the applicable use or prepare its own analysis to determine its fair share mitigation provided that, if improvements are chosen as alternative mitigation, such improvements must be consistent with those improvements identified in the I-5 Subregional Corridor Improvement Plan. Any alternative mitigation proposed by the Applicant must be accepted by the City and Caltrans. The payment of such alternative mitigation fee, provision of infrastructure, or other mitigation, shall constitute mitigation for the Project in lieu of the I-5 Subregional Corridor Mitigation Fee.	Building Permit	Planning Engineering Building	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48.	Prior to the issuance of Building Permit, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD) , to fund the project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/ .	Building Permit	Finance	
49.	Prior to the issuance of a building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10 .	Building Permit	Finance	
50.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SacSewer	
51.	The Applicant shall provide separate public water to each building.	Building Permit	SCWA	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	The Applicant shall destroy any 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.	Building Permit	SCWA	
53.	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	
54.	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/customer-service/support-and-services/design-construction-services.htm	Building Permit	SMUD	
55.	The Project shall have efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service if applicable.	Building Permit	SCWA	
56.	This Project requires an alternate means and methods request (AMMR) to be filed with the fire department. The Project shall meet the alternate means and methods agreement if approved by the fire department. Any deviation from the approved alternate means and methods request may affect the Project layout as proposed.	Building Permit	CCSD Fire	
57.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall be equipped with a distributed antenna system with FCC certified signal boosters. Plans and permits required.	Certificate of Occupancy	CCSD Fire	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	Project is required to provide a primary fire control room (usually this is in the office/residential bldg.) and fire riser rooms for the subsequent buildings to house the fire sprinkler riser, valves, documents, fire alarm components, spare sprinklers, etc.	Building Permit	CCSD Fire	
59.	Water mains and fire hydrants designated for a project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to combustible construction.	Prior to start of combustible construction.	CCSD Fire	
60.	Gates obstructing fire access routes shall comply with the Cosumnes Fire Department Emergency Access Gates and Barriers standard.	Building Permit	CCSD Fire	
61.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP) as follows:</p> <ul style="list-style-type: none"> • Comply with CALGreen nonresidential Tier 1 energy standards (BE-4); • Solar readiness (BE-7); • 25% of the off-road construction fleet used during the construction would include EPA certified off-road Tier 4 diesel engines (TACM-8); • Provide EV Capable and install EVSE parking spaces in accordance with Table 23.58-6 of the Climate Action Plan Consistency Review checklist (TACM-9); and • Achieve a 20% in Vehicle Miles Traveled (VMT) below the City's 2015 baseline (TACM-3) (Note: TACM-3 has been satisfied as the Project site is performing greater than 20% of the 2015 baseline as demonstrated in the Project IS/MND). 	Building Permit	Planning	

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
62.	Consistent with EGMC Chapter 23.52, the Project site shall be screened from adjacent residential zones and uses by a masonry wall or similar solid wall with a minimum height of six (6' 0") feet. Barbed wire and chain-link fencing shall not be permitted.	Building Permit	Planning	
63.	The Applicant shall remove the existing wood fence between the Project site and the adjacent property at 6915 Elk Grove Boulevard (Carlton Senior Facility). A solid masonry wall shall be installed perpendicular to Building C running east-west at the rear yard property line of 9575 Tarbert Drive. No pedestrian access shall be permitted through the landscape corridor. The Applicant shall install lighting and surveillance cameras on the eastern property line next to Carlton Senior Facility. The Applicant shall coordinate with the Police Department for connection of the Project's security cameras to the Police Department Real-Time Information Center (RTIC). The City reserves the right, at any time and at its sole discretion, to disconnect the Applicant's security cameras from the RTIC.	Building Permit	Planning/ Police Department	
64.	The Applicant shall install gates at the Emergency Vehicle Access (EVA) drives at Tarbert Drive and Fox Cliff Way. The gates shall be tubular steel or equivalent and be a minimum of 6 feet tall. No access to the site other than emergency access shall be permitted through the EVAs. The design of the gates including, but not limited to, access provisions for emergency service providers, shall be to the satisfaction of the City and the CCSD Fire Department.	Building Permit	Planning	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-259

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 November 8, 2023 by the following vote:

AYES: COUNCILMEMBERS: Brewer, Robles, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Singh-Allen, Spease



Jason Lindgren, City Clerk
City of Elk Grove, California