



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A public hearing to consider a General Plan Amendment, a Specific Plan Amendment to the Laguna Ridge Specific Plan, a Rezone of approximately 4.99 acres from Light Industrial (M1) to Business and Professional Office (BP), a Tentative Parcel Map, Design Review and a Conditional Use Permit (CUP) at 8280 Elk Grove Boulevard (EG-11-053; APN: 132-2130-003)

MEETING DATE: May 9, 2012

PREPARED BY: Kenneth Adam Petersen, Project Planner

DEPARTMENT HEAD: Taro Echiburú, Planning Director

PROJECT INFORMATION:

Location: 8280 Elk Grove Boulevard; APN 132-2130-003
Planner: Kenneth Adam Petersen
Applicant: Efalls Corporation, Attn.: David W. Downs
Property Owner: Curtis L., Neva J., and Lewis E. Conner

RECOMMENDED ACTION:

The Planning Commission recommends (4-0) that the City Council of the City of Elk Grove:

1. Adopt a resolution finding that an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) for The Falls of Elk Grove is the appropriate environmental review pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section

15164 (a) (Addendum to an EIR or Negative Declaration) (Attachment 1);

2. Adopt a resolution approving the General Plan Amendment for The Falls of Elk Grove project located at 8280 Elk Grove Boulevard (APN: 132- 2130-003) (Attachment 2);
3. Adopt a resolution approving the Specific Plan Amendment to the Laguna Ridge Specific Plan for The Falls of Elk Grove project located at 8280 Elk Grove Boulevard (APN: 132- 2130-003) (Attachment 3);
4. Introduce and waive the full reading, by substitution of title only, an ordinance amending the City of Elk Grove Zoning Map from M1 to BP for The Falls of Elk Grove Project No. EG-11-053 specifically affecting Assessor's Parcel Number 132- 2130-003 (Attachment 4); and
5. Adopt a resolution approving the Tentative Parcel Map, Design Review, and Conditional Use Permit (CUP) for The Falls of Elk Grove project (EG-11-053), subject to the findings and conditions of approval contained in the May 9, 2012 staff report (Attachment 5).

PROJECT DESCRIPTION:

The Applicant requests multiple entitlements consisting of the following:

- A General Plan Amendment to remove the site from the City's list of Vacant / Underutilized Sites (Table 1-30 of the Housing Element) and to change the land use designation on the site from High Density Residential to Commercial / Office / Multi-family.
- An amendment to the Laguna Ridge Specific Plan, changing the designation for a portion of the property from Multi-Family Residential (RD-20) to Office Park (BP).
- A zone change from Light Industrial (M1) to Business and Professional Office (BP) for the entire property.
- A tentative parcel map that would subdivide the 4.99 acre property into two parcels (2.48 gross acres and 2.51 gross acres).
- A Conditional Use Permit to allow an assembly use in the Business and Professional Office (BP) Zone. The assembly use would operate on an as-needed basis.
- A Design Review to construct two 13,387 square foot buildings for use as a conference / meeting center. In addition to the buildings, the

applicant proposes parking and landscaping improvements to the site, as well as lighting and infrastructure improvements. The project includes a drive aisle along the western property line that will connect Elk Grove Boulevard and Civic Center Drive. Two access points are provided from the parking lot along Civic Center Drive – one at the east and one at the west end of the parking lot. Pedestrian access is provided within the site. The Applicant is also proposing enhanced landscaping and a bicycle / pedestrian pathway along Elk Grove Boulevard. Two trash enclosures (9.5 ft by 14.5 ft) are provided near the center of the site with one on each proposed parcel. Each of the two buildings contains assembly areas and boardrooms; an open patio area enclosed by six-foot fencing is provided along the eastern and western portions of the buildings. The fencing for the eastern patio of the northern building (Building A) is composed of a six foot concrete masonry unit (CMU), precast or equivalent wall along the northern and eastern portions of the patio. The remainder of the fencing around the patio areas is metal.

Setting

The project site consists of one parcel, totaling 4.99 ± acres, in the central portion of the City of Elk Grove, and at the northern boundary of the Laguna Ridge Specific Plan. The project is bounded to the north by Elk Grove Boulevard and to the south by Civic Center Drive. The site is relatively level, contains grasses and trees as well as an existing truck rental facility. The properties to the east and west are undeveloped while property north of Elk Grove Boulevard is developed with multi-family and single family housing. Properties to the south are undeveloped; however a Sacramento County Water Agency treatment facility exists directly south of the site as part of the larger utility improvements for Laguna Ridge.

Table 1 identifies the site's current and surrounding land use designations.

Table 1 – Project Site and Surrounding Land Use Designations

| | Existing Use | General Plan Designation | Zoning | LRSP Designation |
|---------------------|--|--|-----------------------|----------------------------|
| Project Site | Rental truck facility | Commercial/Office/Multi-Family and High Density | M1 – Light Industrial | Office Park / Multi-Family |
| North | Multi-Family and Single Family Housing | Medium Density Residential and Low Density Residential | RD-7 and AR-1 | -- |
| South | Water Treatment Facility | Institutional | WTF-FS | Parks |
| West | Undeveloped | Commercial/Office/Multi-Family and High Density | BP and RD-20 | Office Park / Multi-Family |
| East | Undeveloped | Commercial | Shopping Center (SC) | Shopping Center (SC) |

Figure 1 – General Vicinity Map

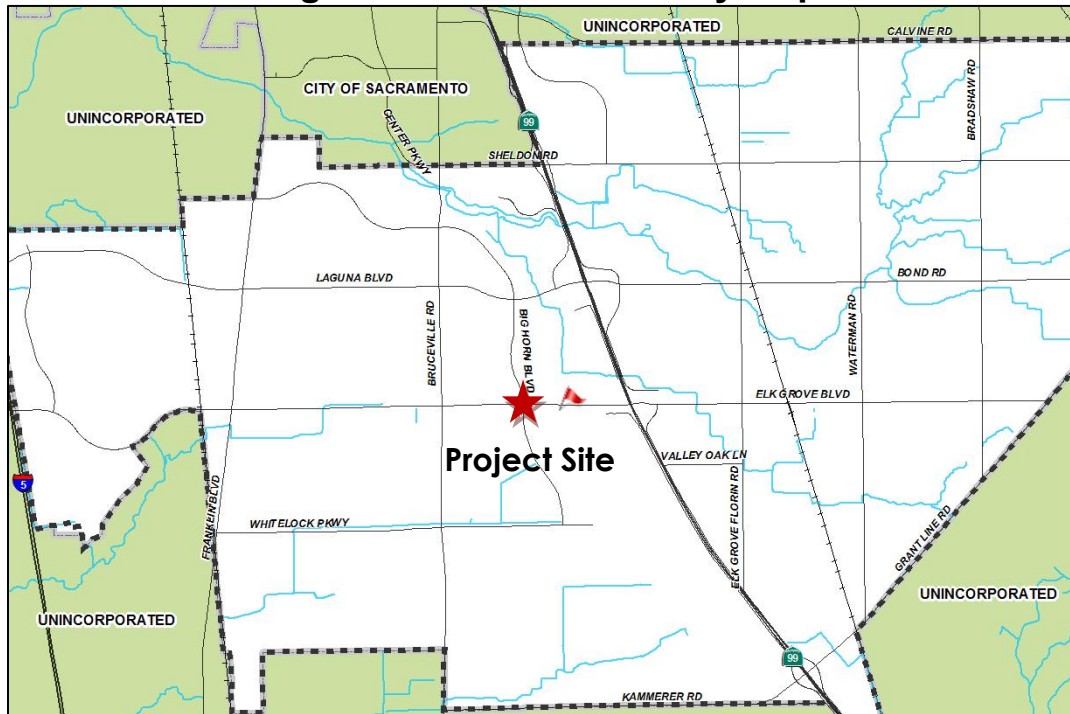
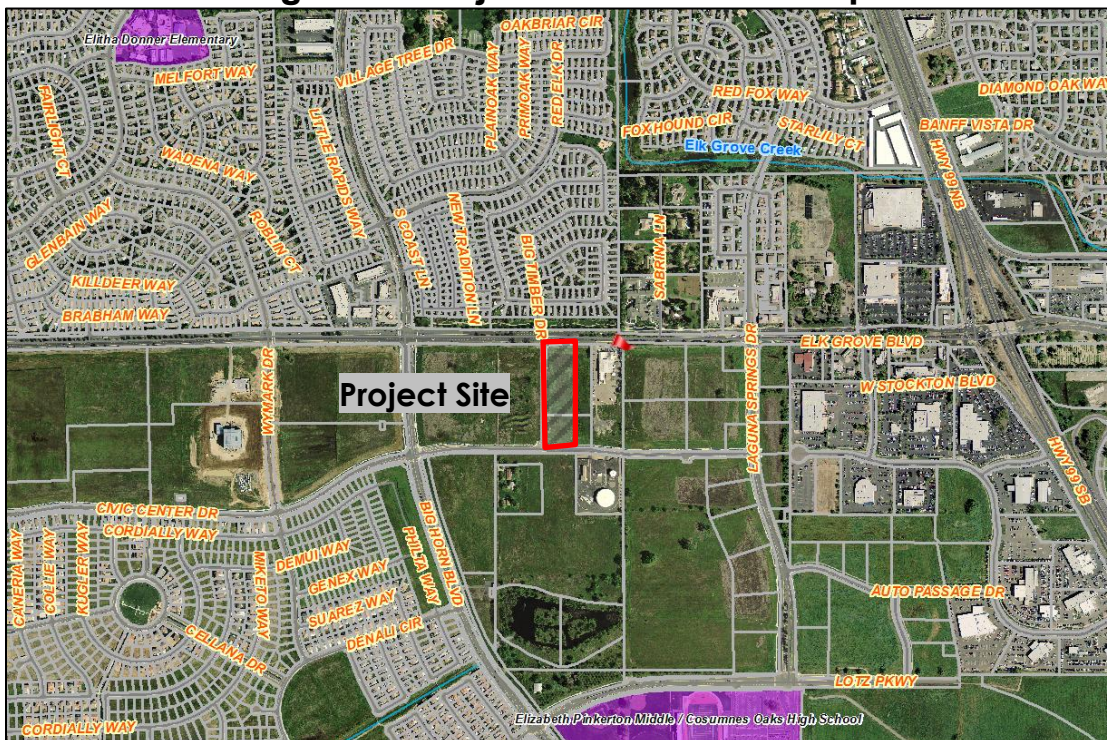


Figure 2: Project Site Location Map



*Note: Aerial photo is taken in 2011 and may not reflect the current level of development.

ANALYSIS:

The proposed project has been reviewed in accordance with the City's General Plan, the Laguna Ridge Specific Plan (LRSP) development

standards, Title 23 of the Elk Grove Municipal Code (herein after the Zoning Code), the City's Design Guidelines, the Laguna Ridge Specific Plan Supplemental Design Guidelines, and the Laguna Ridge Town Center Design Guidelines.

General Plan Amendment

The project includes a General Plan Amendment to re-designate the southern one-third of the site from High Density Residential (HDR) to Commercial/Office/Multi-Family (C/O/MF). The General Plan Amendment would adjust the acreages of the existing land use designations in order to accommodate the proposed use of the property as an assembly center.

Staff's analysis indicates that the proposed amendment is consistent with applicable goals and policies in the Elk Grove General Plan as follows:

- 1) The Elk Grove General Plan establishes a goal of excellence in the design of new development (Focused Goal 1-5).

Consistency with the General Plan: The project complies with the Citywide Design Guidelines as discussed later in the report, thereby ensuring excellence in the design of new development.

- 2) The Elk Grove General Plan encourages the creation and maintenance of a strong, positive community image for Elk Grove (Focused Goal 1-8).

Consistency with the General Plan: The proposed assembly use would only be permitted through an amendment to the General Plan. The assembly use would be a focal point for the community of Elk Grove as a gathering area for activities and events thereby creating a strong, positive community image.

- 3) The Elk Grove General Plan encourages a pattern of land uses that "enhance the community character of Elk Grove" (Focused Goal 1-9).

Consistency with the General Plan: The community's character would be enhanced by the project through its unique land use and design.

Housing Element Amendment

Table 1-30 of the General Plan establishes an inventory list of vacant lands that can potentially accommodate the City's Regional Housing Needs

Allocation (RHNA). The lower third of the property is included on the City's Vacant / Underutilized Sites list. The table identifies the site as approximately 1.53 acres and accommodating 28 units. (Note, the APN on Table 1-30 for this site is 132-0270-006, which has subsequently changed to 132-2130-003.) The loss of 28 units from the City's Vacant / Underutilized Sites list is not considered significant, because there is an excess inventory on the list. Therefore, the removal of the site from the Vacant / Underutilized Sites list can be supported.

Specific Plan Amendment

The Applicant requests an amendment to the LRSP from RD-20 Multi-Family Residential Density (20 Dwelling Units / Acre minimum) to Office Park (BP). The Applicant has identified that the BP designation would allow the proposed use to occur, subject to a Conditional Use Permit. While the elimination of the RD-20 designation would remove 1.59 acres from the RD-20 category, the BP designation would be consistent with the designation existing on the rest of the subject property, eliminating the split designation. Further, the change would be consistent with the northern two-thirds of the adjacent property to the west, also designated BP. The proposed BP designation is consistent with and implements the proposed C/O/MF General Plan land use designation as identified in the Land Use Element Policy LU-3 and will not impact the adjacent property to the west, because it is designated BP as well. Therefore, the proposed BP designation would support development in the LRSP and is warranted.

Table 2 – Proposed Specific Plan Land Use Acreage

| Specific Plan Designation | Existing | Proposed |
|----------------------------------|-----------------|-----------------|
| BP | 3.40 ac. | 4.99 ac. |
| RD-20 | 1.59 ac. | 0 ac. |
| Total | 4.99 ac. | 4.99 ac. |

Rezone

The project proposes to rezone the site from Light Industrial (M-1) to BP. The present zoning of M-1 is not compatible with the City's existing General Plan Designation of C/O/MF and HDR as well as the existing LRSP designation of BP and RD-20. The existing zoning would also not be compatible with the proposed General Plan and Specific Plan designations.

Therefore, a rezone is necessary to allow for further development of the property. The Applicant is requesting a zoning of BP for the entire property.

The zone change to BP achieves consistency with the City's General Plan designation of C/O/MF for a number of reasons. The Table contained in Policy LU-3 of the GP identifies the consistent zoning designations. The BP zone is listed as consistent with the C/O/MF designation, as are Office, Office / Multi-Family, and Institutional land use categories.

Title 23 of the Elk Grove Municipal Code (herein after the Zoning Code) states that the business and professional office district is intended for low to medium intensity office development located along thoroughfares, arterials or collectors. The BP designation allows mixed-use development and high density development in conjunction with nonresidential development, and should be applied to sites adjacent to other commercial uses or higher density residential development. The rezone to BP could allow a medium intensity development of an assembly use that could be used for, but not limited to, meetings, conferences, and/or receptions rented out on an as-needed basis. The zone is ideally located along the Elk Grove Boulevard and Civic Center arterials because of the access these roads afford to the site. Further, the site is surrounded by other office, commercial and high density residential zones which establish a consistent and complimentary land use pattern. Further, the proposed BP zone is near the proposed Civic Center which again offers similar business and professional office uses in the area. Therefore, the site characteristics are compatible with the description of the BP zoning district.

For these reasons, staff supports the rezoning.

Tentative Parcel Map

The Applicant proposes a tentative parcel map to subdivide the property into a 2.21 net-acre piece fronting Elk Grove Boulevard. and a 2.37 net-acre piece fronting Civic Center Drive.

The Tentative Parcel Map has been designed to meet the requirements of various City agencies and, based on review by City staff, is consistent with the design criteria established in the LRSP, Elk Grove Municipal Code Title 22 (Land Development), and the Zoning Code as described below. Public Works has reviewed the project for all applicable design requirements, adequate circulation, right-of-way, and the dedication of appropriate

easements. The design of the parcel map addresses the following elements:

- Public Safety – The City of Elk Grove Police Department and Cosumnes Community Services District Fire Department (CCSD Fire) will provide police and fire services to the site. No concerns have been identified by either agency regarding access to or the internal configuration of the proposed division. Conditions have been incorporated by CCSD Fire into the project's conditions of approval to ensure that all services can be provided accordingly.
- Roads – The Public Works Department has reviewed the proposed project for its affects to adjacent roadways. The analysis has determined that the trips generated by the proposed use will not result in more vehicle trips than what would be generated by allowed uses under the existing LRSP designation.
- Infrastructure – This project shall be required to install the appropriate facilities necessary to provide the site with gas, water, electric, sewer, and other public utility services regulated by the following agencies: Pacific Gas & Electric (PG&E), Sacramento County Water Agency (SCWA), Sacramento Municipal Utilities District (SMUD), Sacramento Area Sewer District (SASD), and the City of Elk Grove.
- Domestic Water – Water supply will be provided by the Sacramento County Water Agency. Pursuant to Conditions #9, #22, and #23 respectively, water service will be provided to each building and any abandoned wells will be destroyed in accordance with the requirements of the Sacramento County Environmental Health Division.
- Wastewater – Sewer service will be provided by the Sacramento Area Sewer District (SASD). Pursuant to Condition #12 of the project's conditions of approval, each parcel / building must have a separate connection to the public sewer system. Sewer layout will be verified during the review of improvement plans.
- Drainage – The Applicant shall also include a storm drainage system that shall convey storm water offsite.
- Parcel Size – The Zoning Code does not prescribe a minimum or maximum parcel size for BP zoned property.

As described above, the proposed Tentative Parcel Map, accompanied by the draft conditions, is consistent with the City’s standards. Therefore, staff supports the subdivision of the property as proposed.

Design Review

Staff has analyzed the proposed project against the LRSP and Zoning Code standards. Table 3 presents a summary of the project statistics.

Table 3 – Project Statistics

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|------------------------|--|--|------------------|
| Setbacks | LRSP: <ul style="list-style-type: none"> • Setbacks are determined as part of DR process; Zoning Code: <ul style="list-style-type: none"> • Front and Street Side = 25 feet • Rear and Side = 10 feet | East – A=33; B=33 West – A= 57; B=57 North – A= 100+; B=100+ South – A=100+; B=100+ | Yes |
| Building Height | LRSP: <ul style="list-style-type: none"> • 45 feet within 60 feet of residential; • Beyond 60 feet are limited to 90 feet Zoning Code: <ul style="list-style-type: none"> • 40 feet | 31 feet | Yes |

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|--------------------|--|--|----------------------|
| Landscaping | Subject to Title 15, and Title 23 requirements | <ul style="list-style-type: none"> • Approximately 52 percent of the trees on-site are evergreen trees. • Additional landscape considerations are discussed below. | Yes, with conditions |
| Lighting | Subject to Title 23 requirements | The plans include 20-foot tall poles in the parking lot and lighting along the buildings. The lighting complies with the illumination standards for the sight. | Yes |

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|----------------|---|---|------------------|
| Parking | <ul style="list-style-type: none"> • 250 parking spaces required, based on seats in theater and sq. footage in main hall/conference rooms; • Parking stalls 9 ft x 19 ft; 25 foot drive aisles; • Compact parking distributed throughout the site • Compact parking less than 35-percent of required parking; • 13 bicycle parking spaces required (5 percent of 250). | <ul style="list-style-type: none"> • 263 parking spaces provided; • Stalls are 9 ft x 19 ft and drive aisles are 25 ft in width; • Compact parking distributed throughout the site; • Compact parking accounts for approximate 19-percent of required parking; • 20 bicycle parking spaces provided. | Yes |
| Signage | Non a part of application | N/A | N/A |
| Trash | Subject to the Guidelines | The applicant provides a trash enclosure on each parcel. The enclosures are 9.5 feet by 14.5 feet. The enclosures are CMU split faced and are painted to match the building. | Yes |

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|--------------------------|---|--|------------------|
| Pedestrian Access | <ul style="list-style-type: none"> • A minimum of one continuous 4-foot wide internal pedestrian walkway from perimeter • One 14 foot multi-use pathway along Elk Grove Boulevard | <ul style="list-style-type: none"> • Five foot pathway provided along the eastern portion of the drive aisle from Elk Grove Boulevard to Civic Center Drive. • Applicant provides a 14 foot multi-use trail along Elk Grove Boulevard. | Yes |

Impact to On- and Off-Site Oak Trees:

The project includes work within the critical root zone of oak trees located onsite and offsite. Fencing around the eastern patio areas is located within the root zone as are some of the parking stalls along the eastern property line. Section 19.12.200 of the Elk Grove Municipal Code strongly discourages paving within the critical root zone. However, the Code allows paving if the Public Works Director deems it necessary. If deemed necessary, the paving is required to be pervious material or an alternative design solution. The fencing around patio areas is necessary to comply with the City’s noise requirements, and the parking provided is necessary to meet the City’s parking requirements. Given these factors, staff has included conditions of approval (27 and 37) that would require the Applicant to install pervious paving in the critical root zone, clear span fencing, and raised patios to the satisfaction of the City Arborist and Planning Director.

Parking Lot Shading:

The landscape plan indicates the total pavement area is 71,820 square feet, and the Applicant proposes that 36,226 square feet of pavement will be shaded achieving a 50.4 percent area shaded. The Zoning Code requires that 50 percent of the area of the paved parking stalls be shaded,

and it further requires that trees planted in a swale do not count towards meeting the overall shading requirement. Discounting for the swale shade, the project achieves a 48.2 percent shade level, which is less than what is required by the City's Zoning Code. Therefore, a condition of approval is included that requires the Applicant to demonstrate at least 50 percent of the area of the parking stalls is shaded, excluding shading from trees placed in the swale.

Landscaping Requirements along Property Boundary:

The project also includes a 6-foot landscape planter along the western property line. The City's Zoning Code prescribes that this landscape planter is to be 10 feet along the portion of the property adjacent to the multi-family site, and is to be 6 feet along the portion zoned BP. Pursuant section 23.16.080.A of the Zoning Code, the Planning Commission is permitted to consider minor modifications to the conventional development regulations of the underlying zoning district provided that the site, architectural, and overall project design are substantially improved by the deviation and provides the City a benefit. The project site, architecture, and overall project design are substantially improved by the deviation as discussed herein. Reducing the drive aisle by four feet along the southern third of the property creates a drive aisle that would not provide adequate access to emergency services and those patrons accessing the site. Therefore the reduced width is essential to the site design. Further, staff evaluated the possibility of increasing width of the planter while retaining a 25-foot wide drive aisle. The site design would be negatively impacted by this change because the following results would occur:

- Trees would be eliminated along the western portion of Building B, thereby reducing the parking lot shade provided below the requirement.
- Lighting would be removed reducing the safety of the site and it would not comply with the City's lighting standards.
- The roadway would be approximately one and a half feet (1'-6") from the western patio area creating a conflict of uses between people sitting on the patio and any vehicle traffic. The patio area could be reduced in size, but this would constitute an architectural change and the patio area would not be used to its fullest extent.
- The pedestrian access from Civic Center Drive would have to be relocated because the drive aisle would have to occupy the space proposed for the pathway.

These factors indicate that the site, architecture, and overall design are improved by the deviation. The City benefits by receiving an architecturally

appropriate project that enhances the built environment. Therefore, staff supports the minor modification to the planter width.

Building Design:

Staff evaluated the design of the project against the City of Elk Grove's Citywide Design Guidelines and Elk Grove Town Center Design Guidelines.

The following features are consistent with and implement the Elk Grove Town Center Design Guidelines:

- The project incorporates landscaping along Elk Grove Boulevard and Civic Center Drive to minimize the visual impact of the parking fields.
- The project provides pedestrian connections from Elk Grove Boulevard and Civic Center Drive as well as pedestrian connectivity within the site.
- The project utilizes raised crosswalks and textured paving at the pedestrian crossing onsite and at the entrances, respectively.
- All visible building walls include the following:
 - Color – red brick, beige stone, unique trim, brown shutters, and grayish steel columns;
 - Texture – smooth windows, rough stone and coarse brick; and
 - Material changes – stone, brick, glass, steel columns.
- The exterior building materials are high quality and are consistent with the materials listed in the Guidelines (brick, native stone), and the façades utilize a rich color palette. The colors are not garish or obtrusive because they consist of earth tones that compliment onsite vegetation.
- The rooflines are varied between the cantilevered entry ways, the clay bar tile roofing, and the sloping conical center. These represent three different roof slope planes.
- The entry ways are recessed and have cantilevered overhangs that provide a sense of entry and space to the proposed development.

In respect to the Citywide Design Guidelines, the project site design is consistent with the following standards:

- The cantilevered overhang provides weather protection and constitutes a distinctive building features and entry.
- The façade offsets and various materials used on different building components provide human scale and visual interest.

- The building utilizes smaller components through the use of the recessed entry way, articulated façades and massing, and human scale entry features. Similarly, these features also reduce the appearance of the height and length of the building.
- Material, including the brick, stone, glass and steel, and well as the detailing used on the front of the building are extended the other elevations. Stone is found on the north, south, and western elevations while brick, glass windows, and aluminum frames exist on all four elevations.
- All building mounted mechanical equipment is screened from public view, and is integrated into the roofline of the building.
- Building lighting is architecturally integrated into the building at key locations such as entries. The lighting is used to accent the architectural features and the surrounding entries.

Conditional Use Permit

Utilities

The project is conditioned to provide water and sewer service. Drainage is conveyed offsite through the improvements constructed.

Traffic / Circulation and Parking

The Public Works Department has reviewed the proposed project for potential impacts to adjacent roadways. The analysis has determined that the trips generated by the proposed use will not create an impact to the adjacent roadway. Given the zone change to BP, the trips generated will be less than those analyzed in the LRSP EIR (see environmental analysis section).

Hours of Operation

The Applicant is not proposing regularly scheduled hours of operation. As an assembly center, the use will be available on an as needed basis. While the facility has the potential to be operated on a 24 hour basis, the sound study determined that noise from the project will not affect adjacent properties and will be within the limits established by the Elk Grove General Plan. Further, as previously discussed, the change in land use is not expected to result in more trips than what could be generated under the current land use. Therefore, the use will not impact the surrounding existing residential development, and restrictions on hours of operation are not proposed.

Land Use Compatibility

The project site is located near single-family residential homes to the north (across Elk Grove Boulevard.) and undeveloped land to the south, east and west. The proposed assembly center is not expected to result in significant concerns related to land use compatibility with the residential uses in the area as the building will be located on an undeveloped site and a noise study submitted by the applicant demonstrates that noise levels will be kept at or under 40 decibels (dB) at the residences to the north of the project site. Further, the City's Zoning Code designates properties to the east and west Shopping Center (SC) and Business and Professional Office (BP) and RD-20, respectively. Therefore, given the adjacent zoning, the site and use maintains a similar character with the adjacent Zones and the assembly use is not anticipated to result in generation of any significant noise levels as experienced at the neighboring residential properties.

Letters from Commenting Agencies

This project was routed to various City, County, and State agencies for review. Comments received from the following agencies below were incorporated into the project's conditions of approval:

- City of Elk Grove Landscape – Incorporated into Conditions of Approval
- City of Elk Grove Finance – Incorporated into Conditions of Approval
- City of Elk Grove Police Department – Incorporated into Conditions of Approval
- City of Elk Grove Public Works Department – Incorporated into Conditions of Approval
- Cosumnes Community Services District Fire Department – Incorporated into Conditions of Approval
- Sacramento Area Sewer District (SASD) – Incorporated into Conditions of Approval
- Sacramento County Water Agency – Incorporated into Conditions of Approval

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA.

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Falls of Elk Grove is considered a non-participating property; therefore project-specific impacts were not analyzed under the LRSP EIR. However, the LRSP EIR does allow for project-level coverage when certain analysis is performed, including a Phase 1 site assessment and other special studies as deemed necessary, including noise.

State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15164 (Addendum to an EIR or Negative Declaration) identifies that an addendum may be prepared for projects such as this proposal if changes or additions are necessary to the EIR but where no substantial changes or circumstances occur. Staff has analyzed the proposed project against the assumptions and circumstances described in the LRSP EIR and determined that an addendum may be prepared for this project.

The addendum (Attachment 6) determined that there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The noise levels on the surrounding properties will remain below the City's 40 dB standard; similarly the trip generation at peak periods calculated for the proposed single BP Zone will be less than those from the existing Specific Plan assumptions (BP and RD-20) ; the site is a previously disturbed site with a truck rental business, therefore biological resources will not be affected; the applicant has demonstrated compliance with the Air Quality Management Plan (AQ-15) from the LRSP EIR by identifying project components that implement the LRSP EIR air quality requirements, and the project will be required to record the LRSP EIR MMRP thereby making it subject to all mitigation measures and requirements of the LRSP EIR. Therefore, there are no substantial changes that would require revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects and the addendum is the appropriate document and level of review required for The Falls of Elk Grove project.

PLANNING COMMISSION:

On April 19, 2012, the Planning Commission held a public hearing for the proposed rezone project. Pacific Gas and Electric (PG&E) requested two conditions of approval be added to the project. The first condition requires

the excavator to call Underground Service Alert (USA) when requesting PG&E to locate and mark the gas pipe and a field meeting to discuss the proposed work as well as have a standby person onsite whenever excavation is within a five-foot distance from the edge of the pipe. The second condition states that, prior to using any power operated equipment, the approximate location of the pipe must first be determined by hand excavation and carefully prescribed probing methods are required to be implemented. The Commission and the applicant supported the requested conditions and the Commission approved their incorporation into the Conditions of Approval for the project.

The Commission expressed support for the project and believed the use fits a need for the City of Elk Grove. They were pleased with the aesthetic appearance and the choice of the BP Zone and Use Permit approach to implement the proposed use. The Commission expressed concern about the potential 24 hour use of the facilities. However, these concerns were quelled when it was brought to light that Title 4 (Business Regulation) of the Elk Grove Municipal Code would address activities such as nightclubs. Ultimately, the Commission expressed hope that it would be a project the City can use and supported the project.

FISCAL IMPACT:

This project is not expected to negatively impact the City's operational funds.

ATTACHMENTS:

1. City Council Resolution for CEQA
2. City Council Resolution for General Plan Amendment
 - A. Exhibit A – General Plan Amendment
 - B. Exhibit B – Table 1-30 (portion to be amended)
3. City Council Resolution for Specific Plan Amendment
 - A. Exhibit A – LRSP Amendment
4. City Council Ordinance Rezone
 - A. Exhibit A – Rezone Exhibit
5. City Council Resolution for Tentative Parcel Map, Design Review and Conditional Use Permit
 - A. Exhibit A – Conditions of Approval
 - B. Exhibit B – Project Plans
6. CEQA Addendum
7. April 19, 2012 Planning Commission Staff Report
8. Planning Commission Resolution

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING THE ADDENDUM TO THE LAGUNA RIDGE SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT FOR THE FALLS OF ELK GROVE
PROJECT NO. EG-11-053 ASSESSOR'S PARCEL NUMBER: 132-2130-003**

WHEREAS, the Planning Department of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for The Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number 132-2130-003; and

WHEREAS, the proposed Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, Section 15164 (a) (Addendum to an Environmental Impact Report (EIR) or Negative Declaration) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides that a lead agency may prepare an Addendum to a previously Certified EIR; and

WHEREAS, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area; and

WHEREAS, the Project is being undertaken pursuant to and in conformity with the approved Specific Plan and will be required to record the Laguna Ridge Mitigation Monitoring and Reporting Program; and

WHEREAS, the EIR analyzed overall development of the Laguna Ridge area and addressed issues such as transportation, air quality, noise, facilities, and infrastructure; and

WHEREAS, the Addendum found that no additional impacts would occur as a result of the project other than those analyzed in the Laguna Ridge Specific Plan EIR; and

WHEREAS, the Project involves General Plan Amendments, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review, and Conditional Use Permit for the development of an assembly use; and

WHEREAS, the proposed Project as designed is consistent with the General Plan, Land Use Policy Map and Elk Grove Municipal Code Title 23 requirements; and

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

WHEREAS, no adverse environmental effects were identified during staff review of The Falls of Elk Grove; and

WHEREAS, no special circumstances exist that create a reasonable possibility that the activity may have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove finds the Addendum prepared for The Falls of Elk Grove to be the appropriate environmental review pursuant to Section 15164 of the State CEQA Guidelines and adopts the Addendum based upon the following findings:

Finding: The proposed project will not have a significant adverse impact on the environment and all potentially significant effects have been adequately analyzed in the Laguna Ridge Specific Plan Environmental Impact Report (EIR) that was prepared for the Laguna Ridge Specific Plan project. The EIR adequately addresses all environmental issues related to the development of the subject property, and there are no new subsequent significant environmental impacts as a result of this project. None of the conditions calling the preparation of a subsequent EIR are present.

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

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Falls of Elk Grove is considered a non-participating property and was not analyzed under the LRSP EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15164 (Addendum to an EIR or Negative Declaration) identifies that an addendum may be prepared for projects such as this proposal if changes or additions are necessary to the EIR. This addendum constitutes an addition to the LRSP EIR. Further, an addendum may be used provided that none of the considerations described in Section 15162 call for preparation of subsequent EIR have occurred. The City prepared an addendum which determined that there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The noise levels on the surrounding properties will remain below the City's 40 decibel (dB) standard; similarly the trip generation numbers will diminish from the existing M1 Zone to the proposed BP Zone; the site is a previously disturbed site with a truck rental business on it, therefore biological resources will not be affected; the applicant has

demonstrated compliance with AQ-15, Air Quality Management Plan Table 7.1 from the LRSP EIR by identifying project components that implement the LRSP EIR air quality requirements, and the project will be required to record the LRSP EIR MMRP thereby making it subject to all mitigation measures and requirements of the LRSP EIR. Therefore, there are no substantial changes that would require revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects and the addendum is the appropriate document and level of review required for The Falls of Elk Grove project.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING GENERAL PLAN AMENDMENTS FOR THE FALLS
OF ELK GROVE PROJECT NO. EG-11-053, SPECIFICALLY
AFFECTING ASSESSOR'S PARCEL NUMBER 132-2130-003**

WHEREAS, the Planning Division of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number (APN) 132-2130-003; and

WHEREAS, the Project consists of amending the General Plan land use designation for the project site by removing the High Density Residential land use designation and replacing it with the Commercial / Office / Multi-Family (C/O/MF) Designation; and

WHEREAS, the Project consists of amending the General Plan Housing Element, removing APN 132-2130-003 (previously identified as 132-0270-006) from Table 1-30 (Vacant / Underutilized Site Characteristics) in the City's Housing Element; and

WHEREAS, the General Plan Amendments are consistent with the goals and policies of the Elk Grove General Plan; and

WHEREAS, the proposed change in land use designation will remain consistent with surrounding land use designations; and

WHEREAS, there is a surplus of units included in Table 1-30 (Vacant / Underutilized Site Characteristics) in the City's Housing Element that would meet the current housing market demands; and

WHEREAS, all necessary public facilities and services will be provided to the project sites, or conditioned as part of the Tentative Parcel Map conditions of approval, in accordance with all local, county, and State development requirements; and

WHEREAS, an Addendum to the Laguna Ridge Environmental Impact Report (EIR) has been prepared finding no further impacts than those analyzed in the Laguna Ridge EIR for the Project pursuant to the California Environmental Quality Act (CEQA) review Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented 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 approves the General Plan Amendments for the Falls of Elk Grove Project No. EG-011-053 (Project) as illustrated in the attached Exhibit A, incorporated herein by this reference; and

BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the amendment to Table 1-30 (Vacant / Underutilized Site Characteristics) of the Housing Element as provided in the attached Exhibit B, incorporated herein by this reference, based upon the following finding:

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for The Falls of Elk Grove project (EG 11-053) consists of replacing the acreage under the current High Density Residential land use designation with Commercial / Office / Multi-Family (C/O/MF) as well as removing the site from the City's Vacant / Underutilized Sites List. These changes would fulfill the General Plan's purpose of creating excellence in new design, a strong positive community image, and enhanced community character. The C/O/MF designation would remain consistent with the land use designation to the west. This creates opportunities for the area to be developed with complimentary uses that enhance the community. Further, the site is consistent with the Elk Grove Design Guidelines, which ensures excellence in new design and a strong positive community image. Removal of the site from the City's Vacant / Underutilized Sites will not affect the City's ability to provide housing to people of all incomes because the Vacant / Underutilized Sites list has excess capacity. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

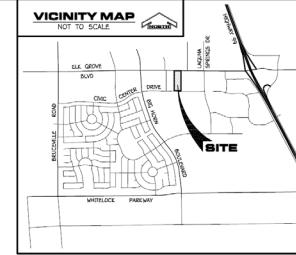
EXHIBIT A

The Falls of Elk Grove General Plan Amendment

GENERAL PLAN AMENDMENT EXHIBIT FOR: THE FALLS OF ELK GROVE 8280 ELK GROVE BLVD

CITY OF ELK GROVE

CALIFORNIA



OWNER / DEVELOPER

OWNER CONNER CURTIS L & LEWIS E NEVA J
PO BOX 827
ELK GROVE, CA 95759

DEVELOPER EFALLS CORPORATION
9077 S. 1300 W. SUITE 201
WEST JORDAN, UT 84088
DAVID DOWN
801-602-5022

APN 132-2130-003

FORMERLY APN 132-0270-008

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BURRELL CONSULTING GROUP, INC.

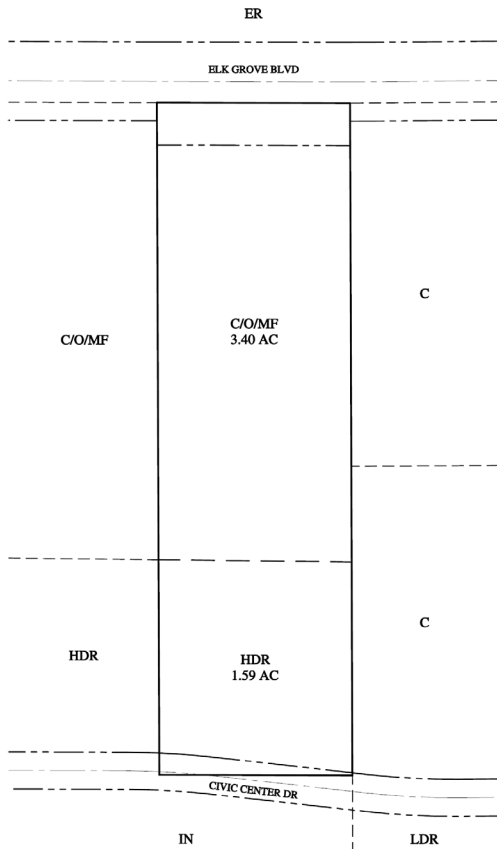
1400 UNIVERSITY AVENUE, SUITE 200, SACRAMENTO, CA 95833
TEL: (916) 441-1111 FAX: (916) 441-1112

**GENERAL PLAN AMENDMENT EXHIBIT FOR
THE FALLS OF ELK GROVE
8280 ELK GROVE BLVD**

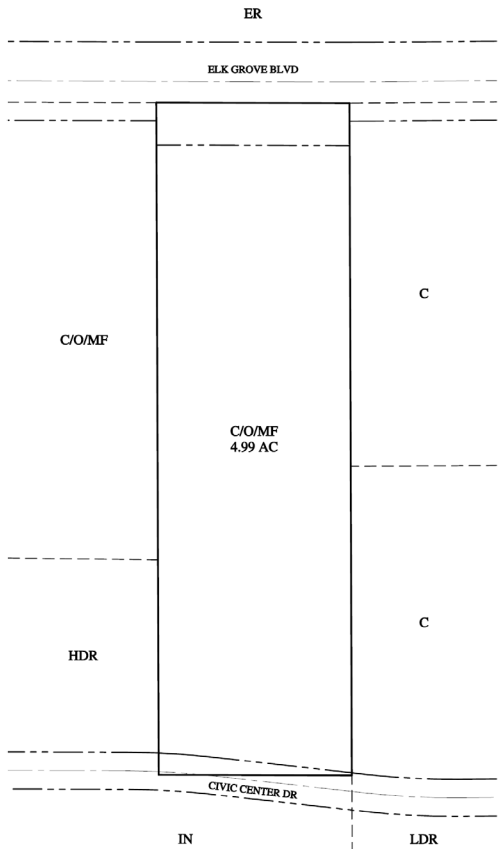
CITY OF ELK GROVE

| | |
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| SHEET | 1 |
| OF | 1 |
| SHEETS | 1 |

JOB NO. 1732-00-001



| EXISTING DESIGNATION | | |
|----------------------|--------------------------------|-----------|
| KEY | GENERAL PLAN DESIGNATION | GROSS AC. |
| C/O/MF | COMMERCIAL/OFFICE/MULTI-FAMILY | 3.40 AC |
| HDR | HIGH DENSITY RESIDENTIAL | 1.59 AC |
| TOTAL | | 4.99 AC |



| PROPOSED DESIGNATION | | |
|----------------------|--------------------------------|-----------|
| KEY | GENERAL PLAN DESIGNATION | GROSS AC. |
| C/O/MF | COMMERCIAL/OFFICE/MULTI-FAMILY | 4.99 AC |
| TOTAL | | 4.99 AC |

| DIFFERENTIAL BETWEEN (E) AND (P) | | |
|----------------------------------|--------------------------------|-----------|
| KEY | GENERAL PLAN DESIGNATION | GROSS AC. |
| HDR | HIGH DENSITY RESIDENTIAL | -1.59 |
| C/O/MF | COMMERCIAL/OFFICE/MULTI-FAMILY | +1.59 |

EXHIBIT B

Table 1-30 (portion to be amended)

| APN | Parcel Size | Zoning | General Plan | Constraints² | Unit Capacity |
|---|---|---------------|---------------------|--------------------------------|-----------------------------------|
| Portion of 132-0270-006; now 132-2130-003 | 1.53 | RD-20 | HDR | None | 28 |
| Subtotal (HDR) | 341.21 <u>339.63</u> | | | | 6,367 <u>6,339</u> |
| Total | 1,333.72 1,371.08 <u>1,369.50</u> | | | | 10,551 10,764 <u>10,736</u> |

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE SPECIFIC PLAN AMENDMENT FOR THE FALLS OF
ELK GROVE PROJECT NO. EG-11-053 SPECIFICALLY AFFECTING
ASSESSOR'S PARCEL NUMBER 132-2130-003**

WHEREAS, the Planning Department of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number 132-2130-003; and

WHEREAS, the Project consists of amending the Specific Plan land use designations for the project site by eliminating RD-20 and adding the BP designation; and

WHEREAS, an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) has been prepared finding no further impacts as a result of the project, pursuant to the California Environmental Quality Act (CEQA) Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented 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 approves the Amendments to the Laguna Ridge Specific Plan as illustrated in the attached Exhibit A, based on the following findings:

**Specific Plan Amendment - Laguna Ridge Specific Plan (LRSP) Section 9
Implementation & Administration**

Finding 1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence 1: Changes to the character of the community that have occurred consist of alterations in land use demand. The project site remains underutilized given its current LRSP RD-20 designation. However, the Project site could be developed if the entire site were designated LRSP BP. This condition provides evidence that the demand for a BP

oriented use on the site exceeds the demand for RD-20 uses at this time and therefore consists of a change to the character of the community. The BP designation is further warranted because it allows the applicant to expand their business operation to an underutilized portion of the property that would otherwise remain undeveloped as RD-20. Further changes to the character of the community include limited opportunities for land uses that could accommodate office park and business and professional uses. This portion of the City provides land for office park and business and professional office land uses that is relatively unconstrained as opposed to other locations in the City. Therefore, the change in demand for use of the site as well as the opportunity to utilize a site in a portion of the City capable of accommodating the proposed designation is a significant change to the character of the community subsequent to adoption of the Specific Plan and the amendment is warranted.

Finding 2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence 2: A consistent land use category across the length of the parcel facilitates an efficient and cohesive use of the property, rather than the smaller fragmented approach that exists with the RD-20 designation. Further, the amendment provides opportunities for the City to increase its office land uses thereby attracting businesses and associated services to the City that would spur economic development. Therefore, the requested amendment will benefit the Specific Plan Area and the City for future and existing development.

Finding 3: The amendment is consistent with the General Plan.

Evidence 3: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond to changing circumstances beyond the control of the Specific Plan (page 9-2). Such amendments include changes to the land use designations for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion as to land use. The proposed amendment to BP is consistent with the proposed General Plan Land Use designation of C/O/MF as identified in Table LU-3. Further, the proposed amendment provides opportunities for economic development, creates excellence in new design, established a strong positive community image, and enhances community character as discussed in the General Plan Finding above.

Finding 4: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence 4: The proposed change to the land use designations will not adversely affect adjacent properties. Access to the site is provided through a proposed drive aisle along the western property line. Similarly, as the environmental analysis demonstrated, there are no impacts that would adversely affect adjacent properties. All public services and utilities to serve the Project would remain as identified for the LRSP.

Finding 5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence 5: The finding above does not apply to The Falls of Elk Grove project because the property is not physically constrained. Physical constraints were not a justification for the requested amendments and the physical constraints consideration is not applicable.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

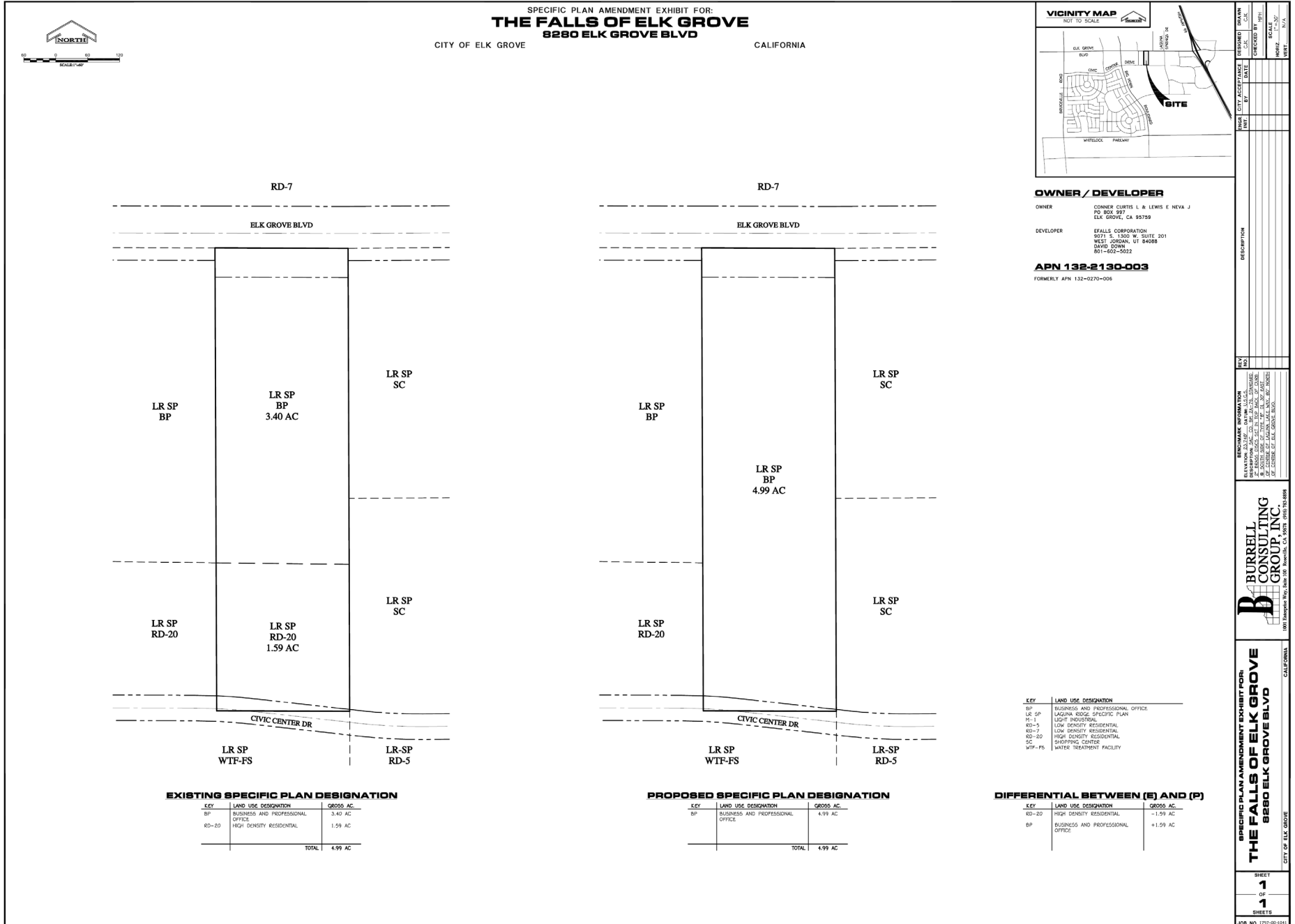
APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

EXHIBIT A

The Falls of Elk Grove Specific Plan Amendment



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE CITY OF ELK GROVE ZONING MAP FROM M1 TO BP FOR THE
FALLS OF ELK GROVE PROJECT NO. EG-11-053 SPECIFICALLY AFFECTING
ASSESSOR'S PARCEL NUMBER 132-2130-003**

WHEREAS, the Planning Division of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number 132-2130-003; and

WHEREAS, the Project consists of amending the City of Elk Grove Zoning Map by eliminating M1 zoning and adding BP zoning to the Project site; and

WHEREAS, an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) has been prepared finding no further impacts as a result of the Project, pursuant to the California Environmental Quality Act (CEQA) Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the Planning Commission considered the Applicants' request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; and

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

NOW, THEREFORE, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority.

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map as shown on the attached Exhibit A, incorporated herein by this reference.

Section 2: Enactment of New Zoning.

The City Council hereby amends the City of Elk Grove Zoning Map for Assessor's Parcel Number 132-2130-003, as shown on attached Exhibit A, incorporated herein by this reference, on the basis of the following finding:

Finding: The proposed Zoning Amendment is consistent with the General Plan's goals, policies, and implementation programs.

Evidence: The proposed rezone of the site to Business and Professional Office (BP) is

consistent with the zoning designation of the property to the west and would implement the General Plan land use designation proposed concurrently as part of the General Plan Amendment and Laguna Ridge Specific Plan Amendment. The proposed project implements the General Plan's policies and goals for orderly development that is supported by public infrastructure and services. The proposed rezoning meets all applicable development standards established in Elk Grove Municipal Code Title 23 Zoning.

Section 3: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 5: Savings Clause.

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 6: Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

INTRODUCED: May 9, 2012
ADOPTED:
EFFECTIVE:

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

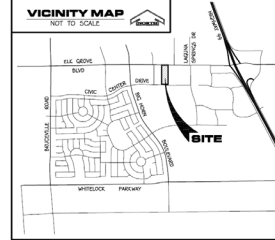
Date signed: _____

EXHIBIT A

REZONE EXHIBIT FOR:
THE FALLS OF ELK GROVE
 8280 ELK GROVE BLVD

CITY OF ELK GROVE

CALIFORNIA



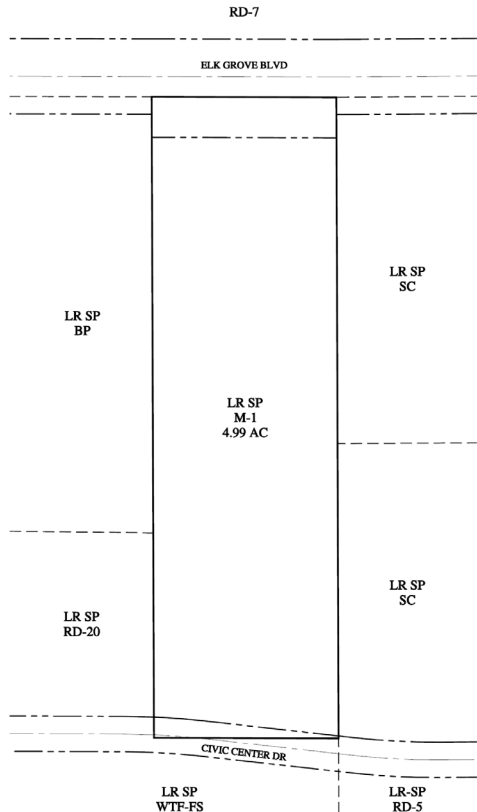
OWNER / DEVELOPER

OWNER: CONNER CURTIS L & LEWIS E NEVA J
 PO BOX 937
 ELK GROVE, CA 95739

DEVELOPER: EFALLS CORPORATION
 9071 S. 1300 W. SUITE 201
 WEST JORDAN, UT 84086
 DAVID DOWN
 801-462-5622

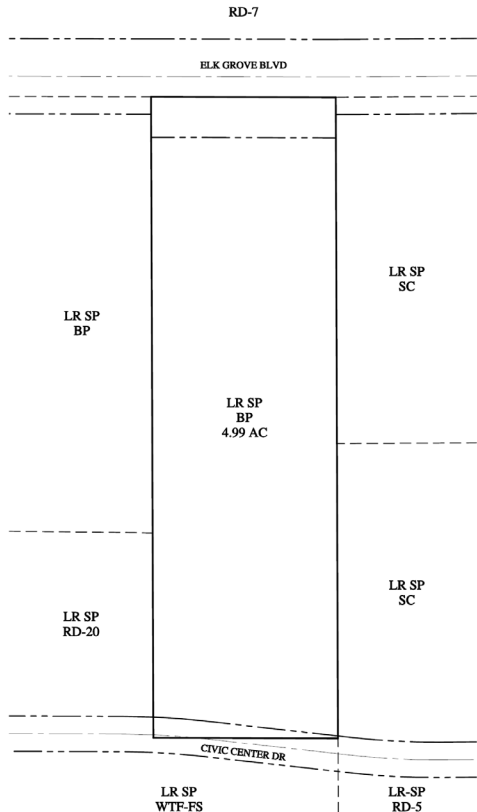
APN 138-2130-003
 FORMERLY APN 132-0270-006

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|------|------|----------|------------|-------|
| DATE | CITY | APPROVED | DESIGNED | DRAWN |
| | | | | |
| | | | CHECKED BY | |
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EXISTING ZONING

| KEY | LAND USE DESIGNATION | GROSS AC. |
|-------|----------------------|-----------|
| M-1 | LIGHT INDUSTRIAL | 4.99 AC |
| TOTAL | | 4.99 AC |



PROPOSED ZONING

| KEY | LAND USE DESIGNATION | GROSS AC. |
|-------|----------------------------------|-----------|
| BP | BUSINESS AND PROFESSIONAL OFFICE | 4.99 AC |
| TOTAL | | 4.99 AC |

KEY | LAND USE DESIGNATION

| | |
|--------|----------------------------------|
| BP | BUSINESS AND PROFESSIONAL OFFICE |
| LR-SP | LAGUNA RIDGE SPECIFIC PLAN |
| M-1 | LIGHT INDUSTRIAL |
| RD-20 | LOW DENSITY RESIDENTIAL |
| RD-5 | LOW DENSITY RESIDENTIAL |
| SC | SHOPPING CENTER |
| WTF-FS | WATER TREATMENT FACILITY |

DIFFERENTIAL BETWEEN (E) AND (P)

| KEY | LAND USE DESIGNATION | GROSS AC. |
|-----|----------------------------------|-----------|
| M-1 | LIGHT INDUSTRIAL | -4.99 |
| BP | BUSINESS AND PROFESSIONAL OFFICE | +4.99 |

BURRELL CONSULTING GROUP, INC.
 8001 International Way, Suite 100, Rosemead, CA 91072 (626) 755-8888

REZONE EXHIBIT FOR:
THE FALLS OF ELK GROVE
 8280 ELK GROVE BLVD
 CITY OF ELK GROVE, CALIFORNIA

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A TENTATIVE PARCEL MAP, DESIGN REVIEW AND CONDITIONAL
USE PERMIT FOR THE FALLS OF ELK GROVE PROJECT NO. EG-11-053
ASSESSOR'S PARCEL NUMBER: 132-2130-003**

WHEREAS, the Planning Department of the City of Elk Grove received an application on December 13, 2011 requesting a General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053 (Project); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor's Parcel Number 132-2130-003; and

WHEREAS, an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) has been prepared finding no further impacts as a result of the project, pursuant to the California Environmental Quality Act (CEQA) Section 15164 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Addendum to an EIR or Negative Declaration; and

WHEREAS, the site is appropriate for the proposed assembly development, and will be adequately served by the proposed and conditioned public services and infrastructure; and

WHEREAS, the proposed tentative parcel map, design review, and conditional use permit will not cause serious public health problems as the Project has been reviewed by various local agencies, including the Cosumnes Community Services District Fire Department, Sacramento County Water Agency, Public Works, Planning, Police, Sacramento Area Sewer District, Cosumnes Community Services District Parks Department, and Code Enforcement, for conformance to applicable policies and regulations, and which comments and requirements have been addressed or incorporated as conditions of approval to ensure protection of public health, welfare, and safety; and

WHEREAS, no conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on April 19, 2012, and recommended the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented 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 approves the Tentative Parcel Map subject to the conditions of approval for the Falls of Elk Grove Project No. EG-011-053 (Project) contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding: The Findings provided in California Government Code Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan, Specific Plan Amendment, and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Laguna Ridge Specific Plan, and design standards of the Elk Grove Municipal Code.
- c. The site is physically suitable for an assembly use because the site provides adequate area for the two proposed buildings, parking, and access from roadways.
- d. The site is physically suitable for the specified density of development because the BP zone does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan, Specific Plan, and zoning because the property is not subject to physical constraints that would impede development, the General Plan, Specific Plan and Zoning Code do not establish a minimum or maximum parcel size, and all public services would be provided to the properties. Further, the subject property is a disturbed site with existing uses on it which eliminates wildlife, their habitat and aquatic areas. Therefore, the subdivision of the property is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Design Review subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding 1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

Evidence 1: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, Citywide Design Guidelines, and Laguna Ridge Town Center Design Guidelines, and it is concluded that the Project's architecture and site planning meet all applicable development standards. The proposed elevations have been designed to be distinctive and unique architecture, but compatible with the neighboring multi-family residential buildings (to the north) in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, plaster, brick, and cantilevered metal awnings over the entry ways. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the entry way from Elk Grove Boulevard. The Project has a clear design concept that is carried through to all elements of the Project by matching the brick and stone façade with the clay bar tile roofing and using a similar hue with the metal cantilevered entryways. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

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 proposed architecture, site design, and landscaping are suitable for the building and site and will enhance the character of the neighborhood. The architecture allows large assembly areas within the building and provides for outside assembly areas, enclosed by fencing, along the eastern portion of the building. A distinctive entrance provides a sense of entry to those assembling at the buildings. The site design accommodates access and parking for large assembly uses while minimizing visibility from adjacent streets through landscaping. The Project provides pedestrian access through the use of multi-use trails and on-site walkways that will facilitate the congregation of people. The proposed site plan and building elevations provide all design elements required by the Citywide Design Guidelines, the Laguna Ridge Town Center Design Guidelines and Zoning Code. These Guidelines are fulfilled through the consistent detailing of the architectural style on all four elevations, variety and quality of materials exemplified through the use of brick, stone, glass and steel, pedestrian amenities that include onsite walkways, and recessed entry ways that provide a sense of entry to the buildings. Further, the Project provides application of a consistent color palette throughout the buildings. Therefore, the building and site will enhance the character of the neighborhood and community.

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

Evidence 3: The proposed elevations have been designed to be distinctive but compatible with the surrounding multi-family residential buildings in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines.

The elevations utilize glass, stone, brick, standing metal seam roofing and clay roofing. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the site's entry ways.

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

Evidence 4: The proposed Project includes pedestrian access, distinguished with colored stamped concrete from the eastern portion of the drive aisle that extends from Elk Grove Boulevard to Civic Center Drive. The pedestrian access extends along this drive aisle and connects to concrete walkways leading to building entrances. Access to the site will be from one driveway along Elk Grove Boulevard and from two drive ways on Civic Center Drive. Additionally, pedestrian connectivity is provided to the eastern and western properties through a walkway that bisects the site on an east-west lateral. The walkway provides a speed table crossing the drive aisle in order to reduce pedestrian-vehicle circulation issues. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove approves the Conditional Use Permit subject to the conditions of approval contained in Exhibit A and as illustrated in the attached Exhibit B, incorporated herein by this reference.

Finding 1: The Project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence 1: The proposed Project provides new jobs, helping the City to achieve its jobs-housing balance (General Plan Policy ED-7 and supporting actions). As an assembly use, the proposed Project expands the City's regional-assembly office activities and expands the local economy by attracting those seeking an assembly area (General Plan Policy ED-16).

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 establishment, maintenance and operation of the use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The Project provides adequate parking for the intended use and the surrounding roadway system and utilities can support the planned activities. Assembly activities will generally occur inside the proposed building and any outdoor common areas are located away from the existing residential development. Further, the addendum

prepared during the environmental review of the Project found there to be no new impacts as a result of the Project. The noise study prepared for the Project concluded that the Project will not result in noise levels that exceed City standards as prescribed by the General Plan. Therefore, the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the City.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 9th day of May 2012.

JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN HOBBS,
INTERIM CITY ATTORNEY

The Falls of Elk Grove
Exhibit A: Conditions of Approval

| <u>Conditions of Approval</u> | | <u>Timing/ Implementation</u> | <u>Enforcement/ Monitoring</u> | <u>Verification (date and Signature)</u> |
|-------------------------------|--|-----------------------------------|------------------------------------|--|
| A. On-Going | | | | |
| 1. | <p>The development approved by this action is for a <i>Tentative Parcel Map</i>, to subdivide one parcel totaling 4.99 acres into one 2.52± acre piece and another 2.47± acre piece; and a <i>Design Review and Conditional Use Permit</i> to construct and operate two (2) 13,387 square foot buildings, associated parking lot, access, landscaping, and other associated features as described in the Planning Commission report and associated Exhibits and Attachments dated April 19, 2012, as illustrated in the project plans described below and attached herein as Exhibit B:</p> <ul style="list-style-type: none"> • Tentative Parcel Map – Received March 22, 2012 • Site Plan – Received March 22, 2012 • Landscape Plan – Receive March 22, 2012 • Lighting Plan – Received March 22, 2012 • Elevation Plans – Received March 22, 2012 <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p> | On-Going | Planning | |
| 2. | <p>The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.</p> | On-Going | Planning | |

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| 3. | This action does not relieve the Applicant of the obligation to comply with all codes, statutes, regulations, and procedures. | On-Going | Planning | |
| 4. | The Tentative Parcel Map approval is valid for three (3) years from the date of City Council approval, unless an extension of time is subsequently approved or extended by the City or legislation. "Legislation" includes any current or future California State legislative extensions available and as may be applicable from the initial tentative map approval date by which this resolution was adopted. | Three years, from date of City Council approval | Planning | |
| 5. | The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. | On-Going | Planning | |
| 6. | If any previously unrecorded historic or prehistoric sites are encountered, all work shall be halted in the immediate vicinity of any finds until a professional archeologist records and evaluates the finds, and until appropriate mitigation, if any, is completed to the satisfaction of the City. | On-Going | Planning | |
| 7. | If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the vicinity of the discovery until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. | On-Going | Planning | |
| 8. | The Applicant shall provide for graffiti-resistant paint, clear graffiti resistant coating, or climbing vegetation on all masonry walls, and subdivision signs to the satisfaction of the Planning Department. | On-Going/ During Construction | Code Enforcement/Planning | |
| 9. | Water supply shall be provided to each building by the Sacramento County Water Agency. | Ongoing | Sacramento County Water Agency (SCWA) | |

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| 10. | The property owner shall maintain the landscaping along Elk Grove Blvd and Civic Center Drive. Landscape areas not privately maintained shall be required to conform to City and/or Cosumnes Community Services District Standards as well as improvement plan preparation, processing, and approval requirements. | Ongoing | City of Elk Grove | |
| 11. | Connection to the Sacramento Area Sewer District (SASD) sewer system shall be required to the satisfaction of the District. District Design Standards apply to sewer construction. | Ongoing | Sacramento Area Sewer District (SASD) | |
| 12. | Each parcel with a sewage source shall have a separate connection to SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line. | Ongoing | Sacramento Area Sewer District (SASD) | |
| 13. | If site furnishings are proposed for the project at a future time, product information must be submitted and approved to the satisfaction of the Planning Director. | Ongoing | Landscape Architect and Planning | |
| B. Prior to Improvement Plans or Grading | | | | |
| 14. | The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the project entitlement for the Laguna Ridge Specific Plan. 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. If actual City monitoring costs exceed the initial estimate, a revised estimate and/or supplemental bill(s) shall be submitted to the applicant. | Prior to Improvement Plans | Planning | |

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| 15. | Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration. The drainage study shall be prepared to the satisfaction of Public Works and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer. | Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) | Public Works | |
| 16. | The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i> . The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City. | Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s) | Public Works | |

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| 17. | The Applicant shall execute a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works. | Improvement Plans | Public Works | |
| 18. | The Applicant shall obtain the appropriate clearance letters from the applicable entities for any sign located within an easement, including a Public Utility Easement. | Improvement Plans | Public Works | |
| 19. | The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers, as assigned by Public Works during the first plan review, shall be added to plans. | Improvement Plans | Public Works | |
| 20. | The Applicant shall comply with the City's Municipal Code Section 12.09.120 regarding any excavation in newly renovated City Streets within five years. | Improvement Plans | Public Works | |
| 21. | The Applicant shall design and improve Elk Grove Boulevard along the project frontage in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Improvement Plans | Public Works | |
| 22. | All water lines shall be located within a public right-of-way or within easements dedicated to the Sacramento County Water Agency (SCWA). Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval | Prior to Improvement Plan Approval | SCWA | |
| 23. | 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. | Improvement Plans | SCWA | |

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| 24. | In order to obtain public sewer service, construction of necessary on-site SASD sewer infrastructure shall be required to serve this project. Sewer layout will be verified during the review of improvement plans, which must be approved before issuance of the building permits. No sewer study is required for this project. | Improvement Plans | Sacramento Area Sewer District (SASD) | |
| 25. | SASD requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by SASD on a case by case basis. During the submission of the improvement plans, the applicant shall demonstrate that this condition is met. | Improvement Plans | Sacramento Area Sewer District (SASD) | |
| 26. | All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that SASD can properly maintain the sewer line. During the submission of the improvement plans, the applicant shall demonstrate that this condition is met. | Improvement Plans | Sacramento Area Sewer District (SASD) | |
| 27. | Prior to issuance of improvement plans, the final design of any slopes shall include benches or modified slopes that would enable the establishment of plant material to the satisfaction of the City. Slopes shall be no steeper than 3:1 grade. | Improvement Plans | Landscape Architect and Planning | |

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| 28. | Prior to issuance of improvement plans, and consistent with Chapter 19.12.200, paving within the critical root zone of trees shall only be allowed under the approval of the City Arborist and porous material shall be used or an alternative design solution implemented. | Improvement Plans | Landscape Architect and Planning | |
| 29. | Prior to approval of improvement plans, the applicant shall submit a revised landscape plan demonstrating that conflicts with parking lot light standards have been resolved. | Improvement Plans | Landscape Architect and Planning | |
| 30. | The preliminary landscape plan shall be updated to be consistent with the Laguna Ridge Specific Plan Design Guidelines. | Improvement Plans | Landscape Architect and Planning | |
| 31. | The preliminary landscape plan shall demonstrate that the parking lot shading meets the standards listed in Chapter 23.54.050 of the City of Elk Grove's Municipal Code. | Improvement Plans | Landscape Architect and Planning | |
| 31a. | Prior to potholing or any excavation near gas transmission facilities, the excavator shall call USA when requesting PG&E to locate and mark gas pipe. The applicant shall request a field meeting with PG&E locator (via the USA comment section) to discuss the proposed work and to confirm PG&E contact number for standby. The PG&E standby person is required to be onsite whenever excavation is within a 5-foot distance from the edge of a pipe. Excavator shall call PG&E (916-386-5153) 48 hours in advance to request inspector standby. | Improvement Plans / Grading | PG&E | |

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| 31b. | <p>Prior to using any power operated equipment, the approximate location of the pipe must first be determined by hand excavation or careful probing. The applicant shall probe at right angles to the pipe at a depth of 24 inches and at spacing no greater than 5 inches. If it is determined that the depth of the pipeline is greater than the initial probing or hand excavation, then excavation by power-operated equipment will be permitted to a depth of 12 inches less than the actual probing or hand dug depth. Hand digging is required within 12 inches from the pipe. PG&E standby shall be present.</p> <p>Should PG&E's gas transmission facilities have the potential to be affected, PG&E requests that improvement plans with accurate potholed depths be sent to PG&E to ensure consistent uses around PG&E's facilities areas prior to any construction activities or heavy grading equipment crossing over PG&E's high pressure gas transmission line.</p> | Improvement Plans / Grading | PG&E | |
| C. Prior to Final Map | | | | |
| 32. | Prior to any Final Parcel Map approval, the Applicant may satisfy their public improvement obligations by entering into a Subdivision Improvement Agreement with the City and by providing adequate financial security (e.g. bonds, letter of credit, etc.). | Final Parcel Map | Public Works | |
| 33. | The Applicant shall dedicate a 12.5-foot public utility easement to the City of Elk Grove within the landscape corridor adjacent to Elk Grove Blvd for overhead and/or underground facilities and appurtenances, where such easements do not already exist, to the satisfaction of Public Works. | Final Parcel Map | SMUD/Public Works | |

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| 34. | No future driveways (other than the approved driveways for this project) shall be permitted along Elk Grove Blvd. The Applicant shall dedicate exclusive access rights (direct vehicular ingress and egress) along Elk Grove Blvd to the satisfaction of Public Works. | Final Parcel Map | Public Works | |
| 35. | The Applicant shall increase the total width of any parking stalls to 11 feet for those stalls that are at a 90° angle to one another. | Final Parcel Map | Public Works | |
| 36. | The Applicant shall dedicate to the City of Elk Grove, a pedestrian easement within the landscape corridor adjacent to the project's Elk Grove Boulevard frontage to the satisfaction of Public Works. | Final Parcel Map | Public Works | |
| 37. | The Applicant shall record a reciprocal access and parking agreement between the parcels of this development and the parcel to the west. The agreement shall, at a minimum, address common area ownership, maintenance, joint access and parking in a manner acceptable to the City of Elk Grove. | Final Parcel Map | Public Works | |
| 38. | Developing this property will require the payment of sewer impact fees (connection fees). Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. | Final Parcel Map | Sacramento Area Sewer District (SASD) | |

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| 39. | Prior to the final map, the project area shall annex into the Street Maintenance Assessment District No. 1 Zone 5 or a Street Maintenance Community Facilities District to fund a portion of the additional costs for long-term roadway maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The application fee for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance Assessments. For further information on this District, see http://www.elkgrovecity.org/finance/assessment-other-dist-info.asp . | Final Parcel Map | Finance | |
| 40. | Prior to final map, the project area shall annex to CFD 2005-1, or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project's fair share of infrastructure and maintenance cost serving the new development. | Final Parcel Map | Finance | |
| D. Prior to Building Permits | | | | |
| 41. | Patio spaces and the walls enclosing them that are located within the protection zone of existing trees shall be designed and constructed with a methodology (e.g., clear span fencing, raised patio decks) approved by the City Arborist and Planning Director. | Prior to Issuance of Building Permit | Landscape Architect and Planning Director | |
| 42. | Prior to the issuance of building permits, this project shall conduct a water use efficiency review and submit the findings in required documentation for the project. | Prior to issuance of Building Permit | SCWA | |
| 43. | Prior to the issuance of building permits, this project shall install efficient cooling systems and re-circulating pumps for fountains and ponds. | Prior to issuance of Building Permit | SCWA | |

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| 44. | Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code. | Prior to issuance of Building Permit | SCWA | |
| 45. | The building permit plans shall show the location of security cameras if they are to be used. | Prior to issuance of Building Permit | Elk Grove Police Department | |
| 46. | The Final Parcel Map shall be completed, approved, and recorded prior to 1 st Building Permit. | Building Permit | Public Works | |
| 47. | The Applicant shall replace all existing handicap ramps adjacent to the project site and other conditioned improvement herein that do not meet current ADA Standards to the satisfaction of Public Works. | Building Permit | Public Works | |
| 48. | The Applicant shall reconstruct any deteriorated curb, gutter, sidewalk and/or pavement along the project's frontage to the satisfaction of Public Works. If pavement replacement is required, the Applicant may be required to grind, overlay, and/or slurry seal per City of Elk Grove Improvement Standards and to the satisfaction of Public Works. | Building Permit | Public Works | |
| 49. | The driveway on Elk Grove Boulevard shall be limited to right-turn movements only. | Building Permit | Public Works | |
| 50. | Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including, but not limited to, speed bumps. | Building Permit | Public Works | |
| 51. | The Applicant shall construct the 36-foot landscape corridor adjacent to Elk Grove Boulevard to the satisfaction of Public Works. | Building Permit | Public Works | |

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| 52. | The Applicant shall remove the existing AC path and construct the 10-foot trail along the project's Elk Grove Boulevard frontages, as shown on the Site Plan and Tentative Parcel Map Exhibit, in accordance to the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The proposed trail shall conform and tie-in to the existing path just east and west of the project site. | Building Permit | Public Works | |
| 53. | Parcel addressing shall be issued by the City after recommendation by CSD Fire Department. | Prior to plan approval | Building Cosumnes Fire Department | |
| 54. | Underground fire service main shall be minimum 10 inch and shall have two points of connection. | Prior to approval of civil plans | Cosumnes Fire Department | |
| 55. | Each building shall be provided with a fire control room. This room shall have an exterior access door, house the fire sprinkler riser and fire control panel, and be provided with emergency illumination. It may also be a common utility (electrical)/fire control room. | Prior to approval of civil plans | Cosumnes Fire Department | |
| <i>E. Prior to Final or Occupancy</i> | | | | |
| 56. | The Applicant shall complete and submit record drawing CDs for all public improvements in accordance with City of Elk Grove Improvement Standards. | Acceptance of Public Improvements | Public Works | |

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| 57. | Landscaping shall meet the requirements of the City's Water Efficient Landscape Section 14.10 of the City's Municipal Code. Specifically, upon completion of the landscape installation the project Landscape Architect shall certify that the installed landscape complies with all City Water Efficient Landscape Ordinance requirements. Certification shall be accomplished by submitting a Certificate of Conformance including an Irrigation Audit performed by Certified Irrigation Auditor on a form provided by the City in addition to any other requirements listed in the Code. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project. | Prior to Final Occupancy | Landscape Architect and Planning | |

Exhibit A: Conditions of Approval

General Information and Compliance Items:

The following items are noted for the Applicant's information and compliance.

Public Works:

The following items are noted for the Applicant's information and compliance.

- a. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.
- b. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- c. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- d. If an access control gate is added at any time in the future the City of Elk Grove Public Works Department shall approve the geometrics of the entry design. (Public Works)
- e. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- f. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- g. Improvement plans shall be approved by Public Works prior to recordation of final map or prior to issuance of the 1st building permit, whichever occurs first. (Public Works)
- h. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- i. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- j. The internal circulation and access shall be subject to the review and approval of Public Works. (Public Works)
- k. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)

Exhibit A: Conditions of Approval

- l. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood pursuant to the Floodplain Management Plan. (Public Works)
- m. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- n. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- o. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the City of Elk Grove Municipal Code Section 16.44 "Land Grading and Erosion Control". The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
- p. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City of Elk Grove Municipal Code Section 16.44 "Land Grading and Erosion Control". If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
- q. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when

Exhibit A: Conditions of Approval

designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)

- r. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
- s. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column. (Public Works)

Fire Department:

The following items are standard fire department comments clearly addressed in policy and guidelines. This information is provided only to clarify the scope of requirements typical for most individual projects. Specific requirements may vary and will be clarified in the plan checking/plan review process prior to each project. The following comments should be included in the Planning/Environmental document report:

- a. Dead-end streets in excess of 150 feet require emergency vehicle turn-around.
- b. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code.
- c. If homes exceeding 3,600 square feet (including garages and covered porches) will be built in this subdivision, additional fire flow analysis of the water system must be conducted. Single-family dwellings 3,601 square feet to 4,800 square feet require 1,750 gpm. Homes 4,801 square feet to 6,200 square feet require 2,000 gpm.
- d. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. Electronic formats can be submitted in either of the following data transfer formats listed below:
 - DXF (Drawing Interchange file) any DXF version is accepted
 - DWG (Applies to AUOCAD drawing file) any AutoCAD DWG version is accepted
- e. Addresses for all lots shall be provided to the Fire Department within sixty (60) days of Fire Department signature of approval for development plans.
- f. No more than 40 building permits shall be issued when a single point of access exists for a subdivision. Since there is no process in place for confirming the sequence in which multiple units are built, the above information should be considered and the Elk Grove CSD Fire Department should be consulted on this matter.

Exhibit A: Conditions of Approval

- g. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure and 1,000 GPM at 20 PSI residual pressure in residential, single-family home areas. 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.
- h. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage.
- i. Fire Department approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Cosumnes CSD Fire Department.
- j. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction.
- k. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation.
- l. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. The following requirements apply:
 - A. Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
 - B. Provide access to all wetland corridors at the end of cul-de-sacs 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 diameters.
 - C. Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
 - D. Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.

SASD Advisories:

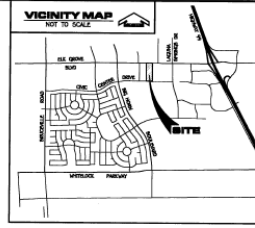
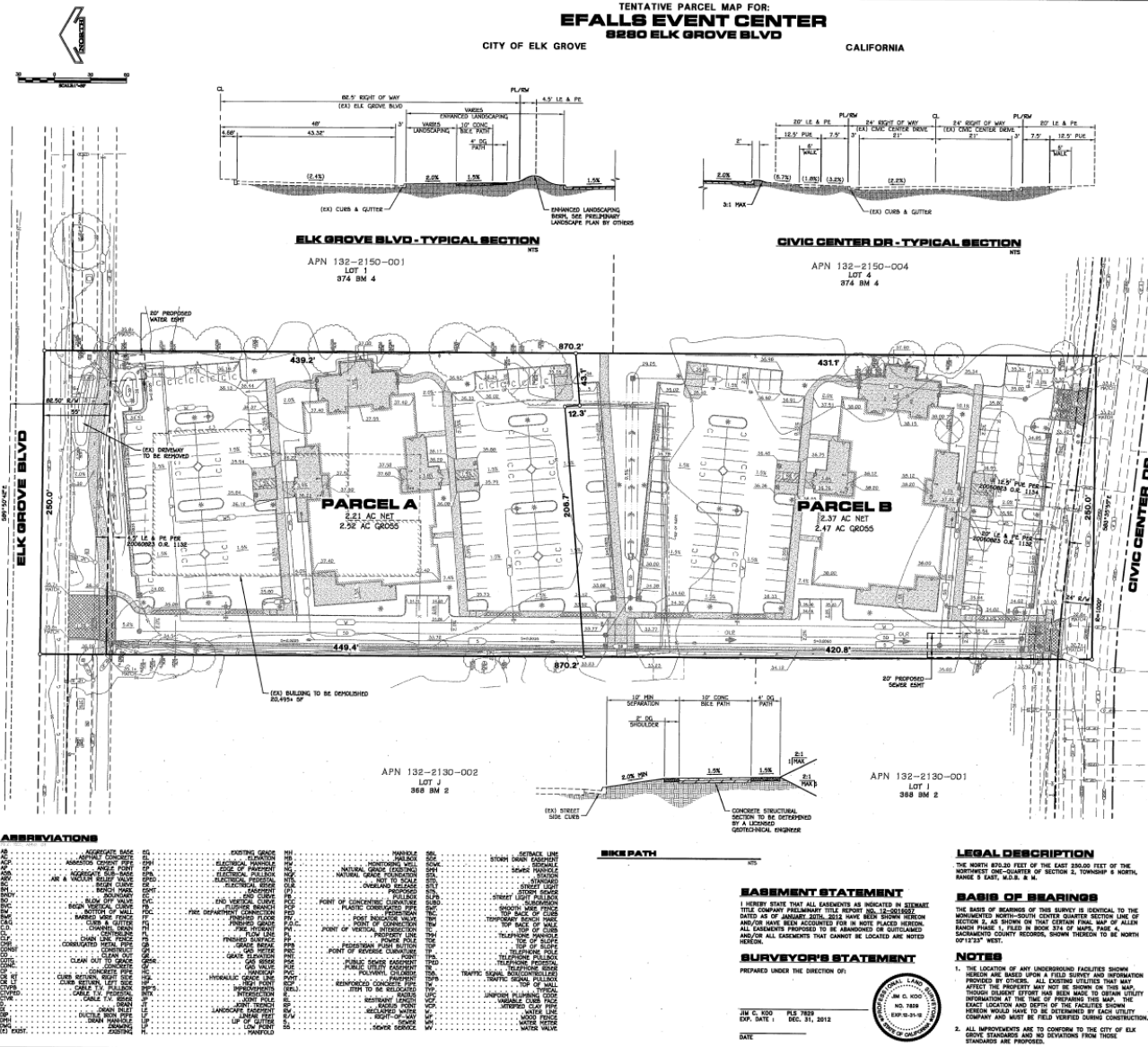
- a. Any use of SASD sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SASD's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved

Exhibit A: Conditions of Approval

in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

- b. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

TENTATIVE PARCEL MAP FOR:
EFALLS EVENT CENTER
8880 ELK GROVE BLVD
CITY OF ELK GROVE CALIFORNIA



GENERAL NOTES
ASSASSORS PARCEL NUMBER 132-2130-003
EXISTING ZONING M-1
PROPOSED ZONING BUSINESS AND PROFESSIONAL OFFICE
OWNER CONNER CURTIS L & LEWIS E NEVA J
ENGINEER BURELL CONSULTING GROUP
DEVELOPER EFALLS CORPORATION
UTILITY DISTRICTS BEWER ELECTRIC GAS TELEPHONE DRAINAGE WATER

NUMBERS OF EXISTING LOTS 1
SIZE OF LOTS 2.37 ACRES
NET ACRES 4.88 ACRES

THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN SURVEYED AND ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

LEGEND
DESCRIPTIONS (P) PROPOSED (E) EXISTING
STORM DRAIN
SANITARY SEWER
METE MAN
FIRE SERVICE
CONCRETE
RIGHT OF WAY LINE
ROADWAY LINE
ELECTRICAL LINE
GAS LINE
TELEPHONE LINE
ADJUT TRENCH
FENCE
WOOD FENCE
WOODPOST BORN FENCE
MAIL
SCHEDULE WITH CURB AND GUTTER
MOBILE CURB FACE
BARBERCUT
HARKLE
SEWER INLET
WATER SERVICE
RETICED WARE SERVICE
POST INDICATOR VALVE
FIRE HYDRANT
FIRE EXPT. CONNECTION
BLOWOFF VALVE
GATE VALVE
BUTTERFLY VALVE
REDUCED PRESSURE
MAXIMUM PRESSURE
DOUBLE DETECTOR
CHECK VALVE
TYPE 'W' STREET LIGHT
TYPE 'T' STREET LIGHT
TRAFFIC LIGHT
TRANSFORMER
POLLAR
FIRE/ALARM SERVICE CAN
UTILITY SERVICE PEDSTAL
UTILITY POLE
CITY WIRE
4 INCH STREET SIGN
SIGN
SIGN LINE
CORNER OF FLOW
FLOWING
SIGNAL
FED ELEVATION
ELEVATION
2:1 SLOPE UNLESS NOTED OTHERWISE
TERRACE TO BE REMOVED
TERRACE TO BE REMOVED

ABBREVIATIONS
CONCRETE GRADE
ELECTRICAL SYMBOLS
FIRE SERVICE
GAS SERVICE
METE MAN
ROADWAY LINE
ELECTRICAL LINE
GAS LINE
TELEPHONE LINE
ADJUT TRENCH
FENCE
WOOD FENCE
WOODPOST BORN FENCE
MAIL
SCHEDULE WITH CURB AND GUTTER
MOBILE CURB FACE
BARBERCUT
HARKLE
SEWER INLET
WATER SERVICE
RETICED WARE SERVICE
POST INDICATOR VALVE
FIRE HYDRANT
FIRE EXPT. CONNECTION
BLOWOFF VALVE
GATE VALVE
BUTTERFLY VALVE
REDUCED PRESSURE
MAXIMUM PRESSURE
DOUBLE DETECTOR
CHECK VALVE
TYPE 'W' STREET LIGHT
TYPE 'T' STREET LIGHT
TRAFFIC LIGHT
TRANSFORMER
POLLAR
FIRE/ALARM SERVICE CAN
UTILITY SERVICE PEDSTAL
UTILITY POLE
CITY WIRE
4 INCH STREET SIGN
SIGN
SIGN LINE
CORNER OF FLOW
FLOWING
SIGNAL
FED ELEVATION
ELEVATION
2:1 SLOPE UNLESS NOTED OTHERWISE
TERRACE TO BE REMOVED
TERRACE TO BE REMOVED

LEGAL DESCRIPTION
THE NORTH 88.00 FEET OF THE EAST 220.00 FEET OF THE NORTHWEST ONE-QUARTER SECTION 2, TOWNSHIP 8 NORTH, RANGE 6 EAST, MERIDIAN 8 N.

BASEMENT STATEMENT
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN STRIKE DATED AS OF JANUARY 2008, 2011, AND 2012 HAVE BEEN REVIEWED AND FOUND TO BE CORRECT AND ACCURATE.

SURVEYOR'S STATEMENT
PREPARED UNDER THE DIRECTION OF:
JIM C. KOO PLS 7827
DATE: DEC. 31, 2013

NOTES
1. THE LOCATION OF ANY UNDERGROUND FACILITIES SHOWN HEREON ARE BASED UPON A FIELD SURVEY AND INFORMATION PROVIDED BY OTHER ALL EXISTING UTILITIES.
2. ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ELK GROVE STANDARDS AND NO DEVIATIONS FROM THESE STANDARDS ARE PROPOSED.

Map information block including:
TENTATIVE PARCEL MAP FOR: EFALLS EVENT CENTER 8880 ELK GROVE BLVD
CITY OF ELK GROVE
BURELL CONSULTING GROUP, INC.
SHEET 1 OF 1

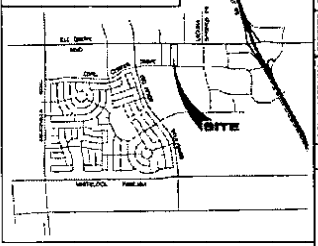
Exhibit B: The Falls of Elk Grove Project Plans

**SITE PLAN EXHIBIT FOR:
THE FALLS OF ELK GROVE
8880 ELK GROVE BLVD**

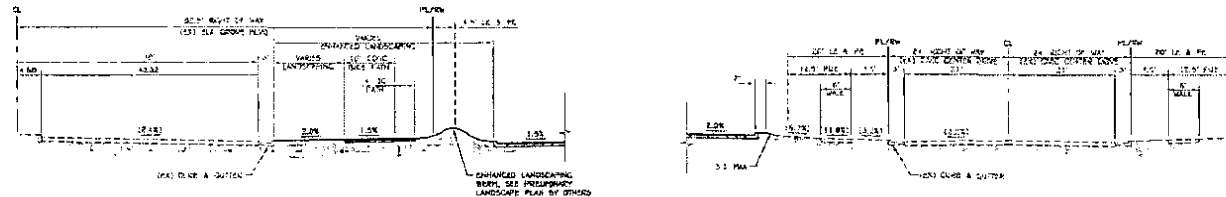
CITY OF ELK GROVE

CALIFORNIA

VICINITY MAP
NOT TO SCALE



| | | |
|------------|---------------------|------------|
| DATE | DESCRIPTION | BY |
| 01/11/2011 | PREPARED FOR PERMIT | DAVID BISH |
| 01/11/2011 | REVISION | DAVID BISH |
| 01/11/2011 | REVISION | DAVID BISH |
| 01/11/2011 | REVISION | DAVID BISH |
| 01/11/2011 | REVISION | DAVID BISH |

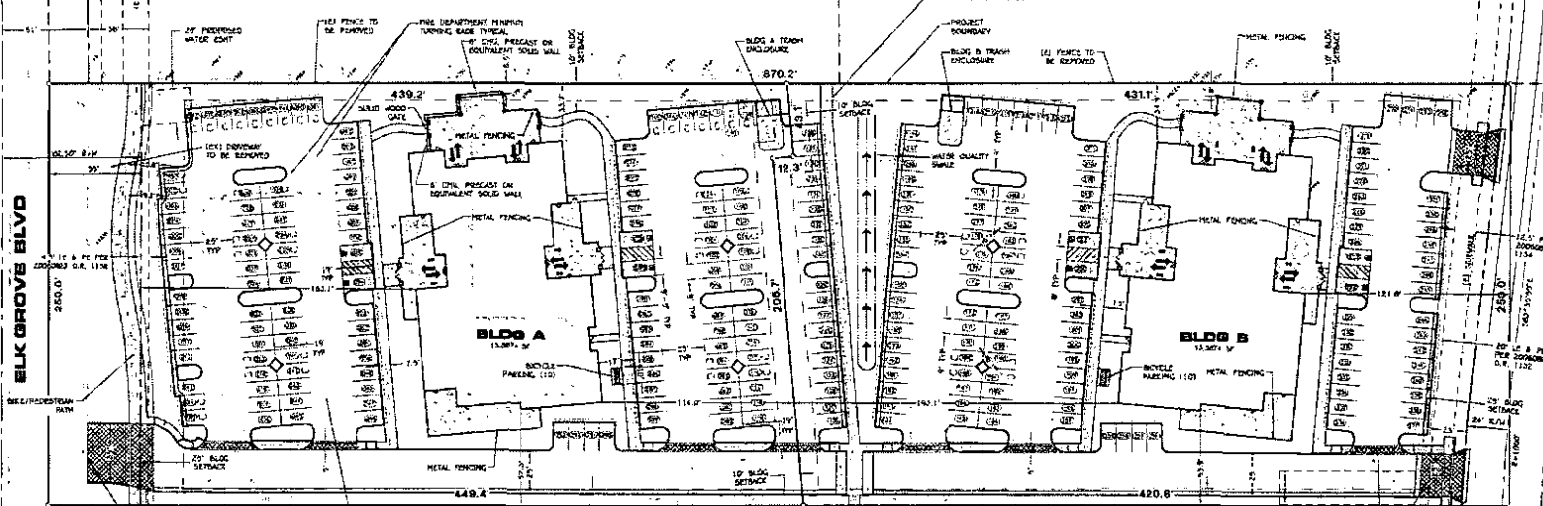


ELK GROVE BLVD - TYPICAL SECTION

CIVIC CENTER DR - TYPICAL SECTION

APN 132-2150-001
LOT I
374 BM 4

APN 132-2150-004
LOT A
374 BM 4



OWNER
DANIEL SUTTS I & LEVIE E HOW J
PO BOX 997
EL GROVE, CA 95754

APPLICANT/DEVELOPER
CONTACT: DAVID BISH
8211 SULLY LOOP WEST SUITE 201
WEST JORDAN UT 84055

ENGINEER
BURRELL CONSULTING GROUP INC.
1301 BENTLEY WAY STE 100
CORVALLIS, OR 97331
PHONE: (503) 755-9990
FAX: (503) 760-8822

ASSESSOR'S PARCEL NUMBER
132-2150-003

TOTAL AREA
4.94 ACRES

PROPOSED PARCEL SUMMARY

PROPOSED PARCEL A
GROSS ACREAGE: 2.54 ACRES
NET ACREAGE: 2.21 ACRES

PROPOSED PARCEL B
GROSS ACREAGE: 2.47 ACRES
NET ACREAGE: 2.21 ACRES

UTILITY REPRESENTATIVES

LAND USE DESIGNATION

BUILDING SETBACKS

BUILDING COVERAGE

CONSUMER COO FIRE DEPARTMENT

DRIVE AISLE WIDTH

LANDSCAPING

PROPOSED PARKING DEMAND

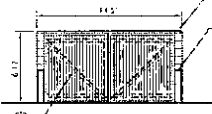
PROPOSED PARKING TYPES

TREE NOTE

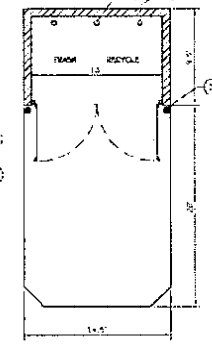
APN 132-2130-002
LOT J
368 BM 2

APN 132-2130-001
LOT I
368 BM 2

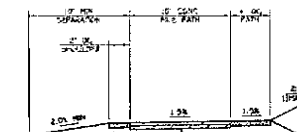
- NOTES**
1. CHU SPLIT FACE
 2. PIPE COLLARS TYP
 3. SLAG MET. COILING TACK WELD EACH FLUTE @ FRAME PAINT TO MATCH THE BUILDING.



FRONT ELEVATION



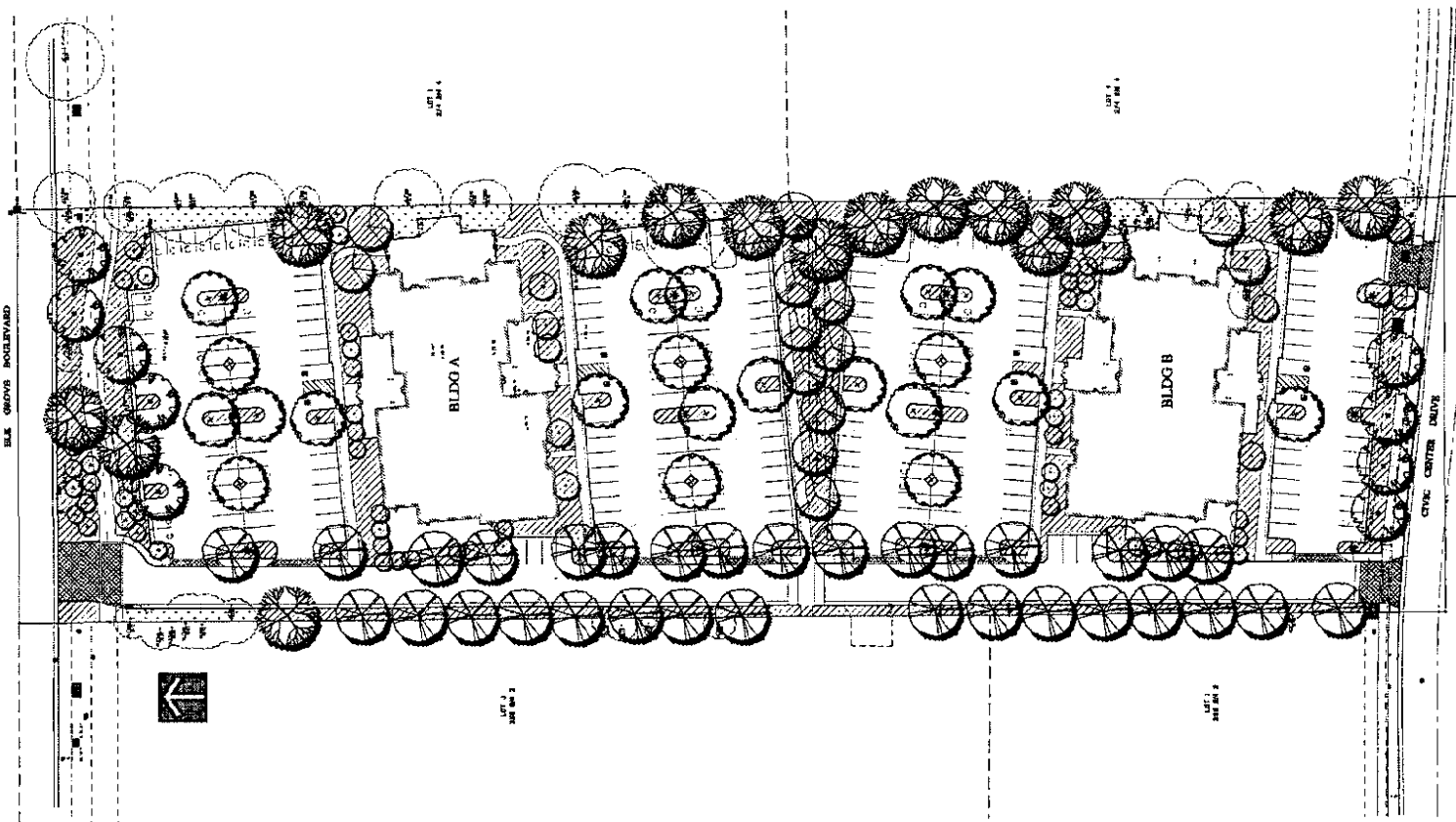
PLAN VIEW



DRAINAGE PATH

BURRELL CONSULTING GROUP, INC.
 1301 BENTLEY WAY STE 100
 CORVALLIS, OR 97331
 (503) 755-9990
 (503) 760-8822

THE FALLS OF ELK GROVE
 8880 ELK GROVE BLVD



PLANT LIST AND LEGEND

| TREE SYMBOL | SYMBOL NAME | SIZE | QUANTITY | WATER USE |
|-------------|---|------------------------|----------|-----------|
| (A) | ARBUUS UNEDO STRANDBERRY TREE | 13 GAL | 20 | LOW |
| (B) | ACER RUBRA 'RED SWAMP' GREENGLASS BLACK MAPLE | 15 GAL | 31 | MED |
| (C) | LACINIASTROBA MEXICA TREE | 24" BOX | 10 | LOW |
| (D) | QUERCUS MOBILE UNIFORM LEAF | 15 GAL | 28 | LOW |
| (E) | NYSSA SYLVATICA TUPEDO | 19 GAL | 6 | MED |
| (F) | PODOCARPUS 'SHALENE' (STD) TERN PINE | 15 GAL | 3 | MED |
| (G) | NYSSA C. 'RED SPINE' RED SPINE PINE | 15 GAL | 2 | MED |
| (H) | QUERCUS ALBIFLORA INTERIOR LIVE OAK | 24" BOX | 8 | LOW |
| (I) | QUERCUS SCROBICATA INTERIOR LIVE OAK | 24" BOX | 15 | LOW |
| (J) | QUERCUS EVERGREEN LILAC | 24" BOX | 22 | MED |
| (K) | EXISTING TREE TO REMAIN | SEE ARCHITECT'S REPORT | --- | --- |
| (L) | EXISTING TREE TO BE REMOVED | SEE ARCHITECT'S REPORT | --- | --- |

PROPOSED SHRUB-BACKGROUND COVER LIST: (Preliminary Submission List)

BACKGROUND OR FOUNDATION SHRUB MATERIAL

| SYMBOL | SYMBOL NAME | COMMON NAME | SIZE | SPACING (IN) | WATER USE |
|--------|---|-------------|-------|--------------|-----------|
| (M) | EVERGREEN LARGE SHRUBS TO 8'-0" USED FOR REDUCING HEADING MASS OR SCREENING | | | | |
| (N) | PROPOSED SHRUB AND GRASSING COVER AREAS | | | | |
| (O) | ARCTOSTAPHYLOS SPP | MANRANIA | 5 GAL | 4'-0" | LOW |
| (P) | SPONTOANEA SPP | NON | 5 GAL | 4'-0" | LOW |
| (Q) | SHRUBS 'EYE COSE' | GOFFEBERRY | 5 GAL | 4'-0" | MED |
| (R) | SHRUBS 'EYE COSE' SP | HYDRANGEA | 5 GAL | 4'-0" | LOW |
| (S) | VERBENA TRAIL SPRING SQUOOSH | HYDRANGEA | 5 GAL | 4'-0" | LOW |

SCREENING SHRUB MATERIAL

| SYMBOL | SYMBOL NAME | COMMON NAME | SIZE | SPACING (IN) | WATER USE |
|--------|--|-----------------------|-------|--------------|-----------|
| (T) | EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0" USED FOR 'PERMANENT' PLANT MATERIAL | | | | |
| (U) | SCREENING SHRUBS TO 4'-0" USED FOR 'PERMANENT' PLANT MATERIAL | | | | |
| (V) | SHRUBS SPP | PERMANENT BUSH | 5 GAL | 4'-0" | MED |
| (W) | HYDRANGEA MOERHOUZI | WILD FLOWERS | 5 GAL | 4'-0" | MED |
| (X) | HYDRANGEA 'WINDY'S DWARF' | WINDY'S DWARF TOBACCO | 5 GAL | 4'-0" | MED |
| (Y) | PRUNUS C. 'COMPACT' | LEAFLET CHERRY | 5 GAL | 4'-0" | MED |
| (Z) | HYDRANGEA 'MIDNIGHT' | LEAFLET CHERRY | 5 GAL | 4'-0" | MED |
| (AA) | HYDRANGEA 'MIDNIGHT' | HEAVENLY BARBADO | 5 GAL | 4'-0" | LOW |

ACCENT SHRUB MATERIAL

| SYMBOL | SYMBOL NAME | COMMON NAME | SIZE | SPACING (IN) | WATER USE |
|--------|---|------------------------|-------|--------------|-----------|
| (AB) | EVERGREEN OR PERENNIAL SHRUBS TO 3'-0" SOMETIMES LARGER, USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGHOUT BUILDING LEAF COLOR | | | | |
| (AC) | ACCENT SHRUBS TO 3'-0" SOMETIMES LARGER, USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGHOUT BUILDING LEAF COLOR | | | | |
| (AD) | BERBERIS 'GARDEN PYRAM' | DWARF BARBERRY | 5 GAL | 18" x 4" | MED |
| (AE) | CALLISTEMON V. 'LITTLE JOHN' | LITTLE JOHN BATTLESHIP | 5 GAL | 18" x 4" | MED |
| (AF) | PHORADENDRON 'LENA' | NEW ZEALAND FLAG | 5 GAL | 18" x 4" | MED |
| (AG) | MANCINI 'HARDY DWARF' | DWARF MARY BAMBINO | 5 GAL | 18" x 4" | MED |
| (AH) | LYRIS SPP | LYRIS | 5 GAL | 18" x 4" | MED |
| (AI) | DIETES SPP | FOURTH OF JULY | 5 GAL | 18" x 4" | MED |
| (AJ) | HEBE 'MARGOLIS HYBRID' | DAVALL'S | 5 GAL | 18" x 4" | MED |
| (AK) | LANCANGULA SP | LANCANGULA | 5 GAL | 18" x 4" | LOW |

VEGETAL ECOSYSTEMS MATERIAL

| SYMBOL | SYMBOL NAME | COMMON NAME | SIZE | SPACING (IN) | WATER USE |
|--------|---|----------------------|-------|--------------|-----------|
| (AL) | PERENNIAL GRASSES (AS EVALUATED TO 2'-0" USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGHOUT BUILDING LEAF COLOR OR EXTENSIVE COVER) | | | | |
| (AM) | PERENNIAL GRASSES (AS EVALUATED TO 2'-0" USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGHOUT BUILDING LEAF COLOR OR EXTENSIVE COVER) | | | | |
| (AN) | CORNUS STOLONIFERA | RED TWIN DOGWOOD | 5 GAL | 3'-0" | MED |
| (AO) | FESTUCA RUBRA | RED FESCUE | 5 GAL | 18" x 4" | MED |
| (AP) | JANUS SPP | PURSH | 5 GAL | 2'-0" | MED |
| (AQ) | LAPPACE BRIDGES | WHITING LUPINE | 5 GAL | 2'-0" | MED |
| (AR) | MARITIMA REFLECTA | CRISTATA BROOM GRASS | 5 GAL | 3'-0" | MED |

STREET & PARKING TREES

MIN 12" DBH AND 8'-0" HGT. - 5% OF ALL STREET PARKING TREES TO BE CHERRY

TOTAL # OF STREET/PARKING TREES = 43 TREES/PLANTING TREES (INCL. 2 EX. TREES)

MIN 18" DBH AND 10'-0" HGT. - 10% TREES

TOTAL # OF CHERRY TREES PROVIDED = 10 TREES

TOTAL # OF CHERRY TREES PROVIDED = 33 TREES OF SIZE

SITE TREES

MIN 12" DBH AND 8'-0" HGT. - 5% OF ALL TREES ON SITE TO BE MIN. 24" DBH

TOTAL # OF SITE TREES = 156 TREES

TOTAL # OF 24" BOX OR LARGER TREES REQUIRED = 57 TREES

TOTAL # OF 24" BOX OR LARGER TREES PROVIDED = 55 TREES OF SIZE

OAK TREE CALCULATIONS

MIN 12" DBH AND 8'-0" HGT. - 5% OF ALL TREES ON SITE TO BE MIN. 24" DBH

TOTAL # OF OAK TREES PROVIDED = 33 TREES OF SIZE

SHADE CALCULATIONS

TOTAL SHADY AREA = 71,820 SF

TOTAL SHADE REQUIRED (20%) = 14,364 SF

TOTAL SHADE PROVIDED (20%) = 14,378 SF

VEGETATION

| AREA | VEGETATION | AREA (SQ FT) | VEGETATION | AREA (SQ FT) |
|----------------------|------------|--------------|------------|--------------|
| 100% | 0 | 257 | 0 | 0 |
| 75% | 0 | 831 | 306 | 306 |
| 50% | 0 | 177 | 306 | 306 |
| 25% | 0 | 177 | 306 | 306 |
| TOTAL SHADE PROVIDED | | | 3,078 | 3,078 |

CONTRACTOR'S TABLE - FALLS PROPERTY

| TREE | INDICATED USES | STATUS | REMARKS | DATE/TIME | BY |
|------|----------------|--------|---------|-----------|----|
| | | | | | |

THE FALLS OF ELK GROVE
8280 ELK GROVE BLVD., ELK GROVE, CA

PRELIMINARY LANDSCAPE PLAN

DATE: 12.02.13

FUHRMAN LEAMY

7200 Central Expressway, Suite 100, El Dorado Hills, CA 95624

PH: 916.437.1000 FAX: 916.437.1001

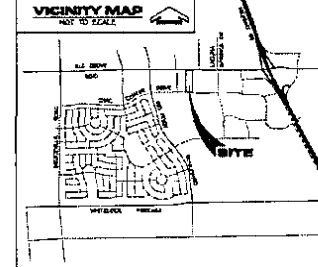
WWW.FUHRMANLEAMY.COM

PL1

PRELIMINARY DRAINAGE EXHIBIT FOR:
THE FALLS OF ELK GROVE
 8880 ELK GROVE BLVD

CITY OF ELK GROVE

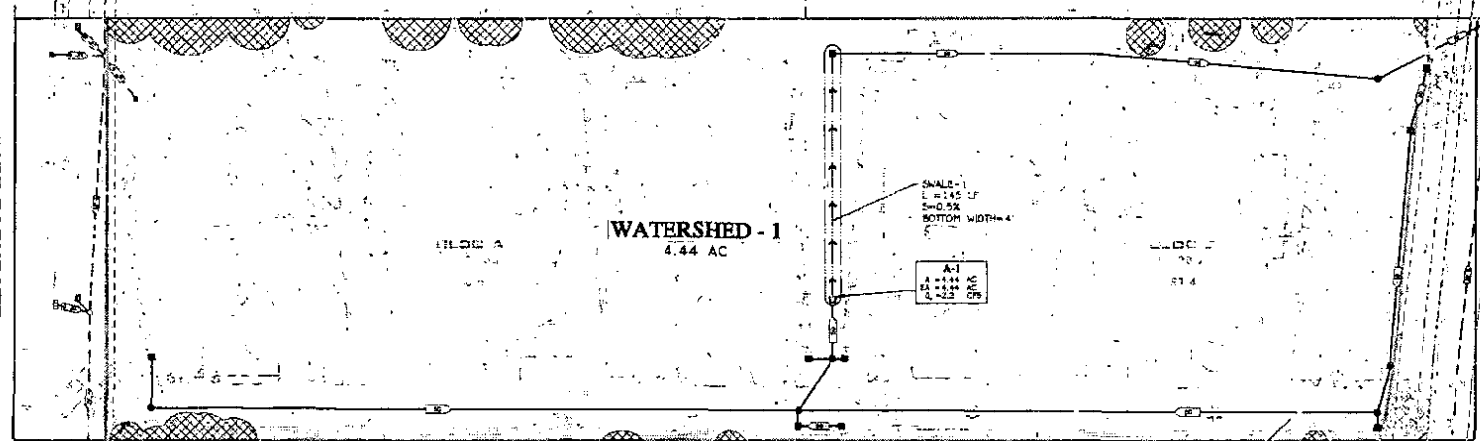
CALIFORNIA



GRADE INFORMATION FROM "WETLE FLOOD DRAINAGE SHED MAP FOR LAGUNA EDGE MAJOR ROADWAY CORRIDOR PREPARED BY WOOD BOCKERS, DATED APRIL, 2003."

APN 132-2180-001

APN 132-2180-004



LEGEND

| DESCRIPTION | (1) PROPOSED | (2) EXISTING |
|--------------------------|--------------|--------------|
| CENTERLINE | --- | --- |
| EDGE OF WAY LINE | --- | --- |
| BOUNDARY LINE | --- | --- |
| PAVE | --- | --- |
| WALL | --- | --- |
| SEWER/ DRAIN AND DUCTILE | --- | --- |
| MANHOLE | --- | --- |
| STREET DRAIN | --- | --- |
| MANHOLE | --- | --- |
| DRAIN DETENT | --- | --- |
| SEWER TRENCH | --- | --- |
| SHALE | --- | --- |
| FLOW DIRECTION | --- | --- |
| MATCHED SECTION | --- | --- |
| WOF | --- | --- |
| WATER QUALITY FLOW | --- | --- |
| PERMITS CONTACT LENGTH | --- | --- |
| EASTING TREE CANOPY | --- | --- |
| CREDIT AREA | --- | --- |

WATER QUALITY TREATMENT CONTROLS

RELEASE CONTROL:
 STORM DRAIN MESSAGE AND SIGN. SEE DETAIL THIS SHEET.

RUNOFF REDUCTION
 INTERCEPTOR TRENCH: 61 DECIDUOUS TREES @ 100 SF = 6.14 AC CREDIT
 90 EVERGREEN TREES @ 200 SF = 0.44 AC CREDIT
 EXISTING TREE CANOPY @ 0.10 LF = 0.10 AC CREDIT
 TOTAL RUNOFF REDUCTION = 2.68 AC CREDIT

TREATMENT CONTROL
 (WOF) BASED CONTROL REQUIRED:

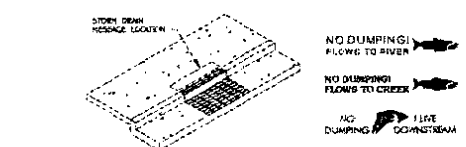
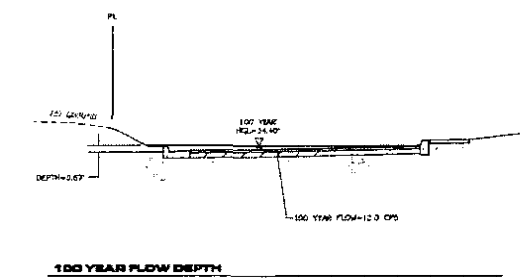
VEGETATED SWALES: C = 0.80 LF = 0.19 IMP./FOOT
 MAX. FLOW DEPTH = 4" @ 1" PER 100 LF
 1 PAIR = 10 ACRES PER SWALE

| TITLE | AREA | SWALE | WOF | L ₁ | L ₂ |
|----------------|---------|-------|----------|----------------|----------------|
| WATERSHED - 1 | 4.44 AC | | | | |
| RUNOFF CREDIT | 0.48 AC | | | | |
| TREATMENT AREA | 3.96 AC | 1 | 0.54 CFS | 101 LF | 0.24 FPD |

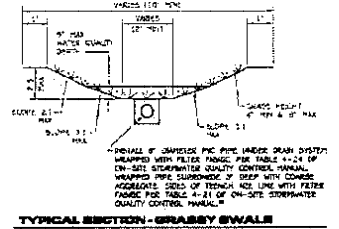
- DESIGNER'S NOTES**
- THIS PROJECT IS LOCATED WITHIN THE LAGUNA EDGE SPECIFIC PLAN AREA. A DRAINAGE MASTER PLAN WAS DEVELOPED BY WOOD BOCKERS AND WAS APPROVED BY THE CITY OF ELK GROVE.
 - DESIGN RUNOFF WAS CALCULATED USING THE WETLE FIGURE 2-5 OF THE MICHIGAN COUNTY MASTER DRAINAGE PLAN AND THE EXISTING DRAINAGE FACILITIES IN ONE CONTROL DRAIN HAVE BEEN DESIGNED TO INCLUDE CAPACITY FOR COMMERCIAL DEVELOPMENT OF THE SUBJECT PROPERTY.
 - THE OVERLAND RELEASE POINT IS CONSISTENT WITH THE DRAINAGE MASTER PLAN AND COVERED UNDER "BACKGROUND" METHOD FOR 100 YEAR DRAINAGE SHED MAP FOR LAGUNA EDGE MAJOR ROADWAY.

APN 132-2130-002

APN 132-2180-003



- NOTES:**
- STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A MANNER AS TO PROVIDE A CLEAR, USABLE SPACE.
 - STORM DRAIN MESSAGE SHALL BE PERMANENTLY APPLIED DURING THE CONSTRUCTION OF THE CURB AND GUTTER WORK, AS REVIEWED BY THE LOCAL AGENCY.
 - FOR AREA DRAIN MARKINGS, STORM DRAIN MESSAGE SHALL BE PLACED ADJACENT AND PARALLEL TO THE LONG AXIS OF THE DRAIN.
 - LETTERS SHALL BE 1-1/2" IN HEIGHT. DIMENSIONS OF STORM DRAIN MESSAGE SHALL NOT EXCEED 12" X 12".
 - IF THE MESSAGE IS STAMPED IN CONCRETE, THE DEPTH SHOULD BE APPROXIMATELY 0.17".
 - IF AN ALTERNATIVE STORM DRAIN MESSAGE IS PROPOSED, IT SHALL BE APPROVED BY THE LOCAL AGENCY.



TYPICAL SECTION - GRASSY SWALE
 *SEEDS UNDER DRAIN ONLY REQUIRED ON SWALES 5'-10'

PRELIMINARY DRAINAGE EXHIBIT FOR THE FALLS OF ELK GROVE 8880 ELK GROVE BLVD

BURRELL CONSULTING GROUP, INC.

DATE: 08/12/08

SHEET 1 OF 1

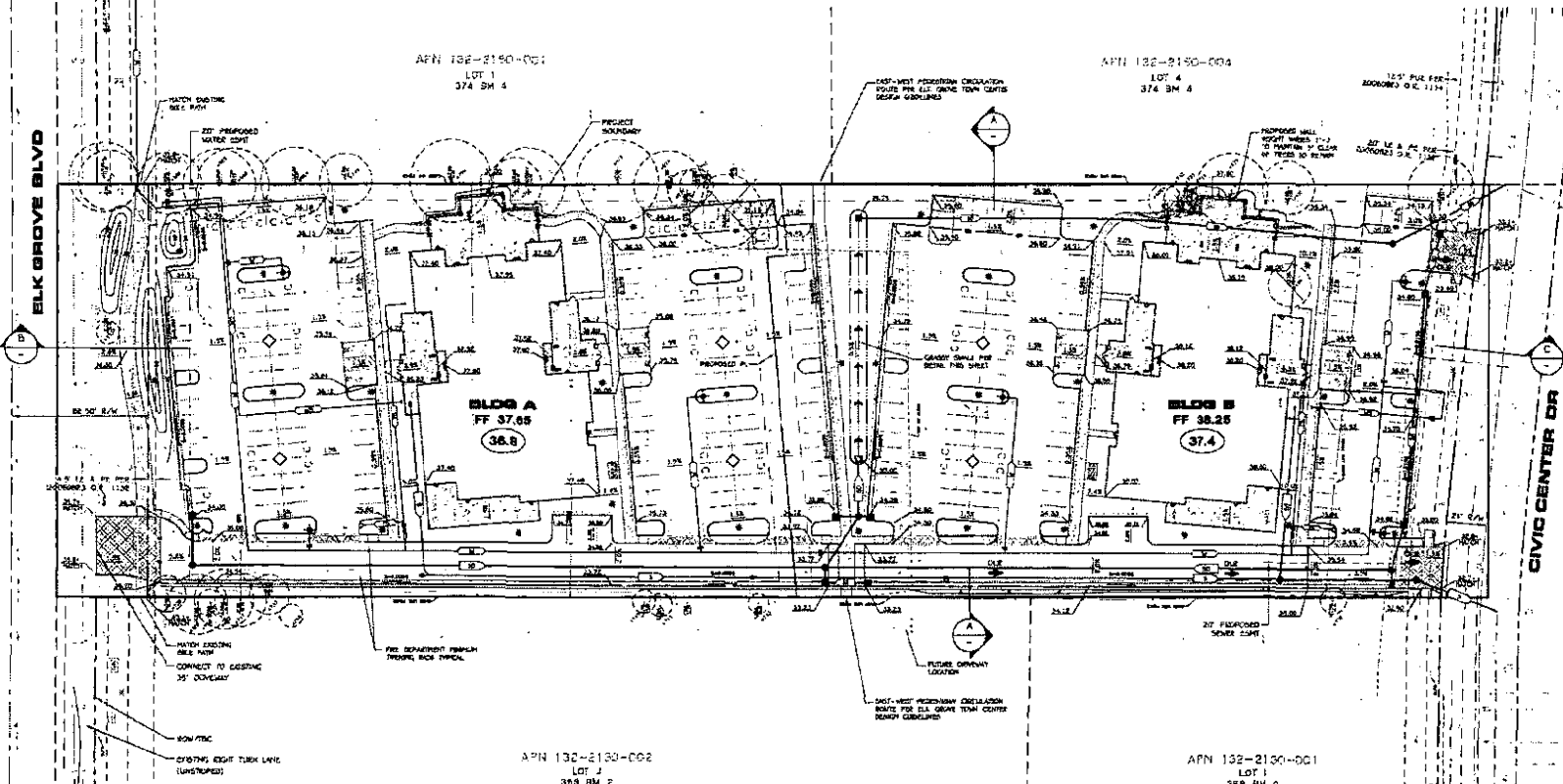
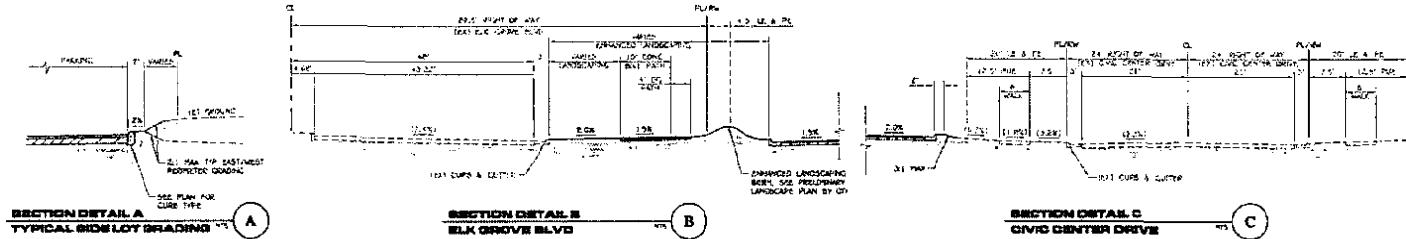
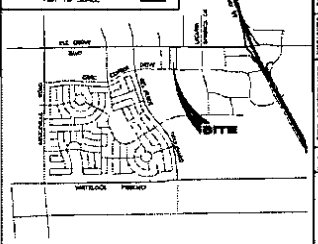
DATE: 08/12/08

PRELIMINARY GRADING AND UTILITY PLAN FOR:
THE FALLS OF ELK GROVE
 8880 ELK GROVE BLVD

CITY OF ELK GROVE

CALIFORNIA

VICINITY MAP

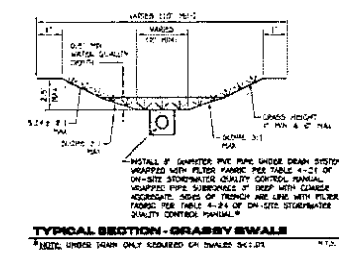
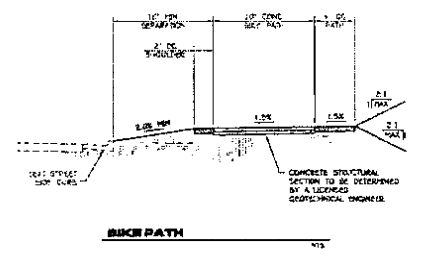


LEGEND

| DESCRIPTIONS | (P) PROPOSED | (E) EXISTING |
|---|--------------|--------------|
| STORM DRAIN | --- | --- |
| SEWER DRAIN | --- | --- |
| WATER MAIN | --- | --- |
| FIRE SERVICE | --- | --- |
| CENTERSHIFT | --- | --- |
| WIDTH OF WAY LINE | --- | --- |
| BOUNDARY LINE | --- | --- |
| ELECTRICAL LINE | --- | --- |
| Gas LINE | --- | --- |
| TELEPHONE LINE | --- | --- |
| JOINT TRENCH | --- | --- |
| FENCE | --- | --- |
| WOOD FENCE | --- | --- |
| WEDGED IRON FENCE | --- | --- |
| WALL | --- | --- |
| SEWERAL WITH CURB AND GUTTER | --- | --- |
| VARIABLE CURB FACE | --- | --- |
| BARBICUE | --- | --- |
| MANHOLE | --- | --- |
| SEWER INLET | --- | --- |
| SEWER CLEANOUT | --- | --- |
| WATER SOURCE | --- | --- |
| RESTORED WATER SERVICE | --- | --- |
| MUST INDICATE VALVE | --- | --- |
| TREE HYDRANT | --- | --- |
| ONE DEPT. CONNECTION | --- | --- |
| BLOWOFF VALVE | --- | --- |
| GATE VALVE | --- | --- |
| BUTTERFLY VALVE | --- | --- |
| REDUCED PRESSURE BACKFLOW PREVENTOR | --- | --- |
| DOUBLE DETECTOR CHECK | --- | --- |
| TYPE 'A' STREET LIGHT | --- | --- |
| TYPE 'E' STREET LIGHT | --- | --- |
| TRAFFIC LIGHT | --- | --- |
| TRANSFORMER | --- | --- |
| PEDESTAL & SERVICE CABLE | --- | --- |
| UTILITY SERVICE PEDESTAL | --- | --- |
| UTILITY POLE | --- | --- |
| CON. SIGN | --- | --- |
| 4" DIAM. STREET SIGN | --- | --- |
| SEPT. | --- | --- |
| ROCK LINE | --- | --- |
| ORIGIN OF FLOW | --- | --- |
| SHALE | --- | --- |
| MFG. ELEVATION | --- | --- |
| ELEVATION | --- | --- |
| 2:1 SLOPE UNLESS NOTED OTHERWISE | --- | --- |
| TREE TO BE REMOVED | --- | --- |
| TREE TO REMAIN, CONDUCT TEMPORARY FENCE | --- | --- |
| OVERLAP RELEASE PATH | --- | --- |
| TREE PROTECTED SOME ROOMS FOR IMPROVEMENT | --- | --- |

ABBREVIATIONS

| | | | | | | | | | |
|-----|------------------|----|------------------------|----|------------------|----|------------------|---------|-------------|
| AP | APPROXIMATE BASE | CC | CONCRETE | CH | CHIMNEY | HW | HANDHOLE | SL | SEWER LINE |
| AS | ASBESTOS | CL | CLAY | CM | CONCRETE MASONRY | IS | IRON | SD | SEWER DRAIN |
| ASB | ASBESTOS | CU | CUPROUS | EN | ELECTRICAL | MC | MASONRY | SP | SEWER PILE |
| ASB | ASBESTOS | DI | DIPLOMAT | FR | FIRE | ME | METAL | ST | STREET |
| ASB | ASBESTOS | DR | DRUM | GR | GRASS | ML | MILK | TR | TRENCH |
| ASB | ASBESTOS | EL | ELECTRICAL | PL | PLASTER | NS | NATURAL GAS | UT | UTILITY |
| ASB | ASBESTOS | EM | EMERALD | PR | PRECAST | OG | OPEN GRADE | VA | VALVE |
| ASB | ASBESTOS | EP | EPOXY | RD | ROAD | OR | OPEN | VE | VENT |
| ASB | ASBESTOS | ES | ELECTRICAL SERVICE | RO | ROOF | OS | OPEN | VI | VIEW |
| ASB | ASBESTOS | ET | ELECTRICAL TRENCH | RS | RESTROOM | OT | OPEN TRENCH | VO | VENT |
| ASB | ASBESTOS | EU | ELECTRICAL UNDERGROUND | RT | REST | OU | OPEN UNDERGROUND | VS | VIEW |
| ASB | ASBESTOS | EV | ELECTRICAL VALVE | RU | RUBBER | OV | OPEN VALVE | VT | VENT |
| ASB | ASBESTOS | EW | ELECTRICAL WIRE | RV | RUBBER VALVE | OW | OPEN WOOD | VT | VENT |
| ASB | ASBESTOS | EX | EXPOSED | SA | SAND | OX | OPEN | VT | VENT |
| ASB | ASBESTOS | FX | EXPOSED | SB | SHALE | OX | OPEN | VT | VENT |
| ASB | ASBESTOS | FY | FIRE YARD | SC | SLATE | OX | OPEN | VT | VENT |
| ASB | ASBESTOS | FZ | FIRE ZONE | SD | SHALE DRAIN | OX | OPEN | VT | VENT |
| ASB | ASBESTOS | G1 | GRAVEL | SE | SEWER | OX | OPEN | VT | VENT |
| ASB | ASBESTOS | G2 | GRAVEL | SH | SHALE | OX | OPEN | VT </tr | |



RAINFALL SUMMARY

| | |
|--------------------------|------|
| 1. GRAVING ASSUMPTIONS | |
| A. SITE SLOPING | 1:10 |
| B. BUILDING FAN INCREASE | 1:10 |
| C. CONNECTION | 1:10 |
| D. SLOPE | 1:10 |
| E. MAN VALVE CUT | 1:10 |
| F. MAN VALVE FILL | 1:10 |
| G. TOTAL COEFF | 1:10 |

NOTES:

- THIS PRELIMINARY GRADING PLAN IS SEPARATE ONLY. IT IS INTENDED TO BE USED IN CONJUNCTION WITH THE PRELIMINARY GRADING, CONCRETE AND THE FINISHING GRADING AND PAVEMENT PLANS.
- ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
- A LEGAL PAVERS AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.
- ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ELK GROVE STANDARDS AND NO DEVIATIONS FROM THESE STANDARDS ARE PERMITTED.

PRELIMINARY GRADING AND UTILITY PLAN FOR
THE FALLS OF ELK GROVE
 8880 ELK GROVE BLVD

APN 132-2130-001
 LOT 4
 374 SQ. M.

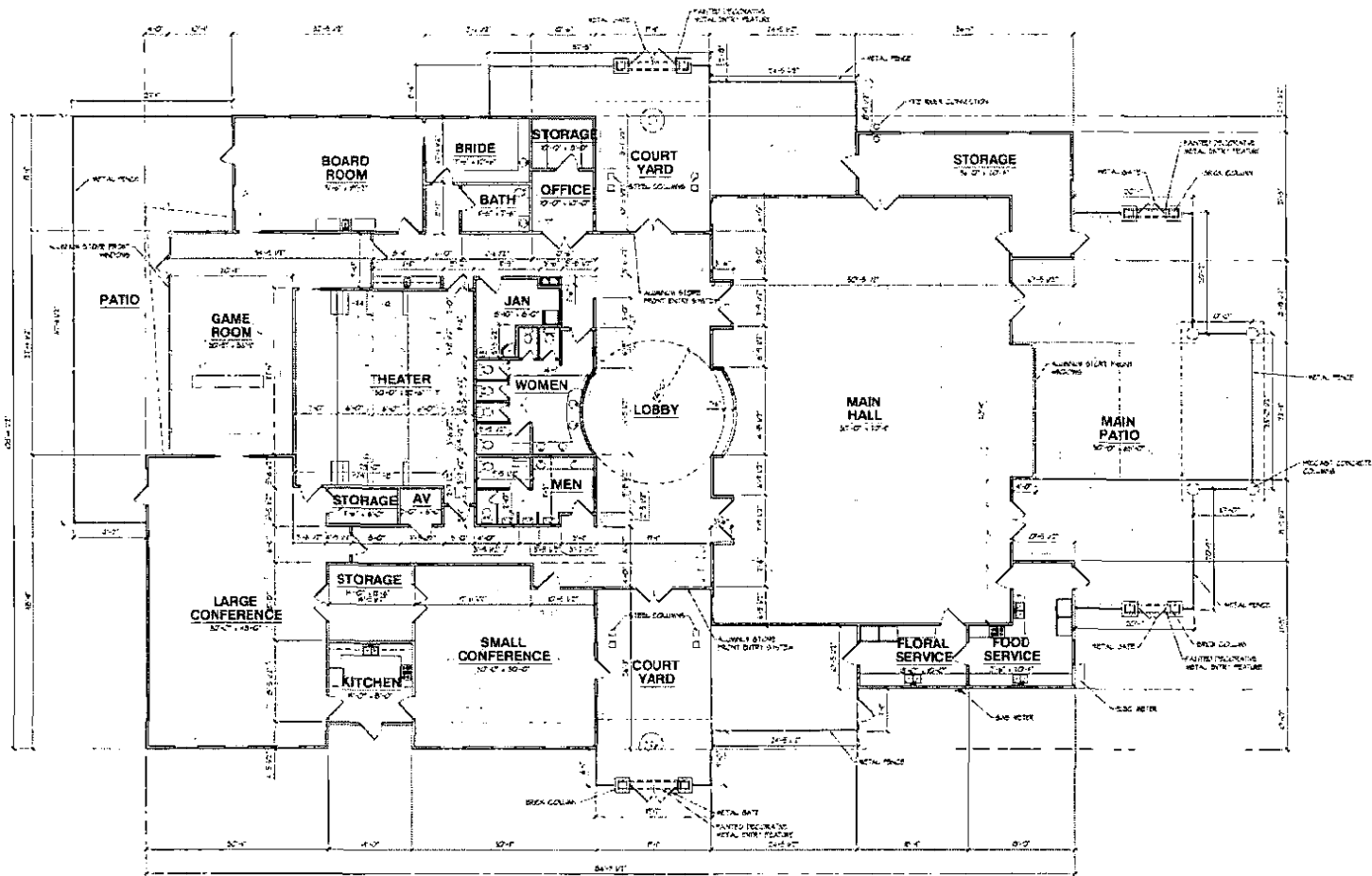
APN 132-2130-004
 LOT 4
 374 SQ. M.

APN 132-2130-002
 LOT 2
 369 SQ. M.

APN 132-2130-001
 LOT 1
 580 SQ. M.

BURRELL CONSULTING GROUP, INC.

DATE: 10/15/2024
 DRAWN BY: J. BURRELL
 CHECKED BY: J. BURRELL
 DESIGNED BY: J. BURRELL
 PERMITTED BY: J. BURRELL
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1
 408 PLS. 21-02-001



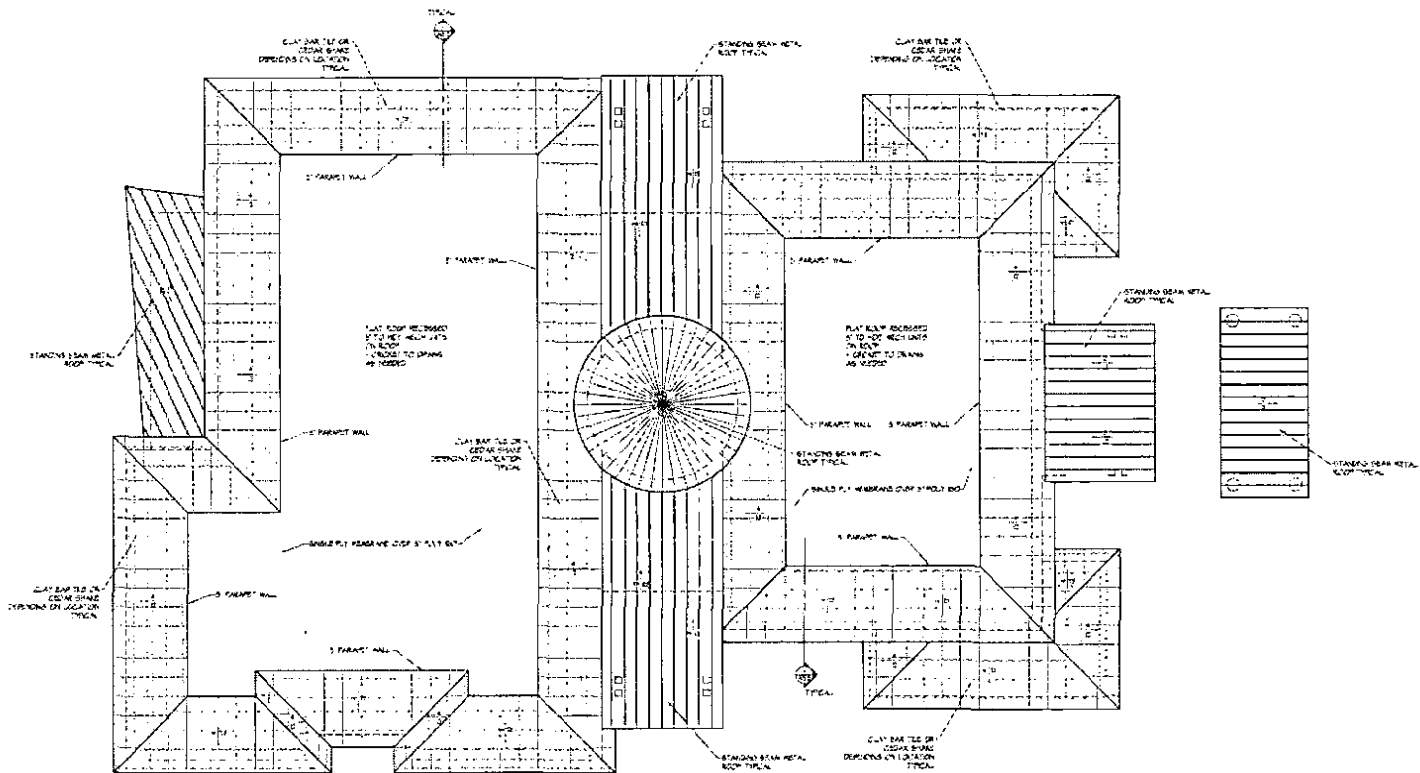
CONSULTANT:
 CONTRACTOR:

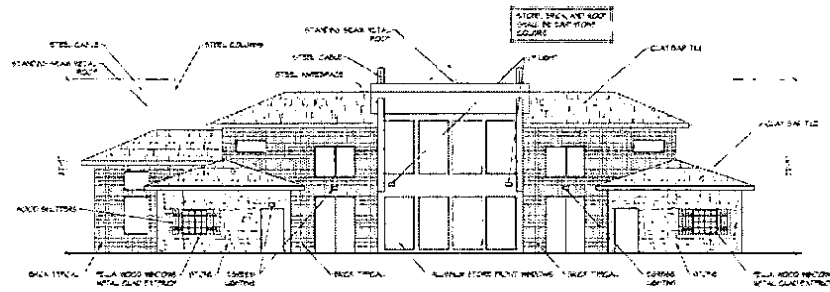
PROJECT NAME
THE FALLS OF ELK GROVE
 8280 ELK GROVE BLVD
 ELK GROVE, CALIFORNIA

DATE: 25 MARCH 2012
 PROJECT # 112

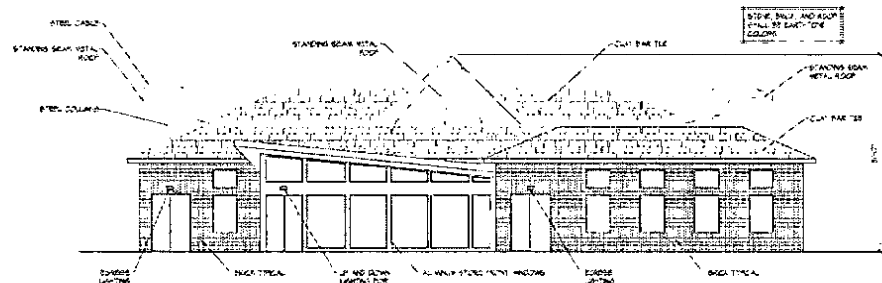
DRAWING NAME
FLOOR PLAN

| | |
|-------------|---------------|
| DRAWN BY: | RS |
| CHECKED BY: | AS |
| DATE: | 25 MARCH 2012 |
| PROJECT #: | 112 |

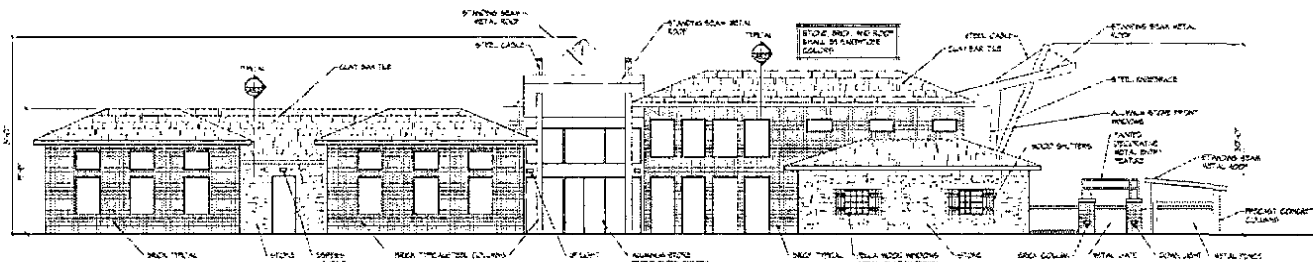




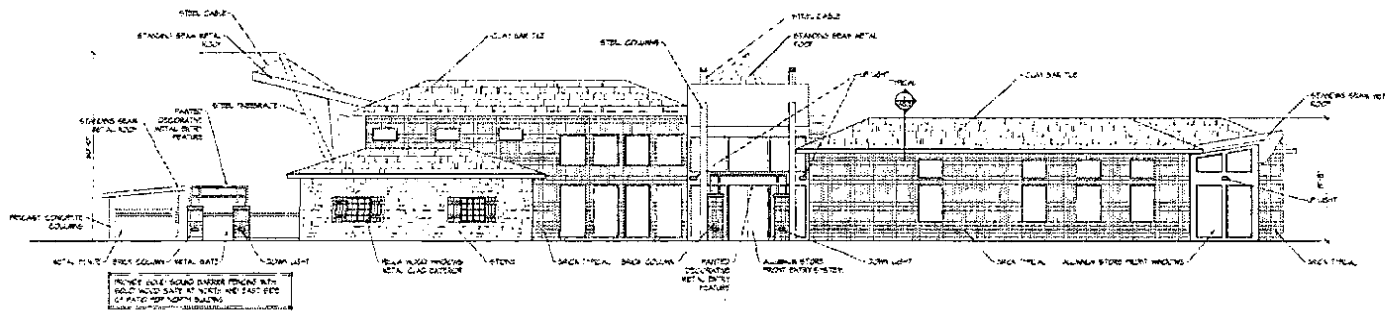
BUILDING "A" EAST - BUILDING "B" EAST (MIRROR) 4



BUILDING "A" WEST - BUILDING "B" WEST (MIRROR) 3



BUILDING "A" SOUTH - BUILDING "B" NORTH (MIRROR) 2



BUILDING "A" NORTH - BUILDING "B" SOUTH (MIRROR) 1

CONTRACTOR

CONTRACTOR

PROJECT NAME:
THE FALLS OF ELK GROVE
8280 ELK GROVE BLVD
ELK GROVE, CALIFORNIA

REVISIONS AND SPECIFICATIONS UP TO ALL AREAS TO BE BUILT

NOT FOR CONSTRUCTION AND ALL SPECIFICATIONS SHALL BE SUBJECT TO CHANGE UP TO 90 DAYS PRIOR TO PROJECT COMMENCEMENT FOR PROJECT REVISIONS AND SPECIFICATIONS UP TO ALL AREAS TO BE BUILT

SCALE

DRAWING NAME:
ELEVATIONS

DRAWN BY: RA
CHECKED BY: AS
DATE: 25 MARCH 2014
PROJECT #: 1122

A5.1
8

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
**THE FALLS OF
 ELK GROVE**
 8280 ELK GROVE BLVD
 ELK GROVE, CALIFORNIA

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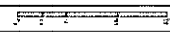
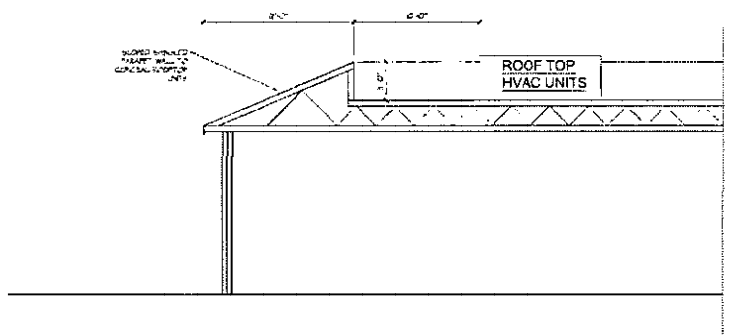
SEAL:

DRAWING NAME:

ROOFTOP UNIT SECTION

DRAWN BY: AH
 CHECKED BY: AS
 DATE: 20 MARCH 2012
 PROJECT #: 1122

A5.2





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SPRINGVILLE, UT 84663
(801) 704-9551



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CONSULTANT:

CONTRACTOR:

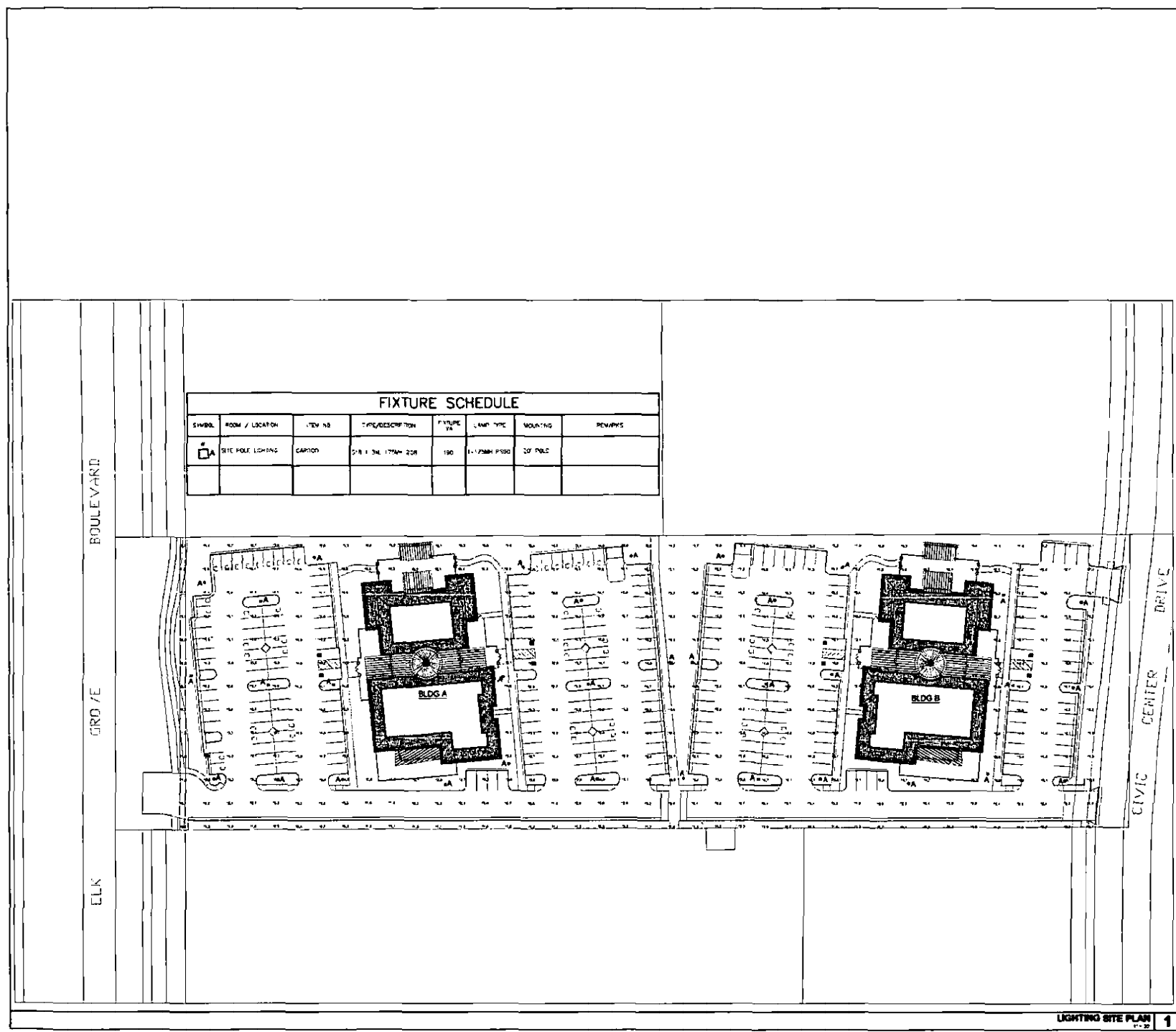
PROJECT NAME:
**THE FALLS OF
 ELK GROVE**
 4230 ELK GROVE BLVD
 ELK GROVE, CALIFORNIA

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 SEAL

DRAWING NAME
**LIGHTING
 SITE PLAN**

DRAWN BY: AS
 CHECKED BY: AS
 DATE: 20 MARCH 2012
 PROJECT #: 1122

LP1.1



LIGHTING SITE PLAN 1

CITY OF ELK GROVE
THE FALLS OF ELK GROVE PROJECT
LAGUNA RIDGE SPECIFIC PLAN FINAL EIR ADDENDUM

SCH# 2000082139

Prepared by:

CITY OF ELK GROVE
PLANNING DEPARTMENT
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758

APRIL 2012

CITY OF ELK GROVE
THE FALLS OF ELK GROVE PROJECT
LAGUNA RIDGE SPECIFIC PLAN FINAL EIR ADDENDUM

SCH# 2000082139

Prepared by:

CITY OF ELK GROVE
PLANNING DEPARTMENT
8401 LAGUNA PALMS WAY
ELK GROVE, CA 95758

APRIL 2012

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1.0 INTRODUCTION

This Addendum to the Laguna Ridge Specific Plan Final Environmental Impact Report was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines, Sections 15162 through 15164. This document has been prepared to serve as an Addendum to the previously certified Laguna Ridge Specific Plan Final Environmental Impact Report (Final EIR) adopted by the Elk Grove City Council on June 16, 2004. The City of Elk Grove is the lead agency for the environmental review of the proposed Falls of Elk Grove Project (Project).

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The Laguna Ridge Specific Plan Final EIR (SCH# 2000082139) was adopted on June 16, 2004, by the Elk Grove City Council. The proposed Project seeks, among other things, a General Plan Amendment, a Specific Plan Amendment, and zone change on a 1.59-acre portion of the 5-acre project site, located within the Laguna Ridge Specific Plan area. These proposed entitlements will increase the area designated for nonresidential land uses on the 5-acre site. The existing land use designations will be reconfigured and the acreage that is currently designated for residential uses will be re-designated to nonresidential land uses. Please refer to Section 2.0, Project Description, for a detailed description of the proposed changes.

In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under CEQA Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met.

1.0 INTRODUCTION

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.*

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis) of the Addendum to the Laguna Ridge Specific Plan Project Final EIR, the proposed entitlements do not meet the criteria for preparing a subsequent EIR. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR have occurred. Pursuant to CEQA Guidelines Sections 15164(c) and (d), this EIR Addendum will not be circulated for public review, but will be attached to the Final EIR. The City shall consider this EIR Addendum with the Final EIR prior to taking action on the project. Resumes of the City-contracted planning staff involved in preparing this CEQA Addendum are attached as **Appendix D**.

1.3 ORGANIZATION AND SCOPE

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the Final EIR Addendum.

SECTION 2.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section contains an analysis of environmental topic areas that were addressed in the Laguna Ridge Specific Plan Final EIR.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed Falls of Elk Grove Project. The reader is referred to Section 3.0, Environmental Analysis, for the analysis of environmental effects of this project relative to the previous analysis provided in the Laguna Ridge Specific Plan Final EIR (State Clearinghouse No. 2000082139) (June 2004).

2.1 LOCATION AND SETTING

PROJECT LOCATION

The project site is located within the Laguna Ridge Specific Plan area in the central portion of the City of Elk Grove (see **Figure 2.0-1**), consisting of approximately 5 acres. The rectangular-shaped site is abutted by Elk Grove Boulevard to the north and Civic Center Drive to the south, and is approximately 800 feet (0.16 mile) west of Laguna Springs Drive and 0.34 mile east of Big Horn Boulevard (see **Figure 2.0-2**). The site consists of one parcel: APN 132-2130-003.

PROJECT SETTING

The site is predominantly flat, with an elevation of 38± feet above mean sea level, and slopes slightly toward the west. The site is bound by Civic Center Drive to the south and vacant land is generally found beyond this roadway. Similarly, the 800 feet between the project site and Laguna Springs Drive is also vacant, though designated for commercial land uses. Budget Truck Rental is located on the northern half of the project site. There is vacant land located west of the Project site. The existing vacant land to the west is designated for high-density residential land uses. The project site is bound by Elk Grove Boulevard to the north with existing residential development beyond this roadway.

2.2 OVERVIEW OF THE ELK GROVE LAGUNA RIDGE SPECIFIC PLAN

The Laguna Ridge Specific Plan Environmental Impact Report was certified and the Laguna Ridge Specific Plan was approved by the City Council on June 16, 2004. The Laguna Ridge Specific Plan EIR assessed the expected environmental impacts resulting from the ultimate approval, construction, and operation of all aspects of the Laguna Ridge Specific Plan and identified mitigation measures to minimize potential adverse environmental impacts. The EIR identified significant and unavoidable impacts to agricultural resources, transportation and circulation, air quality, noise, and visual resources. A Statement of Overriding Considerations was adopted for these significant and unavoidable impacts. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted with the Laguna Ridge Specific Plan. The MMRP is a binding document that runs with the land.

The Laguna Ridge Specific Plan provided specific land use development standards, land use patterns, and master planning of infrastructure facilities. The Specific Plan also established a financing program for infrastructure needs within the Laguna Ridge Specific Plan area. The general definitions for each of the land use categories for the Laguna Ridge Specific Plan area are provided below.

- **Single-Family Residential:** The single-family residential land designations (RD-4 through RD-10) allow densities from 3 to 12 dwelling units per acre and provide a mix of housing types and intensities ranging from large-lot single-family residential to smaller-lot single-family residential. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. The type of dwelling units anticipated in this density range includes small lots and clustered

2.0 PROJECT DESCRIPTION

lots as well as conventional large-lot detached residences. The single-family land use designations (RD-4 through RD-10) apply to approximately 1,095 acres and would accommodate 5,887 dwelling units.

- **Medium Residential:** The medium residential use (RD-15) is intended to provide areas for innovative detached and attached single-family or multi-family housing, including cluster units, auto-court units, townhouses, halfplexes, etc. Densities allowed within this designation range from 12 to 18 dwelling units per acre. Medium residential use sites total 51.0 acres and would allow 770 dwelling units.
- **Multi-Family Residential:** The multi-family residential use (RD-20) includes multi-family apartment-style housing. Densities allowed within this designation range from 15 to 25 dwelling units per acre. These sites total approximately 55.5 acres and account for 1,110 dwelling units.
- **Shopping Commercial:** The Shopping Commercial (SC) designation is dispersed along the major arterial roadways on the perimeter of the plan area and on the minor arterial roadway that extends east-west along New Poppy Ridge Road. The purpose of the SC designation is to accommodate major neighborhood shopping centers, service commercial, and office uses dependent upon vehicular access and visibility from arterial streets. The combined floor area of all uses in a single parcel would not exceed a floor area ratio (FAR) of 0.25.
- **Neighborhood Commercial Mixed Use:** The Neighborhood Commercial Mixed Use designation provides for small neighborhood commercial centers to provide local convenience shopping and services in close proximity to residences. The uses would focus on sales, services, and activities that residents may need on a daily basis. The neighborhood center could also provide space for satellite work centers that utilize telecommunications technology, enabling residents in the neighborhood to work near their homes. The neighborhood center may include space for social activities within the center or at an adjacent park. The maximum FAR for Neighborhood Commercial Mixed Use is 0.30.
- **Community Commercial Mixed Use:** The Community Commercial Mixed Use designation allows a variety of employment-based and retail types of uses as well as community-oriented and highway-oriented commercial uses. This could include supportive commercial activities and to some extent new uses near major internal intersections. This designation may include a combination of office, commercial, and limited commercial types of uses. The Community Commercial Mixed Use allows for a maximum FAR of 0.48.
- **Office Park:** The Office Park designation (BP) provides 52.9 acres of employment-oriented uses, including professional offices, medical facilities, research and development operations, and other businesses located within a landscaped, campus-like setting. A FAR of 0.35 is allowed within the BP designated areas.
- **Civic Center:** The civic center would include City of Elk Grove administrative offices, meeting halls, gathering areas, and other civic facilities within a park-like setting.
- **Fire Station:** A fire station has been identified east of Big Horn Boulevard on the north side of Old Poppy Ridge Road.

- **Water Treatment Facilities/Water Quality Ponds:** The plan identifies three water treatment and storage facilities within the plan area: a 6-acre site at Bruceville Road and Poppy Ridge Road, a 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and State Route 99, and a third site shown south of Elk Grove Boulevard between the extension of Big Horn Boulevard and Laguna Springs Drive.
- **Open Space:** The Open Space designation encompasses habitat and open water areas and sets these areas aside as permanent open space.
- **Schools:** The project includes plans for three elementary schools and a combined junior high and high school.
- **Parks:** A total of 234.2 acres has been designated for Parks, and Parkways and Open Space; conceptual locations for Local Parks (LP), Neighborhood Parks (NP), Community Parks (CP), Parkways (PKY), and Open Space (OS) have been shown on the Land Use Plan. Parks comprise 164.9 acres of this total, while Parkways and Open Space total 69.3 acres. Parks have been located adjacent to school sites to allow shared use of facilities. Parkways are located to provide off-street pedestrian connections between land uses. The acreage calculation of school and park sites are net figures and do not include adjacent local streets or open spaces, and net acres are shown in the Land Use Summary.

The Project site currently has the Laguna Ridge Specific Plan designation of Office Park (BP) on 3.4 acres and Multi-Family Residential (RD-20) on 1.5 acres. These designations would currently allow for approximately 51,836 square feet of employment-oriented uses, including professional offices, medical facilities, research and development operations, and other businesses on the 3.4 acres of BP (accounting for FAR standards) and approximately 28 residential units (assuming multiple storied structures to allow for utilities, streets, sidewalks, etc.) on the 1.5 acres of RD-20.

2.3 OVERVIEW OF THE PROPOSED FALLS OF ELK GROVE PROJECT

The applicant requests multiple entitlements consisting of the following:

- A General Plan Amendment to remove the site from the City's list of Vacant/Underutilized Sites (Table 1-30 of the Housing Element) and to change the land use designation on the site from High Density Residential to Commercial/Office/Multi-family.
- An amendment to the Laguna Ridge Specific Plan, changing the designation for a portion of the property from Multi-Family Residential (RD-20) to Office Park (BP).
- A zone change from Light Industrial (M1) to Business and Professional Office (BP) for the entire property.
- A tentative parcel map that would subdivide the 4.99-acre property into two parcels (2.48 gross acres and 2.51 gross acres).
- A Conditional Use Permit to allow an assembly use in the Business and Professional Office (BP) zone. The assembly use would operate on an as-needed basis.

A Design Review to construct two 13,387-square-foot buildings for use as a conference/meeting center (see **Figure 2.0-3**). In addition to the buildings, the applicant

2.0 PROJECT DESCRIPTION

proposes parking and landscaping improvements to the site, as well as lighting and infrastructure improvements. The project includes a drive aisle along the western property line that will connect Elk Grove Boulevard and Civic Center Drive. Two access points are provided from the parking lot along Civic Center Drive—one at the east end and one at the west end of the parking lot. Pedestrian access is provided within the site. The applicant is also proposing enhanced landscaping and a bicycle/pedestrian pathway along Elk Grove Boulevard. Two trash enclosures (9.5 feet by 14.5 feet) are provided near the center of the site with one on each proposed parcel. Each of the two buildings contains assembly areas and boardrooms; an open patio area enclosed by 6-foot fencing is provided along the eastern and western portions of the buildings. The fencing for the eastern patio of the northern building (Building A) is composed of a 6-foot concrete masonry unit, precast, or equivalent wall along the northern and eastern portions of the patio. The remainder of the fencing around the patio areas is metal.

To comply with Mitigation Measure 4.4.3b, which requires reduced noise levels to comply with the City of Elk Grove 40 dB Leq nighttime noise level standard, the proposed project includes construction of a solid noise barrier at the northern and a portion of the eastern patio boundary of Building "A" (along Elk Grove Boulevard) to reduce sound levels at existing residences to the north. The barrier will be 6 feet tall and constructed of materials such as masonry block, metal, or precast concrete. The location of this patio barrier is shown on Figure 3 of Appendix B.

2.4 PURPOSE OF THIS ADDENDUM

This Addendum addresses the proposed entitlements associated with the Project relative to the previous environmental review for the Final EIR. CEQA Guidelines Section 15164 describes an addendum as:

- (a) *"The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."*
- (c) *"A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."*

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) provides substantial evidence to support that none of the circumstances set forth in CEQA Guidelines Section 15162a-d would result from adoption of the proposed Project.

Information and technical analyses from the Laguna Ridge Specific Plan EIR are utilized throughout this Addendum. Relevant passages from this document are cited and available for review at:

City of Elk Grove
Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

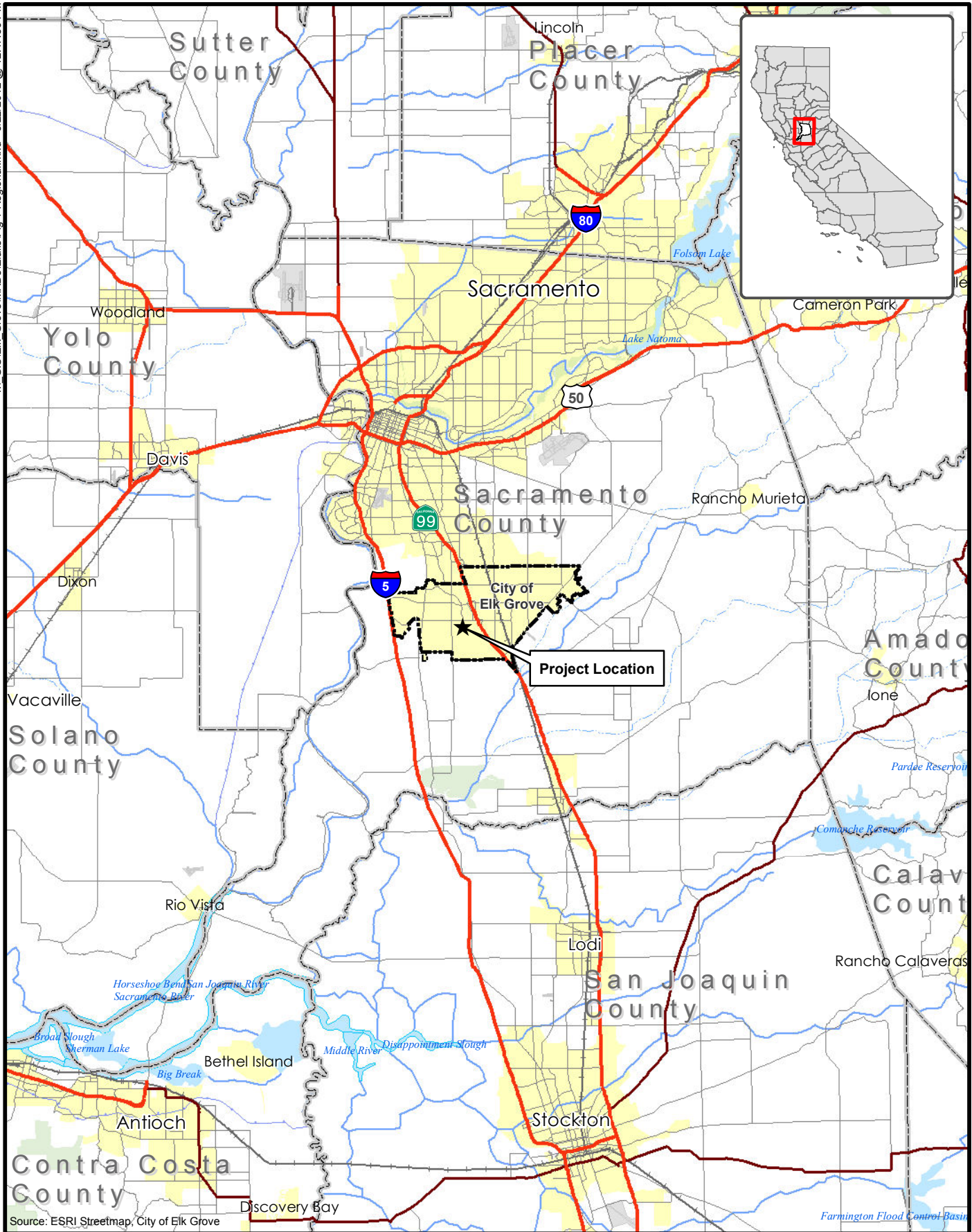


Figure 2.0-1
Regional Location Map

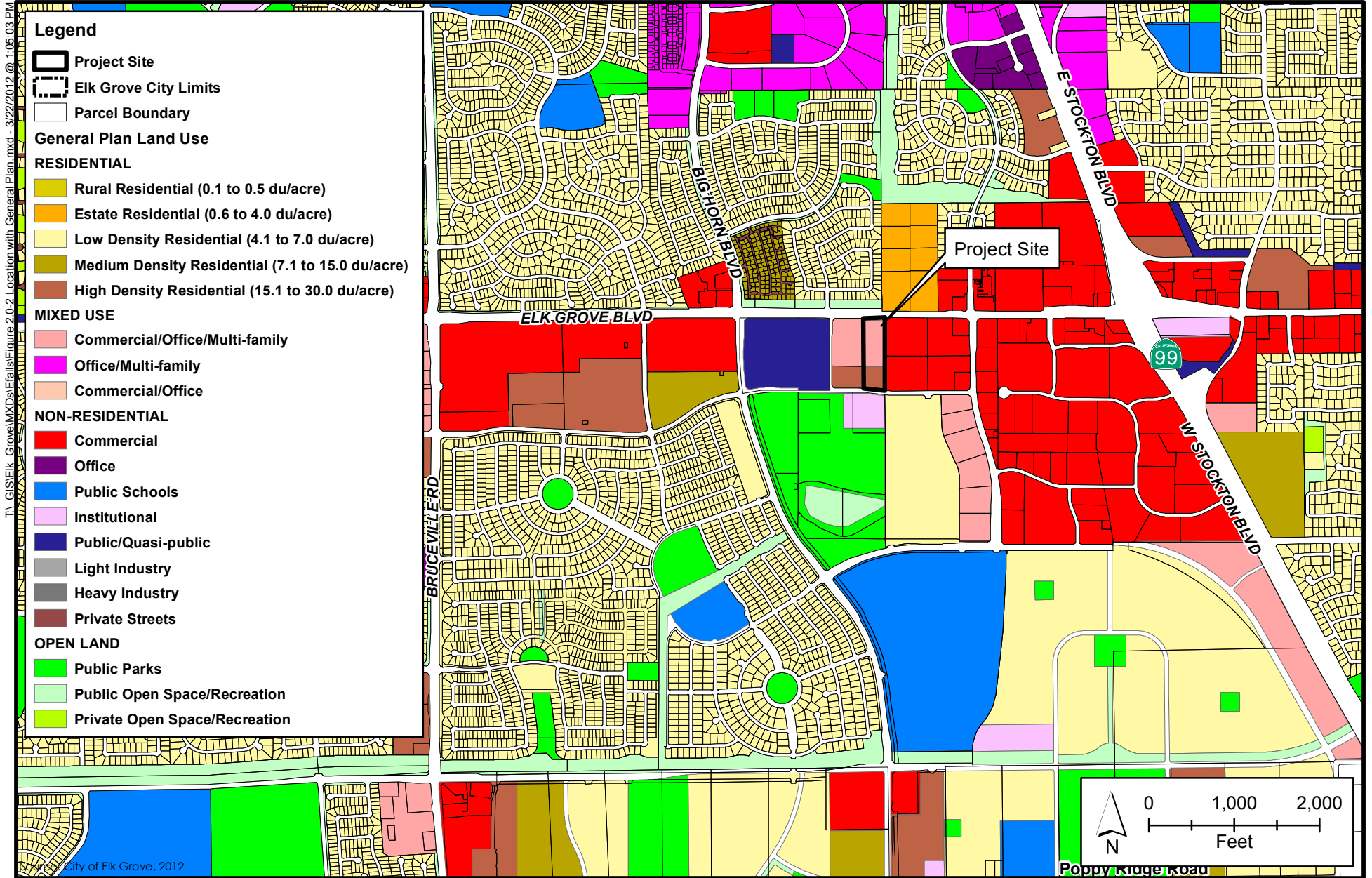
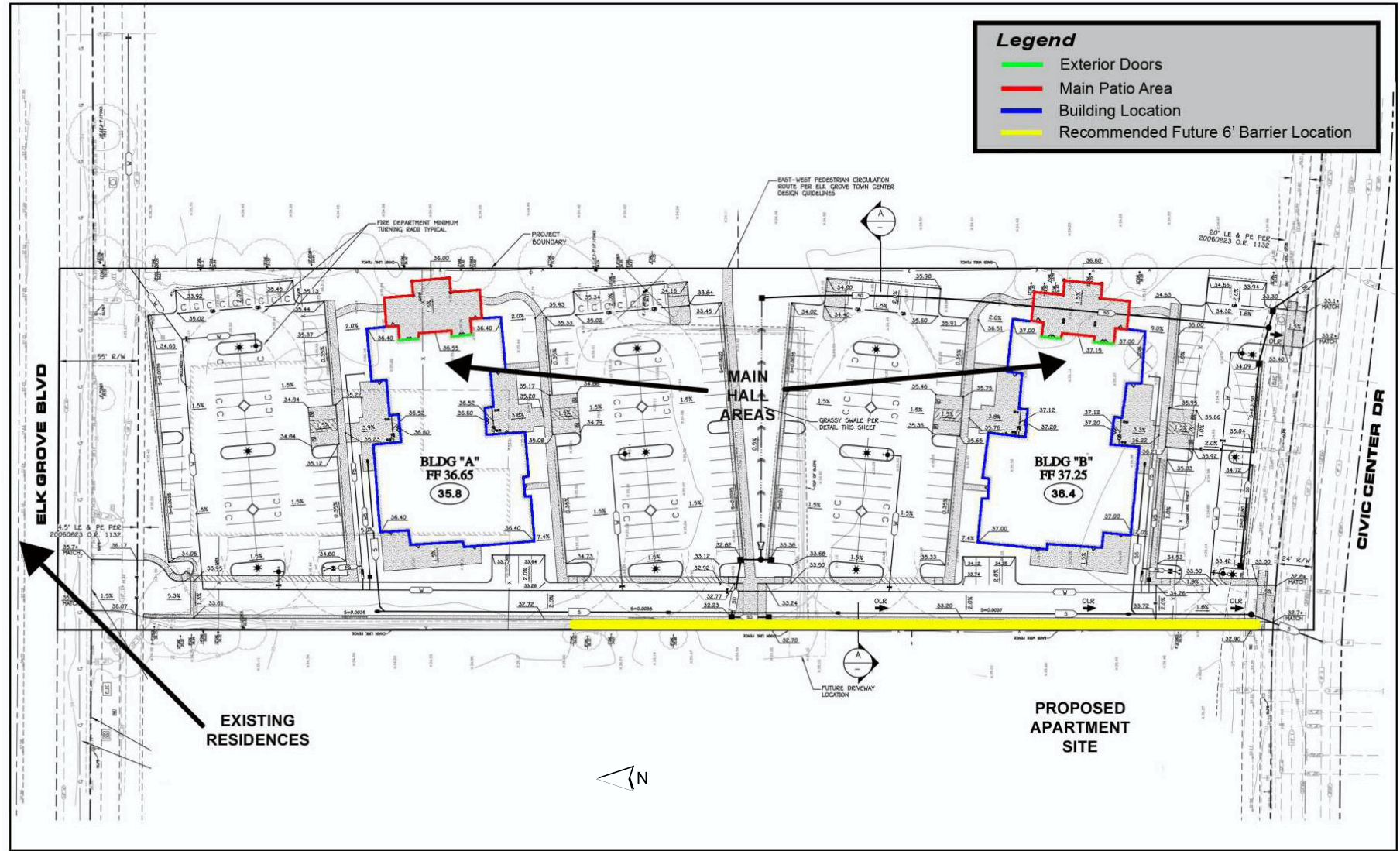


Figure 2.0-2
Project Location Map



Source: Bollard Acoustical Consultants

FIGURE 2.0-3
Project Site Plan

3.0 ENVIRONMENTAL ANALYSIS

INTRODUCTION

This section of the Addendum provides analysis and cites substantial evidence that supports the City of Elk Grove's determination that the proposed entitlements, tentative parcel map, conditional use permit, and design review associated with the Project do not meet the criteria for preparing a subsequent or supplemental environmental impact report (EIR) under CEQA Guidelines Section 15162.

First, as addressed in the analysis below, the proposed Project components are not substantial changes to the existing project and its description in the original environmental review [Laguna Ridge Specific Plan Environmental Impact Report (EIR) (City of Elk Grove 2004)]. The proposed Project seeks, among other things, a General Plan Amendment, a Specific Plan Amendment, and zone change on 1.59 acres of the 5-acre project site, located within the Laguna Ridge Specific Plan area. These proposed entitlements will increase the area designated for nonresidential land uses on the 5-acre site. The existing land use designations will be reconfigured and the acreage that is currently designated for residential uses will be re-designated to nonresidential land uses. A Design Review to construct two 13,387-square-foot conference/meeting centers, one on each proposed parcel, is also proposed. The buildings will contain assembly areas, boardrooms, and an open patio area. These changes will not cause a new significant environmental impact or substantially increase the severity of a previously identified significant environmental impact from the Laguna Ridge Specific Plan Final EIR [CEQA Guidelines Section 15162(a)(1)] that would require major revisions to the Final EIR. All impacts will be nearly equivalent to the impacts previously analyzed in the Final EIR.

Second, as discussed below, there have been no changes in the environmental conditions in the project vicinity not previously contemplated and analyzed in the Final EIR that will result in new or substantially more severe environmental impacts. Portions of the Laguna Ridge Specific Plan have developed since approval of the Plan; however, development has been generally consistent with land uses approved in the Plan, so current conditions, such as those related to traffic or noise, are consistent with those assumed in the Laguna Ridge Specific Plan EIR.

Third, there is no new information of substantial importance (which was not known or could not have been known at the time of the Final EIR adoption in June 2004) that identifies a new significant impact (condition "A" under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" in CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the Laguna Ridge Specific Plan Project; or mitigation measures or alternatives which are considerably different from those analyzed in the Final EIR which would substantially reduce one or more significant effects on the environment [conditions "C" and "D" under CEQA Guidelines Section 15162(a)(3)]. As discussed in the following analysis, because the project is similar to the uses approved for the project site under the Laguna Ridge Specific Plan, the physical effects would be similar to those identified in the Laguna Ridge Specific Plan EIR. Therefore, no new impacts were identified that would require new mitigation measures or alternatives, and none of the "new information" conditions listed in CEQA Guidelines Section 15162(a)(3) are present here to trigger the need for a subsequent or supplemental environmental impact report.

CEQA Guidelines Section 15164 states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as discussed above and supported in the

3.0 ENVIRONMENTAL ANALYSIS

following analysis, none of the conditions calling for preparation of a subsequent or supplemental environmental impact report have occurred.

3.1 AGRICULTURE

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

The Laguna Ridge Specific Plan will allow for the conversion to urban uses of approximately 52.8 acres of Prime Farmland, 1,545.9 acres of Farmland of Statewide Importance, 51.0 acres of Unique Farmland, and 171.0 acres of Farmland of Local Importance for site development. In addition to site development, construction of the proposed off-site drainage channel south of Bilby Road will result in the loss of additional Farmland of Statewide Importance. The conversion of the plan area from farmland to urban uses will reduce the amount of Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance) by approximately 3.3 percent within Sacramento County. There are no feasible mitigation measures available to reduce the net loss of important farmland due to the implementation of the Laguna Ridge Specific Plan, and agricultural conversion impacts are considered significant and unavoidable under both project and cumulative scenarios.

The plan area is adjacent to existing agricultural uses to the west, east, and south which may impair agricultural production and result in land use compatibility conflicts. Agricultural properties in proximity to the Laguna Ridge Specific Plan Project site will be protected against nuisance complaints pursuant to the City's 'Right-to-Farm' policy, Section 14.05.050 of Chapter 14.05, Agricultural Activities, of the Elk Grove Municipal Code, provided that farming activities are properly conducted in accordance with applicable standards. As long as the farmer follows applicable laws and/or City policies, such as those established for pesticide applications, no formal complaint will be taken or enforced. New development will not directly abut any existing agricultural uses. The construction of roadways around the perimeter of the Laguna Ridge Specific Plan Project will separate the new development areas from the existing agricultural and residential uses in the area. Landscape corridors and medians will further provide visual screening and a certain level of sound attenuation from the new development areas. Furthermore, adopted mitigation measures MM 4.1.2a and MM 4.1.2b in the Final EIR—regarding the requirement of landscape corridors directly adjacent to the Laguna Ridge Specific Plan areas that are located between existing agricultural operations or agriculturally zoned properties, and the required disclosure to all prospective buyers of residential property within 500 feet of any active farming operations that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the City Right-to-Farm policy—reduce land use compatibility impacts to a less than significant level under both project and cumulative scenarios.

PROPOSED PROJECT IMPACT ANALYSIS

Environmental effects associated with agricultural impacts were evaluated in the Laguna Ridge Specific Plan EIR. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. In addition, since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR (mitigation measures MM 4.1.2a and MM 4.1.2b in the Final EIR). There are no changed circumstances or new information that meet the standards for requiring further environmental

review under CEQA Guidelines Section 15162. Therefore, there will be no new impacts pertaining to this subject.

3.2 TRAFFIC

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Daily traffic volumes projected with the development of the Laguna Ridge Specific Plan were compared to the capacity criteria for existing arterial roadway segments. This comparison reveals that the operation of several roadway segments will be deficient with the addition of Specific Plan traffic. Mitigation measures MM 4.2.1a through MM 4.2.1f alleviate these deficiencies to a level that is less than significant for each roadway segment with the exception of one segment on Elk Grove Boulevard between East Stockton Boulevard and Elk Grove-Florin Road, which will be a significant and unavoidable impact despite the implementation of mitigation measure MM 4.2.1b.

Daily traffic volumes projected for existing arterial roadway segments as well as interior roadway segments as a result of the development of the Laguna Ridge Specific Plan were also evaluated under cumulative conditions. This analysis reveals the operation of several arterial roadway segments will be deficient with the addition of Laguna Ridge Specific Plan Project traffic under cumulative conditions. Mitigation measures MM 4.2.3a through MM 4.2.3f alleviate these deficiencies to a level that is less than significant for just one roadway segment. The remaining five vicinity arterial roadways will suffer significant and unavoidable impacts under cumulative conditions despite the implementation of mitigation.

In terms of interior roadway segments, mitigation measures MM 4.2.4a and MM 4.2.4b will result in traffic operations at acceptable conditions, resulting in a less than significant cumulative impact to interior roadway segments.

In regard to existing area intersections, the addition of Laguna Ridge Specific Plan Project traffic will cause unacceptable operations at several vicinity intersections during the a.m. and p.m. peak hours before the implementation of mitigation measures MM 4.2.2a through MM 4.2.2k. These mitigation measures alleviate all intersection impacts with the exception of three: the intersection of Elk Grove Boulevard/Auto Center Drive, Elk Grove Boulevard/Elk Grove-Florin Road, and Elk Grove Boulevard/State Route (SR) 99 Southbound Ramp. The operations at these three intersections is a significant and unavoidable impact despite the implementation of mitigation measures MM 4.2.2d, MM 4.2.2e, and MM 4.2.2k.

Vicinity intersections were also evaluated under cumulative conditions. This analysis reveals that operation of several intersections will be deficient with the addition of Laguna Ridge Specific Plan Project traffic under cumulative conditions. Mitigation measures MM 4.2.5a through MM 4.2.5o alleviate these deficiencies to a level that is less than significant for seven of the vicinity intersections. The remaining nine intersections will suffer significant and unavoidable impacts under cumulative conditions despite the implementation of mitigation.

The addition of Laguna Ridge Specific Plan Project traffic will not cause deficient operations of the SR-99 or Interstate 5 (I-5) freeway mainlines when existing plus project conditions are compared with Caltrans' Route Concept Reports for I-5 and SR-99. All of the freeway segments will operate acceptably under existing plus project conditions and this will be a less than significant impact. Similarly, the Laguna Ridge Specific Plan Project will not cause deficient operations at the SR-99 or I-5 on- and off-ramp junctions when existing plus project traffic volumes are compared with the acceptable standards identified in Caltrans' Route Concept

3.0 ENVIRONMENTAL ANALYSIS

Reports for SR-99 and I-5. All ramp junctions will operate acceptably under existing plus project conditions and this will result in a less than significant impact.

However, the Laguna Ridge Specific Plan under cumulative conditions will result in several sections of I-5 to operate at an unacceptable level of service. These freeway mainlines will suffer significant and unavoidable impacts under cumulative conditions despite the implementation of mitigation. Similarly, cumulative conditions will result in two intersections on I-5 to operate at an unacceptable level of service and these intersections will suffer significant and unavoidable impacts under cumulative conditions despite the implementation of mitigation.

In terms of transit system operations, all major arterial and collector streets in the vicinity of the plan area are expected to be designed to accommodate transit facilities such as turnouts, bus stops, and shelters. Bus turnouts will be provided on all plan area arterial streets. Consistent with Regional Transit improvement standards, the turnouts will be located on the far side of each major intersection. Thus, implementation of the Laguna Ridge Specific Plan Project will not disrupt existing or planned transit operations in the area, and no transit system deficiencies under existing plus project conditions were identified. Therefore, impacts to transit system operations will be less than significant.

Pedestrian sidewalks are to be provided on all roadway cross-sections. Major and minor arterials, commercial streets, and primary residential streets will have detached sidewalks separated for the roadway by landscaped planters. In addition, all street cross-sections will accommodate bicycles. Major and minor arterials and commercial streets are planned to have on-street Class II bike lanes. The Laguna Ridge Specific Plan will provide right-of-way for a future bicycle/pedestrian freeway over-crossing between the Plan area and Elk Grove Regional Park east of SR-99. The Laguna Ridge Specific Plan will enhance the existing bicycle and pedestrian facilities adjacent to the plan area. Implementation of the Laguna Ridge Specific Plan will not disrupt or interfere with existing or planned bikeways and pedestrian operations in the area. Therefore, no deficiencies under existing plus project conditions are expected and impacts will be less than significant.

PROPOSED PROJECT IMPACT ANALYSIS

In order to determine the effect the proposed modification of the Project will have on the traffic analysis in the Laguna Ridge Specific Plan EIR, an updated trip generation analysis based on the Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 8th Edition* (ITE 2008) was conducted (see Appendix A). This analysis considered the reconfiguration of the Project site to eliminate approximately 1.6 acres of Multi-Family Residential (RD-20) and replace this designation with Office Park and compares weekday trips projected to result from currently allowed uses with uses for the proposed Project. The results are shown in **Table 3.2-1**. As shown, weekday trips generated under the proposed Project will be less than the trips generated if developed under existing designations. Therefore, the proposed Project will reduce the amount of traffic projected to result from the Laguna Ridge Specific Plan and will be beneficial to the overall traffic conditions, including roadway segment and intersection conditions.

**TABLE 3.2-1
TRIP GENERATION**

| Land Use | Weekday Trip Generation Rate | Weekday Trip Generated | Peak Hour Generated Rate (7-9 a.m.) | Peak Hour Generated (7-9 a.m.) | Peak Hour Generated Rate (4-6 p.m.) | Peak Hour Generated (4-6 p.m.) |
|--|------------------------------|------------------------|-------------------------------------|--------------------------------|-------------------------------------|--------------------------------|
| Existing Specific Plan Designations | | | | | | |
| Office Park (3.4 acres) | 11.01 | 201 | 1.55 | 28 | 1.49 | 27 |
| Multi-Family Residential (1.5 acres) | 9.57 | 304 | 0.75 | 24 | 1.01 | 32 |
| Total | -- | 505 | -- | 52 | -- | 59 |
| Proposed Designation | | | | | | |
| Office Park (5 acres) | 11.01 | 295 | 1.55 | 41 | 1.49 | 40 |
| Total | -- | 295 | -- | 41 | -- | 59 |

Source: City of Elk Grove. See Appendix A.

In addition, since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR regarding transit system operations and bicycle/pedestrian facilities. As stated in Section 2.0 (Project Description) pedestrian access will be provided along the center of the site to the western and eastern properties and pedestrian access will also be provided from Civic Center Drive and Elk Grove Boulevard. The applicant is also proposing a bicycle/pedestrian pathway along Elk Grove Boulevard.

There are no changed circumstances or new information that meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. Therefore, there will be no new impacts pertaining to this subject.

3.3 AIR QUALITY

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

The Laguna Ridge Specific Plan Final EIR included quantification of construction-generated emissions using the URBEMIS land use emission model. Based on the analysis provided in the Final EIR, maximum daily construction-generated emissions were determined to exceed the Sacramento Metropolitan Air Quality Management District's (SMAQMD) significance thresholds for ozone precursor pollutants and particulate matter. Despite the fact that mitigation measures will minimize construction impacts of the Laguna Ridge Specific Plan, emissions of oxides of nitrogen (NOx) will remain above the SMAQMD threshold and the potential to locally exceed the California Ambient Air Quality Standard for particulate matter will still exist, so this impact will be considered significant and unavoidable.

3.0 ENVIRONMENTAL ANALYSIS

The overall LRSP's emissions of reactive organic gases (ROG) and NOx (ozone precursors) exceed the SMAQMD's significance threshold of 65 pounds per day. Based on this criterion, the LRSP will have a significant and unavoidable impact on regional ozone levels even with implementation of the AQ-15 Plan. Mitigation measure MM 4.3.2 states that project applicants shall implement all measures proposed in the AQ-15 Plan for each subsequent project to reduce the emissions from both mobile and stationary sources and that each subsequent development project shall be checked for compliance with the AQ-15 Plan.

To determine long-term operational air quality impacts, the Laguna Ridge Specific Plan Final EIR included analysis of localized mobile-source carbon monoxide (CO) concentrations at primarily affected roadway intersections. Based on the analysis conducted, the proposed project's contribution to localized CO concentrations was determined to be less than significant.

The Laguna Ridge Specific Plan Final EIR noted that odors associated with food services and eating establishments will be controlled in accordance with the County Department of Health Services and SMAQMD permit requirements for proper air filtration and food storage and disposal, and SMAQMD Rule 402 which prohibits persons from discharging quantities of air contaminants which cause nuisance to any considerable number of persons. Potential odor impacts from these facilities are considered to be less than significant. It was also noted that agricultural odors that have been of concern in the Elk Grove area in the past have primarily included dairy farm operations. There were two dairy farms located within the project boundaries and one immediately adjacent to the west; however, all of these operations have ceased. Therefore, the potential odor impacts due to dairy farm operations are considered to be less than significant. Other odors that may be discernable to onsite uses could potentially include propane from the Suburban Propane facility and formalin from the Georgia-Pacific facility. These facilities are located over one mile southeast of the residential component of the Laguna Ridge Specific Plan. Odors from these facilities are controlled in accordance with the County Department of Health Services and SMAQMD permit requirements for proper air filtration, and SMAQMD Rule 402 which prohibits discharging quantities of air contaminants which cause nuisance to any considerable number of persons. Given the distance to these facilities from onsite uses, SMAQMD permit conditions for these types of facilities, and prevailing wind conditions, potential odor impacts from these facilities are considered to be less than significant.

In terms of toxic air contaminants, it was determined that adjacent land uses will not subject Specific Plan area residents, employees, or visitors to toxic or carcinogenic air emissions. Based on the requirement to obtain permits, and the common uses expected on the site, impacts are considered less than significant. In addition, toxic or carcinogenic air pollutants are not expected to occur in any meaningful amounts in conjunction with the operation of the proposed land uses. Only a few uses that could be developed on the site could produce toxic pollutants as a byproduct. Any uses of toxic substances that could involve an air release, however, will be subject to regulatory control under the permitting authority of SMAQMD. The potential for toxic air pollutants will be evaluated during the permit process by SMAQMD, which may require emission control equipment at the site. Therefore, this is a less than significant impact. None of the uses that could be developed within the Specific Plan area will involve the burning of hazardous, medical, or municipal waste as a waste-to-energy facility.

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project will not create any new or additional significant air quality impacts that were not already identified in the Laguna Ridge Specific Plan EIR, nor will they cause any impacts peculiar to the project or parcels. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR;

therefore, construction-generated air pollutant emissions can be expected to be equal to or less than that anticipated by the Laguna Ridge Specific Plan EIR for the 5-acre site. In addition, as stated previously, weekday trips generated under the proposed Project will actually be less than that generated under existing designations. Therefore, the proposed Project will reduce the amount of traffic projected to result from the Laguna Ridge Specific Plan and thus by extension, resultant air pollutants associated with vehicular travel will also be reduced. As stated above, Laguna Ridge Specific Plan EIR mitigation measure MM 4.3.2 states that project applicants shall implement all measures proposed in the AQ-15 Plan for each subsequent project to reduce the emissions from both mobile and stationary sources and that each subsequent development project shall be checked for compliance with the AQ-15 Plan. The project applicant has submitted a draft AQ-15 Air Quality Management Plan for the proposed Project.

The changes associated with the proposed Project will occur within the same location analyzed in the original Laguna Ridge Specific Plan EIR. The Project will not introduce new sources of odors. Furthermore, the land uses proposed under the proposed Project are not associated with substantial pollutant concentrations and are estimated to generate a less than significant increase in emissions compared to the original Laguna Ridge Specific Plan land uses.

There are no changed circumstances or new information that meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Therefore, there will be no new impacts pertaining to this subject.

3.4 NOISE

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Activities associated with on-site construction will result in elevated noise levels within the proposed plan area, and could generate noise levels in excess of the City of Elk Grove Draft General Plan noise standards, or expose future residents to substantial short-term increases in ambient noise levels. During construction activities, noise level increases could be noticeable to nearby rural residential land uses located to the south and west of the plan area as well as existing urban residential areas north of Elk Grove Boulevard. The residential uses built in association with the East Franklin Specific Plan could also be exposed to construction noise from the Laguna Ridge Specific Plan depending on the timing of the development of the East Franklin Specific Plan and the Laguna Ridge Specific Plan. These residences could be exposed to periodic noise during demolition and construction activities occurring on and near the project. Additionally, if the onsite (existing or proposed) residential uses are occupied during construction activities, those uses could also be exposed to construction noise. Despite the implementation of several mitigation measures that will minimize the construction-related noise impacts, the impact will remain significant and unavoidable. Construction-related noise impacts will remain significant and unavoidable under cumulative conditions as well.

Construction operations can also generate varying degrees of ground vibration, depending on the construction procedures and the construction equipment. Operation of construction equipment generates vibrations, which spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies, depending on soil type, ground strata, and receptor building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, and slight damage at the highest levels. Ground vibrations from construction activities rarely reach the levels that can damage structures, but can achieve the audible and perceptible ranges in buildings close to the construction site. Typically, blasting and impact pile driving generate the highest vibration

3.0 ENVIRONMENTAL ANALYSIS

levels; blasting will not be employed for the Laguna Ridge Specific Plan and pile driving will be very limited. Mitigation measure MM 4.4.2 requires that prior to the commencement of pile driver operations in proximity to residential areas, an assessment of vibrations induced by pile driving at the site shall be completed. After monitoring, methods of reducing the peak ground velocities to less than 0.4 inches/second shall be determined and implemented during production pile driving. Implementation of mitigation measure MM 4.4.2 reduces the vibration impacts to a less than significant level.

Regarding long-term operational impacts, noise-producing aspects of certain land uses potentially developed within the Specific Plan area, such as school playgrounds, commercial loading docks, and active recreation parks, could generate noise levels in excess of the City of Elk Grove noise standards. Mitigation measure MM 4.4.3b states that prior to approval of a non-residential use that has the potential to generate noise and will abut a residential use, the project applicant shall demonstrate compliance with City noise standards. If the noise levels from the facility exceed the applicable standard, the project applicant shall implement appropriate mitigation measures such as walls, berms, and buffers that will ensure compliance with applicable standards, as determined through the adopted Design Review procedures. Implementation of these mitigation measures reduces the operational noise impacts to a less than significant level.

Noise levels from agriculture operations that currently exist within and adjacent to the proposed plan area will exceed City of Elk Grove noise level standards. Mitigation measure 4.4.4 mandates that project proponents ensure that a disclosure statement notifying such persons of the presence of existing and future noise-producing agricultural-related activities in the immediate Specific Plan area is recorded against the property and provided to all prospective buyers of properties within the proposed plan area. However, the agricultural noise will still be present; therefore, noise levels from agriculture operations is a significant and unavoidable impact.

Implementation of the Laguna Ridge Specific Plan in combination with approved and planned urban development in the region will increase traffic volumes within and adjacent to the plan area, which will increase transportation-related noise levels in excess of the City of Elk Grove noise standards. Mitigation measure MM 4.4.5 mitigates this impact to a less than significant level. Mitigation measure MM 4.4.5 requires that, "[p]rior to development of any noise-sensitive uses (as defined by the City of Elk Grove Noise Element) along Elk Grove Boulevard, Big Horn Road and Poppy Ridge Road, the project applicant shall identify specific noise mitigation measures for areas that would be located within the 60 dB Ldn traffic noise contours shown in Table 4.4-12 in the Draft EIR that would attenuate noise levels in with City noise standards for traffic noise as shown in Table 4.4-9 of the Draft EIR."

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project will not create any new or additional significant noise-related impacts that were not already identified in the Laguna Ridge Specific Plan EIR, nor will they cause any impacts peculiar to the project or parcels. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. Therefore, construction-generated noise impacts can be expected to equal that anticipated by the Laguna Ridge Specific Plan EIR for the 5-acre Project site. In addition, since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for construction-related noise impacts (mitigation measures MM 4.4.1a through MM 4.4.ae and MM 4.4.2 in the Final EIR). Noise levels related to the proposed Project are discussed below.

Bollard Acoustical Consultants was contracted to prepare an acoustical analysis (Bollard 2012) of the proposed Project to quantify noise levels associated with the Project. Noise generating uses from the Project include amplified music generated within the main reception area and guests conversing within the outdoor patio areas of the proposed buildings. There will be no amplified music in the outdoor areas of the project. The acoustical analysis compares Project-generated noise levels to the applicable City of Elk Grove noise standards. This acoustical analysis is located in Appendix B.

Conference/Meeting Centers

According to the acoustical analysis, the main noise sources of concern for the proposed Project consist of amplified speech and music generated within the proposed conference/meeting centers during receptions and similar events, as well as sound generated by event attendees conversing within the outdoor patio areas located immediately outside of the main hall area. There is a future apartment site proposed to the west of the Project site. Since the main reception and patio areas of the proposed buildings will be located on the opposite side of the buildings from the future apartment site to the west of the Project, the buildings themselves will provide complete shielding of amplified music and outdoor patio noise from the direction of these future apartments. As a result, no exceedances of the City’s noise standards or adverse noise impacts at the future apartment site to the west of the Project site are anticipated as a result of this Project (Bollard 2012).

Furthermore, the northernmost Project building will be oriented nearly parallel to Elk Grove Boulevard. As a result, the eastern doors of the main hall area will be partially shielded from view of the existing residences located on the north side of Elk Grove Boulevard. **Table 3.4-1** contains the noise levels calculated at the nearest property lines to the north for music generated within the main hall area with the main hall doors open to the patio area.

**TABLE 3.4-1
PROPOSED PROJECT NOISE LEVELS AT NEAREST RESIDENCES TO THE NORTH**

| Site | Distance to Nearest Northern Residences (feet) | Predicted Leq ¹ |
|---|--|----------------------------|
| Building A (along Elk Grove Boulevard) | 400 | 43 |
| Building B (along Civic Center Drive) | 850 | 37 |

Source: Bollard 2012. ¹Leq = Average Noise Level. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels. Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (Leq). The Leq is the foundation of the day/night average noise descriptor, Ldn, and shows very good correlation with community response to noise.

As shown in **Table 3.4-1**, amplified speech or music levels generated during events within the main hall area of Building A is predicted to exceed the City of Elk Grove nighttime noise level standard of 40 dB Leq when the hall doors are in the open position. Specifically, amplified music levels of approximately 37-43 dB Leq are predicted at the nearest residences to the north when doors are open (Bollard 2012). Noise level criteria applicable to this project will be 50 dB Leq during the daytime hours and 40 dB Leq during the nighttime hours (Bollard 2012). Therefore, wedding reception music levels will satisfy the City of Elk Grove noise level standards for daytime hours (Bollard 2012). As discussed below, the inclusion of the soundwall in the project will also ensure that the project will not exceed applicable noise criteria during nighttime hours.

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Since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for noise impacts. As previously stated, mitigation measure MM 4.4.3b of the Laguna Ridge Specific Plan Final EIR states that prior to approval of a nonresidential use that will abut a residential use and has the potential to generate noise, the project applicant shall demonstrate compliance with City noise standards; and if the noise levels from the facility exceed the applicable standard, the project applicant shall implement appropriate mitigation measures such as walls, berms, and buffers that will ensure compliance with applicable standards. The proposed Project has met this requirement with the preparation of the acoustical analysis (Bollard 2012) which, in addition to identifying a potential exceedence in City of Elk Grove noise level standards, provides noise reduction measures to conform to these noise level standards.

To reduce noise levels to a state of compliance with the City of Elk Grove 40 dB Leq nighttime noise level standard, the Project will implement Laguna Ridge Specific Plan Final EIR mitigation measure MM 4.4.3b by constructing a solid noise barrier at the northern and a portion of the eastern patio boundary of Building "A" (along Elk Grove Boulevard) to further reduce sound levels at the residences to the north. The barrier will be constructed to a height of 6 feet of materials such as masonry block, metal, or precast concrete. Wood is not recommended as a suitable barrier material due to cracks which form over time with exposure to the elements.

The location of the patio barrier is shown on Figure 3 of Appendix B. Based on the assumed level of 75 dB Leq at a reference distance of 75 feet from the speakers in the main hall, and the assumption that the patio doors will be open, this barrier is predicted to reduce amplified sound levels to less than 40 dB Leq at the nearest residential uses to the north (Bollard 2012). As included in a correspondence from the noise consultant for the project, with the addition of the patio area noise barrier, the City's nighttime noise level standard would be achieved, even with the doors open. Therefore, the recommendation to require the doors closed is no longer required. (See Appendix B) Therefore, with the noise barrier included as part of the Project, the Project will not result in noise levels that exceed City standards.

Guest Sound Levels on Outdoor Patio

Persons engaged in conversation with raised voices generally produce noise levels of approximately 70 dB Leq at a distance of five feet (Bollard 2012). Based on an assumed 25 people speaking in elevated voices at the rear patio area at any given time, a reference voice level at a distance of 50 feet will be approximately 65 dB Leq (Bollard 2012). At the nearest residences to the north of the reception area, located approximately 400 feet away, the resulting noise level will be 42 dB Leq, including shielding provided by the existing noise barrier located between these residences and the Project site (Bollard 2012).

Since the predicted level of 42 dB Leq assumes all speakers will be oriented toward the residences to the north, actual levels will be lower as persons on the patio will face different directions when speaking. As a result, average noise levels associated with persons conversing in raised voices on the outdoor patio area of Building A (along Elk Grove Boulevard) are predicted to be less than 40 dB Leq at the nearest existing residences to the north of the Project site (Bollard 2012). Furthermore, construction of the solid patio noise barrier required above for conformance with Laguna Ridge Specific Plan Final EIR mitigation measure MM 4.4.3b will further reduce noise levels at the nearest residences to the north. Noise levels of persons on the patio area of Building B will be even lower as these existing residences, as Building B is approximately 450 feet further away (Bollard 2012).

Parking Areas

The proposed Project includes four parking areas individually consisting of approximately 263 parking spaces for use during activities at the Project. The center of the northern parking area is located approximately 280 feet from the residential property line to the north, whereas the center of the southern parking area will be approximately 200 feet from the future apartment site to the west. The Leq associated with worst-case parking lot activities (lot filling or emptying in any given hour), will be approximately 33 dB Leq at the residences to the north. These predicted parking lot noise levels will satisfy the daytime and nighttime noise level standards at the exiting residences to the north.

While the area to the west of the Project site is planned for residential uses, there are no receptors on that site at present. Therefore, the proposed Project will not result in exposure of sensitive receptors to noise levels in excess of City standards at that location. The area to the west of the project site is designated for residential use, but there is currently no application filed with the City to develop that property with residential uses. If residential units are proposed in the area to the west of the Project site, the developer of the new residential units will be required to ensure that noise levels at that use do not exceed City standards. Continued conformance with Laguna Ridge Specific Plan Final EIR mitigation measure MM 4.4.3b will ensure compliance with City of Elk Grove noise standards and reduce future ambient noise levels to less than significant. There are no changed circumstances or new information that meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. Therefore, there will be no new impacts pertaining to noise.

3.5 HAZARDS AND HAZARDOUS MATERIALS

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Development within the Laguna Ridge Specific Plan area may expose residents or construction workers to herbicide or pesticide that has been applied by previous agricultural users. The Specific Plan area consists predominantly of irrigated pasture, dry-farmed and natural grass grazing land, as well as modern truck farming sites; corn, alfalfa and clover are the irrigated crops historically cultivated in the plan area. This potential impact is mitigated to a level of less than significant with the implementation of mitigation measure MM 4.5.1. This measure states that with each improvement plan and/or grading plan application within the Laguna Ridge Specific Plan, the project applicant shall include a detailed assessment of soil contamination associated with previous herbicide/pesticide use. If substances are detected at concentrations that could pose a health hazard and/or violate local, state, or federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Elk Grove Planning Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.

Development of the Laguna Ridge Specific Plan area may expose residents and construction workers to asbestos. There are approximately 35 residential structures within the plan area, many of which were constructed prior to 1978-79. During development of the Laguna Ridge Specific Plan area, these buildings may be demolished. Demolition of these structures may release asbestos into the atmosphere. This potential impact is mitigated to a level of less than significant with the implementation of mitigation measure MM 4.5.2. This mitigation states that prior to the issuance of demolition permits for existing onsite structures within the Specific Plan area, asbestos material sampling shall be conducted to determine if materials are present. Any identified asbestos-containing building materials present in the structures to be dismantled shall be

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removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to removal.

Historic chemical or burn dump areas may exist within the Laguna Ridge Specific Plan area, but chemical dumping areas or burn dumps have not been identified within the plan area. However, the Phase I Site Assessment did not involve detailed surface investigations; rather, it included a record search and field reconnaissance of accessible properties. The concern for onsite chemical dumping or burn dumps is supported by the fact that the East Franklin Specific Plan identified three historic burn dumps within its plan area. Thus, it can be concluded that chemical dumping and burn dump areas exist in the vicinity of the Laguna Ridge Specific Plan area. This impact is reduced to a less than significant level with the implementation of mitigation measures MM 4.5.3a and MM 4.5.3b, which require a detailed surface investigation to be conducted to determine if former burn dumps, chemical dumps, or ash are present within each subsequent project site and remediation of affected areas, if identified.

During removal and construction activities, construction within the Specific Plan area could result in the disturbance of lead paint materials and expose persons to airborne material. A number of structures that exist in the plan area were constructed prior to the ban in 1970 of lead-based paints. Any exposure to lead from older vintage paint is possible when it is in poor condition or during its removal. This impact is reduced to a less than significant level with the implementation of mitigation measures MM 4.5.4a and MM 4.5.4b, which require that all loose and peeling paint be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations prior to the issuance of demolition permits for existing onsite structures and that the demolition contractor be informed that all paint on the buildings is to be considered as containing lead.

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project will not create any new or additional significant hazard-related impacts that were not already identified in the Laguna Ridge Specific Plan EIR, nor will they cause any impacts peculiar to the project or parcels. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR.

Since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project is required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for hazard-related impacts. As previously stated, mitigation measures MM 4.5.3a and MM 4.5.3b require a detailed surface investigation to be conducted to determine if former chemical dumps are present within each subsequent project site as well as remediation of affected areas if necessary.

Marcus H. Bole and Associates was contracted to prepare an analysis (Bole 2011) of the proposed Project to provide a qualitative analysis of the property and surround properties in order to identify areas of existing or potential sources of environmental contamination, PCBs, urea formaldehyde insulation, petroleum products, and other toxic substances which pose a hazard to health and safety (see Appendix C).

During July and August 2011, Marcus H. Bole and Associates conducted a Phase I Environmental Site Assessment on the Project site. Based on a review of federal and state environmental records databases, inquiries of local, city, and county agency records, investigation of current and historic land usage, and on-site examination of existing conditions, no recognized environmental conditions were found. There was one exception: Several areas of minor surface staining were

noted on bare soils. Staining appears to be petroleum products, including hydraulic fluids. As detailed in mitigation measure MM 4.5.3b, “surface and subsurface soil sampling shall be conducted to determine if contamination exists. If substances are detected at concentrations that could pose a health hazard and/or violate local, State, or Federal health standards, remediation of the affected areas shall be undertaken in accordance with the requirements of the City of Elk Grove and the Sacramento County Environmental Management Department. Development of the site shall not commence until the site is deemed remediated and clear for development by the City in consultation with the Sacramento County Environmental Management Department.” Therefore, the areas of petroleum-stained soils must be tested and remediated prior to any development activities on the site.

Continued conformance with Laguna Ridge Specific Plan Final EIR mitigation measures MM 4.5.3a and MM 4.5.3b will ensure that hazard-related impacts are reduced to less than significant levels. There are no changed circumstances or new information that meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. Therefore, there will be no new impacts pertaining to hazards.

3.6 PUBLIC SERVICES AND UTILITIES

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

The estimated water demands of the Laguna Ridge Specific Plan will increase demand for water supply to the project area, including new systems, supplies, and facilities. Implementation of mitigation measures MM 4.6.1.1a through MM 4.6.1.1b will assist in reducing the project’s impacts associated to water supply to less than significant by requiring project applicants to submit information documenting adequate availability of water supplies and associated infrastructure facilities prior to each tentative subdivision and/or parcel map approval. Furthermore, this mitigation requires that as a condition of subsequent development applications, uses constructed on the property shall incorporate into the building plans water conservation measures including drought-tolerant landscaping with low-fuel potential, low-flow toilets, urinals, shower heads, lavatory faucets, and sink faucets, as well as insulation to reduce water used before hot water reaches equipment or fixtures.

The Laguna Ridge Specific Plan Project was also analyzed under cumulative conditions and when considered with other development projects in the area, the Specific Plan will result in a cumulative demand for water supply and could impact flows along the Cosumnes River. This is considered a significant and unavoidable impact.

In terms of wastewater, the Laguna Ridge Specific Plan could potentially impact the existing sewer network if construction of project improvements will not occur consistent with need, and if the proposed system was not properly designed and constructed. Pursuant to mitigation measure MM 4.6.2.1, the project applicant is required to demonstrate that the permanent sewer system adequately serves the subsequent development. This demonstration may take the form of plans and/or reports, which shall be reviewed and approved by the City consistent with the Specific Plan infrastructure phasing provisions. The project applicant needs to also pay the required sewer connection and capacity fees that are used to fund expansion of trunk and interceptor facilities. Implementation of this mitigation measure will reduce any potential impact to timely provision of wastewater services to less than significant.

Site preparation (vegetation removal, demolition and grading activities) and construction activities associated with the Laguna Ridge Specific Plan will generate a total of approximately

3.0 ENVIRONMENTAL ANALYSIS

90 tons of construction wastes per acre, assuming no recycling, or approximately 45 total tons per acre using recycling practices in effect today, such as the use of on-site recycling bins during construction, reuse of scrap lumber, and use of construction material made from recycled products. The existing Kiefer Road landfill has capacity to accept all construction waste generated by the project as well as cumulative development within the watershed. Consequently, expansion of this landfill will not be necessary as a result of project construction. Therefore, impacts associated with solid waste generated by construction activities are anticipated to be less than significant.

At buildout, the Laguna Ridge Specific Plan will generate approximately 98,963 pounds (49.5 tons) of solid waste per day, or approximately 18,060 tons per year. This quantity represents the Specific Plan's solid waste generation under a worst-case scenario without any recycling activities in place. The Kiefer Road Landfill has a permitted capacity of 10,815 tons per day, with at least 30 to 40 years of operating capacity. At Specific Plan buildout, approximately 98,963 pounds (49.5 tons) of solid waste will be generated on a daily basis. Assuming that all waste is disposed at the Kiefer Landfill (unlikely based on economic forces discussed in the Draft EIR) project operation will result in an increase in the average daily disposal rate of 6,411 tons per day, which will be within the permitted capacity of the landfill. The Specific Plan's contribution to the waste stream represents a 0.8 percent increase over the present daily intake at this landfill. Therefore, Specific Plan generated solid waste will be accommodated at the Kiefer Landfill without significantly impacting the capacity of the landfill. This impact is considered less than significant.

Emergency crews responding to a call for service at the construction site may not arrive within the minimum response time of five minutes considered acceptable by the Elk Grove Community Services District (EGCSD). As a condition of subsequent development entitlements, mitigation measure MM 4.6.4.1 requires the uses constructed in the Plan area to meet the minimum necessary fire flow and other standard fire protection and life safety requirements identified in the Uniform Fire Code, Uniform Building Code, and other applicable state regulations. Construction sites shall ensure adequate on-site water supply and all-weather access for fire-fighting equipment and emergency vehicles before framing can occur. The applicant shall also pay the Fire Protection Development Fee in effect at the time of building permit issuance. These requirements shall be noted on all construction plans. This mitigation reduces impacts to a less than significant level. In addition, Specific Plan operation may significantly impact fire department response times during the period between project opening and construction of a new station within the Specific Plan area. This potential impact is mitigated with the implementation of mitigation measures MM 4.6.4.2a through 4.6.4.2f, which require all development in the Laguna Ridge Specific Plan to provide appropriate infrastructure for adequate fire flow and fire fighting access and payment of fair share fees toward the provision of fire facilities and services.

The Laguna Ridge Specific Plan may significantly impact law enforcement services in the City of Elk Grove. However, mitigation measure MM 4.6.5.1 requires that a project's general financing program and/or plan shall demonstrate that there are sufficient sources of funding to provide adequate law enforcement facilities and equipment for new officers required to maintain the one officer per 1,000 residents ratio with the addition of the project. This impact is less than significant with implementation of this mitigation measure.

Regarding school impacts, at full buildout, the Laguna Ridge Specific Plan will add an additional 3,229 elementary school students, 750 middle school students, and 1,384 high school students. Area schools are already operating at or over capacity. However, the Laguna Ridge Specific Plan will provide a total of three elementary schools and one combined junior and high school

distributed in neighborhoods throughout the plan area. The Elk Grove Unified School District (EGUSD) has not purchased land for the elementary school sites within the area. Since state law requires payment of school impact fees pursuant to Senate Bill 50 and the project will also pay Mello-Roos fees for school facilities, impacts will be less than significant.

The Laguna Ridge Specific Plan area has insufficient recreational facilities for the projected total population at full buildout. However, implementation of mitigation measure MM 4.6.7.1 will reduce impacts to recreational facilities to less than significant by requiring project applicants to meet the parkland requirement of 5.0 acres of parkland per 1,000 people through parkland dedications within the Specific Plan area and/or the payment of in-lieu fees.

With regard to electrical utilities, the Specific Plan will add approximately 7,826 additional residential customers to the SMUD service area. The additional customers will require approximately 23.7 MW of electricity. The Draft EIR identified SMUD as having approximately 2,386 megawatts (MW) of electricity for distribution per day. The residential portion of the Specific Plan will require less than 1 percent of the total generating capacity of SMUD at full buildout. It is expected that adequate power supplies will be available. Electrical distribution lines in the Specific Plan area will need to be extended and improved to SMUD standards. It is anticipated that the new 69 Kv line being installed down the future center median of Bruceville Road to an electrical sub-station located near the intersection of Poppy Ridge Road and Bruceville Road in the East Franklin Specific Plan area will be used to serve the Laguna Ridge Specific Plan area as well. This extension is not expected to result in any significant environmental impacts beyond what has already been addressed in this Draft EIR associated with Plan Area Development. Thus, the Laguna Ridge Specific Plan will pose a less than significant impact to the availability of electrical service.

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project does not affect the significance findings of the Final EIR with regard to public services, which were identified as less than significant or less than significant with mitigation incorporated. Since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for public service and utility-related impacts. Also, population growth generated under the proposed Project will actually be less than that generated under existing designations due to the proposed elimination of residential land use designations. Thus, public services and utility service systems will not be affected compared with current land use conditions as public services and utilities are impacted proportionate to the number of people using them. Therefore, the reduction of proposed population growth associated with the proposed Project will be beneficial to overall service system conditions.

The proposed Project will not introduce any activities that will result in new or more severe impacts to public services beyond what was addressed in the Final EIR. There are no changed circumstances or new information that meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. Therefore, there will be no new impacts pertaining to this subject.

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3.7 HYDROLOGY AND WATER QUALITY

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Construction activities associated with the development under the Laguna Ridge Specific Plan and of off-site infrastructure and improvement may result in short-term water quality degradation. However, compliance with the provisions of the City's National Pollutant Discharge Elimination System MS4 permit, the National Pollutant Discharge Elimination System General Construction Stormwater Permit, stormwater pollution prevention plan, best management practices, and the City's Land Grading and Erosion Control policies in Chapter 16.44 of the Elk Grove Municipal Code, as required by mitigation measure MM 4.7.1, will reduce impacts associated with water quality standards and discharge requirements and associated with erosion and siltation to a less than significant level.

Implementation of the Laguna Ridge Specific Plan will increase drainage rates in the plan area and may result in on-site and downstream drainage and flooding impacts. Mitigation measure MM 4.7.2 mitigates this impact to a less than significant level by requiring the project applicant demonstrate that permanent drainage facilities will adequately serve the subsequent project, consistent with City standards and off-site flooding impacts.

In terms of surface water quality impacts, the Laguna Ridge Specific Plan will result in less than significant impacts because mitigation measure MM 4.7.3a requires biofilter swales and vegetated strips to be placed in the bottom of channel areas and designed to provide biofiltration of pollutants in project runoff. Furthermore, mitigation measure MM 4.7.3b requires subsequent nonresidential projects to locate all storage areas away from any drainage features and provide water quality control measures in storm drainage facilities such as grease and sediment traps, vegetative filters, and containment structures for hazardous materials. Implementation of these mitigation measures will mitigate this impact to less than significant.

PROPOSED PROJECT IMPACT ANALYSIS

The changes associated with the proposed Project will not significantly alter the volume of stormwater runoff or alter drainage flow patterns resulting in any new or more severe impacts to flooding or water quality beyond what was addressed in the Final EIR. The proposed Project would result in development of the same footprint as assumed in the original EIR. The same regulations, permits, policies, and ordinances discussed in the Final EIR will apply for reducing impacts to hydrology and water quality from construction and operation of the proposed Project. Thus, no changed circumstances or new information meets the standards for requiring further environmental review under CEQA Guidelines Section 15162. Project impacts from the proposed Project will therefore remain less than significant.

3.8 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Development under the Laguna Ridge Specific Plan will result in the loss of landmark-sized trees and protected tree species, which will conflict with the City's Tree Preservation policies in Chapter 19.12 of the Elk Grove Municipal Code. Implementation of mitigation measures reduces the impact on protected tree species to a less than significant level due to the stipulation of tree surveys, protective measures during construction activities, and replacement protocols for removed trees.

The Specific Plan could remove potential habitat for Sanford's arrowhead, a special-status plant species. Implementation of mitigation measures in conjunction with future projects developed in accordance with the Laguna Ridge Specific Plan will reduce the impact on Sanford's arrowhead to a less than significant level due to the stipulation of biological surveys, protective measures, and replacement protocols for removed plants. Impacts to the giant garter snake are also a concern with implementation of the Specific Plan. Such impacts are reduced to a less than significant level by mitigation measures MM 4.8.4a through MM 4.8.4e, which require pre-construction surveys and restrictions on construction activities until it is verified that giant garter snakes are not present. Also of concern are potential impacts to valley elderberry longhorn beetle populations, vernal pool fairy shrimp, Swainson's hawks, bats, nesting raptors, and other migratory birds. The stipulation of biological surveys and protective measures concerning these species results in less than significant impacts.

The Laguna Ridge Specific Plan EIR found that development under the Laguna Ridge Specific Plan would result in the filling of jurisdictional wetlands and waters of the U.S: approximately 4.83 acres of jurisdictional wetland habitat would be impacted by the conversion of agricultural land to residential, commercial, recreation and public service uses (not including the "Reserve" overlay designated areas). This impact was considered to be less than significant due to mitigation measure MM 4.8.3, which requires wetland delineation for all projects in the Specific Plan area as well as protective and replacement protocols for impacts wetlands.

Biological resource impacts as a result of the development of the Laguna Ridge Specific Plan were also evaluated under cumulative conditions. It was determined that the development of the Laguna Ridge Specific Plan Project will contribute cumulatively to the loss of biological resources in the region and the ongoing urbanization in southern Sacramento County, and result in a significant and unavoidable impact.

PROPOSED PROJECT IMPACT ANALYSIS

The changes associated with the proposed Project will not result in any new or more severe impacts to biological resources beyond what was addressed in the Final EIR. The same regulations, permits, policies, and ordinances discussed in the Final EIR will apply for reducing impacts to biological resources. Since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for biology-related impacts. A recent Swainson's hawk foraging habitat assessment and burrowing owl survey for the Project site found that there was no suitable Swainson's hawk foraging habitat or any burrowing owls or suitable burrows on site. Although there is no suitable Swainson's hawk foraging habitat on the Project site, the mitigation for loss of Swainson's hawk habitat will nonetheless be required of the Project.

Thus, no changed circumstances or new information meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. Impacts from the proposed Project will, therefore, remain less than significant.

3.9 GEOLOGY AND GEOTECHNICAL HAZARDS

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

All project impacts related to geology and soils in the Final EIR were identified as less than significant with the exception of potential topsoil impacts. The Final EIR indicated that prior to issuance of a grading permit for each subsequent project, the project applicant shall submit to

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the City an erosion control plan which will utilize best construction practices to limit the erosion effects of the proposed project. Implementation of this mitigation measure will reduce this impact to less than significant.

PROPOSED PROJECT IMPACT ANALYSIS

Changes associated with the proposed Project will have no impact to the findings and mitigation measures adopted in the original EIR as no additional areas with potential geological resources will be developed, and proposed changes in land use development will not result in deeper or more extensive foundations.

3.10 CULTURAL RESOURCES

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

Implementation of the Laguna Ridge Specific Plan could, during construction and excavation activities, uncover unidentified cultural resources. However, mitigation measures MM 4.10.1a and MM 4.10.1b, which require a pre-construction cultural resources field survey and stop-work provisions in the case that any historic surface or subsurface archaeological features are found, will reduce the impact to a less than significant level due to the stipulation of surveys and protective measures.

The Laguna Ridge Specific Plan EIR also found that development under the Laguna Ridge Specific Plan would cause existing, potentially historically significant structures to be damaged or demolished unless mitigation were incorporated. Implementation of mitigation measure MM4.10.2, which requires evaluation and relocation or preservation of any historically significant structures, will mitigate this impact to less than significant.

PROPOSED PROJECT IMPACT ANALYSIS

Changes associated with the proposed Project will have no impact on the findings and mitigation measures adopted in the original EIR, as no additional areas with potential cultural resources will be developed. Since the proposed Project is located within the Laguna Ridge Specific Plan area, the Project will be required to comply with all applicable policies, conditions, requirements, and mitigation measures contained in the Laguna Ridge Specific Plan and the Laguna Ridge Specific Plan Final EIR for cultural resource-related impacts. There are no historic structures on the Project site.

There are no changed circumstances or new information that meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. Therefore, there will be no new impacts pertaining to this subject.

3.11 VISUAL RESOURCES

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

While the existing uses and features within the plan area are not considered to be significant visual resources and there are no scenic visual resources within the vicinity of the plan area, implementation of the Laguna Ridge Specific Plan will alter the plan area's visual character from a rural area to a suburban environment. Views of open areas will be replaced by views of

residential and commercial uses. As there is no feasible mitigation to address this issue, this is considered a significant and unavoidable impact. This is considered a significant and unavoidable impact under cumulative conditions as well.

Implementation of the Laguna Ridge Specific Plan will introduce new sources of light and glare in and around the plan area. Mitigation measure MM 4.11.2a requires a lighting plan to be developed and provided with improvement plans for each subsequent nonresidential project to ensure that parking lot pole lights and streetlights are fully hooded and back shielded to reduce the light “spillage” and glare, and prohibit the illumination from breaking the horizontal plane. In addition, mitigation measure MM 4.11.2b requires the use of non-glare glass to be used in all nonresidential buildings to minimize and reduce impacts from glare; office and commercial buildings, which are allowed to use semi-reflective glass, must be oriented so that the reflection of sunlight is minimized. Despite the implementation of this mitigation, which will reduce the effect of light and glare, the impact will remain significant and unavoidable. This is considered a significant and unavoidable impact under cumulative conditions as well.

The Laguna Ridge Specific Plan will change the visual character of the plan area from rural residential to suburban mixed-use along scenic corridor SR-99. The character of the area is undergoing a transformation from agricultural to higher-density residential and commercial. Therefore, impacts to the freeway scenic corridor are significant and unavoidable and there are no mitigation measures for this impact. Changes to the existing rural landscape will result in a significant and unavoidable impact.

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project does not include elements that are substantially different from those analyzed in the Final EIR project description. The proposed changes in the proposed Project will not result in development of any additional lands beyond those analyzed in the original EIR. Adopted mitigation measures MM 4.11.2a and MM 4.11.2b in the Final EIR will apply to the proposed Project. No changed circumstances or new information meet the standards for requiring further environmental review under CEQA Guidelines Section 15162. Impacts from the proposed Project will therefore remain less than significant.

3.12 LAND USE/POPULATION/EMPLOYMENT AND HOUSING

PREVIOUSLY IDENTIFIED POTENTIAL IMPACTS IN THE FINAL EIR

The Final EIR concluded that the Laguna Ridge Specific Plan will have less than significant impacts to land use and planning as the Specific Plan is consistent with the Draft General Plan policies and with City standards. The development of the Specific Plan and development densities required changes to previous designations for the property. The physical development of the Specific Plan will be consistent with the Specific Plan’s location within the Urban Services Boundary. Population and housing impacts are also less than significant.

PROPOSED PROJECT IMPACT ANALYSIS

The proposed Project is located within the area analyzed by the Laguna Ridge Specific Plan EIR and thus represents the next development to occur in a portion of the City designated for urban development. The updated Project description will modify the original Project plan as well as the General Plan designation, Specific Plan designation, and zoning for the Project area. The proposed Project will be located on parcels that were analyzed for development in the Final EIR.

3.0 ENVIRONMENTAL ANALYSIS

The proposed Project would result in land uses that are similar to those assumed in the original EIR. In addition, the proposed Project would not include residential uses, so population impacts would be less than disclosed in the previous EIR. Thus, these circumstances and information will not result in new or more severe impacts than identified in the Final EIR.

3.13 GREENHOUSE GAS EMISSIONS

BACKGROUND

CEQA Guidelines Section 15064.4 (added in 2010) requires lead agencies to make a good effort to describe, calculate, or estimate the amount of greenhouse gas (GHG) emissions resulting from a project and to assess the significance of impacts from GHG emissions on the environment. CEQA allows a Lead Agency to exercise its discretion in whether to use a model to quantify GHG emissions or to rely on a qualitative analysis. (CEQA Guidelines Section 15064.4(a)). In 2004, information about the potential impacts of GHGs was widely known. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of GHG emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. In the early and mid-2000s, GHGs and climate change were extensively discussed and analyzed in California. In 2000, Senate Bill 1771 established the California Climate Action Registry for the recordation of GHG emissions to provide information about potential environmental impacts.

At the time the Final EIR was approved (June 2004), CEQA did not require analysis of GHG impacts from projects, so no analysis was included in the Laguna Ridge Specific Plan EIR. However, after certification of the Final EIR, Sacramento County prepared a Greenhouse Gas Emissions Inventory that includes emissions generated in the City of Elk Grove. This inventory was used to provide a qualitative analysis of the changes in GHG emissions that would result from the land use changes proposed for the Laguna Ridge Specific Plan by the proposed Project.

PROPOSED PROJECT IMPACT ANALYSIS

GHG emissions originate from a number of sectors, including residential and commercial/industrial land uses, transportation, waste, water-related activities (e.g., water pumps and conveyance), and agriculture. According to the 2005 Greenhouse Gas Emissions Inventory prepared by Sacramento County and updated by the City of Elk Grove, the transportation sector is the largest generator of GHG within the City, making up 48.43 percent of total. The commercial/industrial sector represented 13.77 percent of the total emissions. Under 2020 Business-As-Usual conditions, the transportation sector will account for 45.43 percent and the commercial/industrial sector will account for 17.86 percent (Elk Grove, 2012).

As described in the traffic analysis section above, the proposed Project will result in fewer vehicle trips under buildout conditions compared to those analyzed for the project site in the Laguna Ridge Specific Plan EIR. Because of this reduction in trips and the associated reduction in GHG emissions, the Project will not increase GHG impacts within the transportation sector as analyzed in the Greenhouse Gas Emissions Inventory.

The changes in land use under the proposed Project will impact the commercial/industrial sector in terms of land use inventory. Larger, more intensive projects, such as heavy manufacturing, would necessitate additional analysis if such uses were proposed. However, given the nature of this project as an assembly use, it would not generate GHG emissions as would other types of commercial uses and the majority of GHG emissions would be transportation related, which is accounted for in the traffic section. Therefore, the change of use for the proposed Project does not rise to the level that requires further analysis.

Therefore, based on the characteristics of the proposed Project and the results of the analysis above, the land use changes associated with the proposed Project would not result in significant impacts to GHG compared to the land uses included in the Laguna Ridge Specific Plan EIR. Consequently, the proposed Project would not result in additional impacts related to GHGs.

3.0 ENVIRONMENTAL ANALYSIS

REFERENCES

- Bollard Acoustical Consultants, Inc. (Bollard). 2012. *Environmental Noise Assessment*.
- ECORP Consulting. 2011. EFalls Property, Elk Grove, California, Swainson's Hawk Foraging Habitat Assessment and Burrowing Owl Survey.
- Elk Grove, City of. 2003. *Laguna Ridge Revised Draft Environmental Impact Report*.
- Elk Grove, City of. 2012. *Planning Commission Draft Climate Action Plan*.
- Institute of Transportation Engineers (ITE). 2008. *Trip Generation Handbook, 8th Edition*.
- Marcus H Bole and Associates (Bole). 2011. *Phase I Environmental Site Assessment*.

APPENDICES

APPENDIX A – TRAFFIC GENERATION

EG-11-053

Efalls Event Center

Existing Use

| Land Use | Area (ft ² or d.w.) | Weekday Trip Generation Rate | Weekday Trip Generated | Peak Hour Generated Rate (7-9a.m.) | Peak Hour Generated (7-9a.m.) | Peak Hour Generated Rate (4-6p.m.) | Peak Hour Generated (4-6p.m.) |
|--------------------|--------------------------------|------------------------------|------------------------|------------------------------------|-------------------------------|------------------------------------|-------------------------------|
| BP (3.4 Acres) | 18,243 | 11.01 | 201 | 1.55 | 28 | 1.49 | 27 |
| RD-20 (1.59 Acres) | 32 | 9.57 | 304 | 0.75 | 24 | 1.01 | 32 |
| | | | <u>505</u> | | <u>52</u> | | <u>59</u> |

Proposed Use

| Land Use | Area (ft ²) | Weekday Trip Generation Rate | Weekday Trip Generated | Peak Hour Generated Rate (7-9a.m.) | Peak Hour Generated (7-9a.m.) | Peak Hour Generated Rate (4-6p.m.) | Peak Hour Generated (4-6p.m.) |
|-----------------|-------------------------|------------------------------|------------------------|------------------------------------|-------------------------------|------------------------------------|-------------------------------|
| BP (4.99 Acres) | 26,774 | 11.01 | 295 | 1.55 | 41 | 1.49 | 40 |

APPENDIX B – NOISE

Environmental Noise Assessment

Efalls Event Center

Elk Grove, California

BAC Job # 2012-006

Prepared For:

Efalls Corporation

Attn: Mr. David Down
9071 S. 1300 W. Suite 201
West Jordan, UT 84088

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

March 19th, 2012



Introduction

The proposed Efalls automated business and community center building is located at 8280 Elk Grove Boulevard in Elk Grove, CA. The project area is identified on Figure 1.

Efalls is a multipurpose business and community center rented online. Rental rooms include a wedding reception center, and meeting rooms that convert into theater and game rooms. Two of these buildings will be built on the site, see Figure 2 for the proposed site plan.

Noise-sensitive land uses in the immediate project vicinity consist of residential uses on the north side of Elk Grove Boulevard and a proposed apartment complex to the west, as indicated on Figure 1.

Due to the proximity of the proposed facilities to the existing and proposed residential uses to the north and west, the City of Elk Grove has requested that an acoustical analysis of the project be performed to ensure that the City's noise standards for this project are satisfied. The project applicant has retained Bollard Acoustical Consultants, Inc. to perform this analysis. The purposes of this analysis are to quantify noise levels associated with amplified music generated within the main reception area and guests conversing within the outdoor patio areas located immediately outside of the main reception area, and to compare those levels against the applicable City of Elk Grove noise standards.

Background on Noise and Acoustical Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and thus are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, called Hertz (Hz).

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure), as a point of reference, defined as 0 dBA. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dBA. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness. Table 1 provides common noise levels associated with various sources and Appendix A provides acoustical terminology.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network.

There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day/night average noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

Table 1
Typical A-Weighted Sound Levels of Common Noise Sources

| Loudness Ratio | dBA | Description |
|-----------------------|------------|--|
| 128 | 130 | Threshold of pain |
| 64 | 120 | Jet aircraft take-off at 100 feet |
| 32 | 110 | Riveting machine at operators position |
| 16 | 100 | Shotgun at 200 feet |
| 8 | 90 | Bulldozer at 50 feet |
| 4 | 80 | Diesel locomotive at 300 feet |
| 2 | 70 | Commercial jet aircraft interior during flight |
| 1 | 60 | Normal conversation speech at 5-10 feet |
| 1/2 | 50 | Open office background level |
| 1/4 | 40 | Background level within a residence |
| 1/8 | 30 | Soft whisper at 2 feet |
| 1/16 | 20 | Interior of recording studio |

Criteria for Acceptable Noise Exposure

The City of Elk Grove General Plan Noise Element establishes criteria for acceptable noise exposure at residential uses due to non-transportation noise sources. The City's Noise Element Standards are shown in Table 2.

Table 2
Noise Level Performance Standards
For Residential Areas Affected By Non-Transportation Noise Sources
City of Elk Grove Noise Element of the General Plan

| Noise Level Descriptor | Daytime (7 a.m. - 10 p.m.) | Nighttime (10 p.m. - 7 a.m.) |
|------------------------|-------------------------------|---------------------------------|
| Hourly L_{eq} , dB | 50 | 40 |

Source: Table NO-A Part 2, City of Elk Grove General Plan, 2009

Existing Ambient Noise Environment

The noise environment in the vicinity of the project site consists primarily of traffic noise emanating from Elk Grove Boulevard and Civic Center Drive. To generally quantify background noise levels at the project site, Bollard Acoustical Consultants, Inc. conducted short-term ambient noise level measurements in the project vicinity on February 24, 2012.

Two Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meters were used for the noise level measurement survey. The meters were calibrated before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The noise level meters were programmed to record the average noise level (L_{eq}) and the maximum noise level (L_{max}) descriptors. Table 3 shows a summary of the noise measurement results. Figure 1 shows the location of the measurement sites.

Table 3
Community Noise Measurement Survey results
Elk Grove, California – February 24, 2012

| Site | Location | L_{eq} | L_{max} | Noise Sources |
|------------|--------------------------|----------|-----------|-------------------------|
| 1 (Bldg A) | Near Elk Grove Boulevard | 51 | 67 | Local traffic primarily |
| 2 (Bldg B) | Near Civic Center Road | 47 | 60 | Local traffic primarily |

Source: Bollard Acoustical Consultants, Inc.

Evaluation of Project-Related Noise Levels

Amplified Music in Main Hall

As noted in the project introduction, the main noise sources of concern for this project consist of amplified speech and music generated within the main hall area during receptions and similar events, and sound generated by event attendees conversing within the outdoor patio areas located immediately outside of the main hall area.

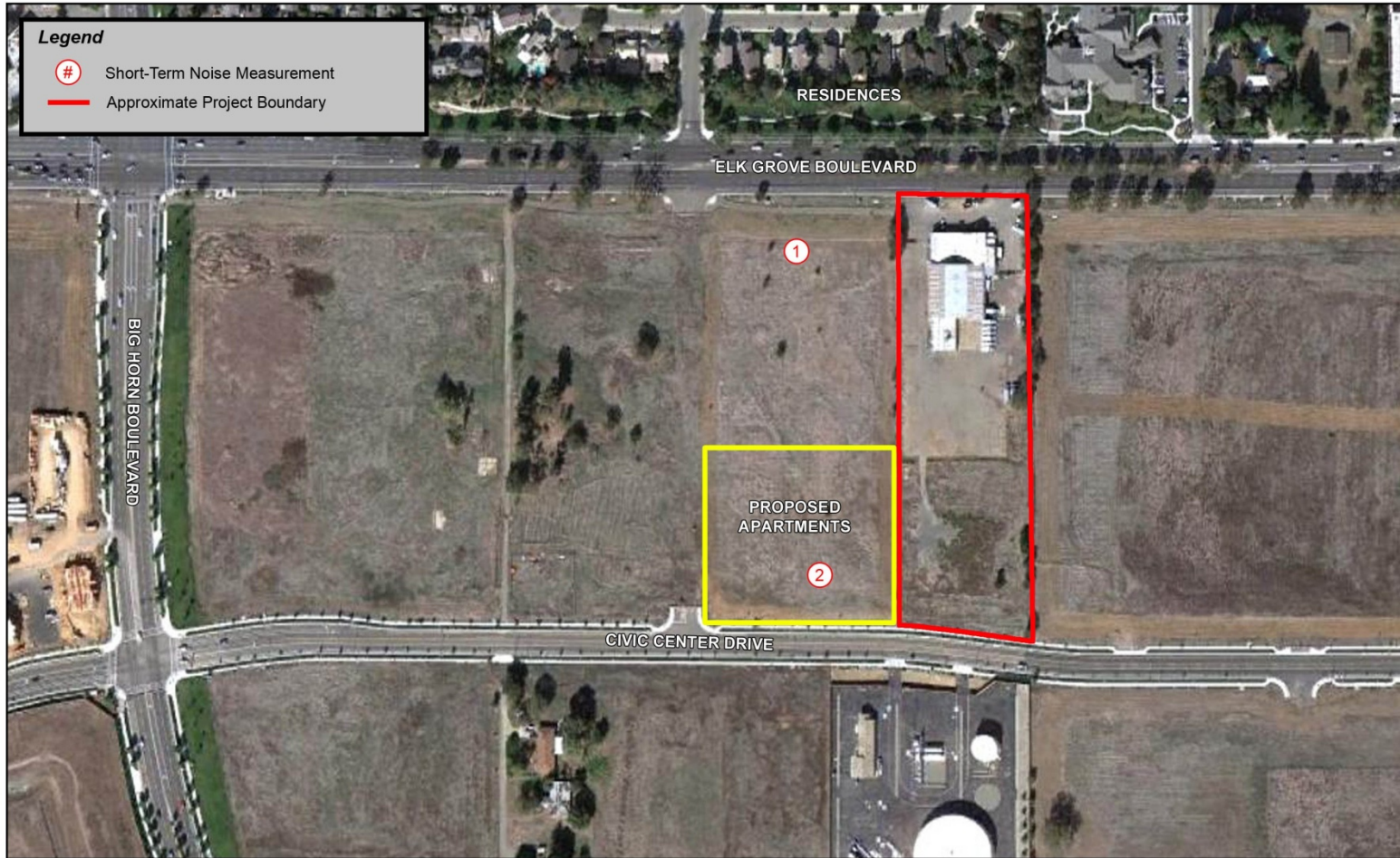
Based upon conversations with the project applicant, all elevated music associated with receptions and similar events will take place within the main hall on the project site. Because the doors separating the patio area and main reception hall could remain open during events, to provide a reasonably conservative assessment of potential project noise impacts it was assumed in this analysis that the reception hall doors would be in the open positions.

To predict noise levels due to wedding reception music at the nearest potentially-affected noise-sensitive receptors (both existing and future), a reference reception area noise level of 75 dB L_{eq} was assumed at a reference distance of 75 feet from the speaker locations. The noise reduction of the building façade was computed taking into consideration the dimensions of the building façade, including the exterior doors (assumed to be open) and the window areas. Based on the given dimensions of the wall, a total sound transmission loss of 9 dB was calculated for the façade containing the patio doors, with those doors in the open position.

As illustrated in Figure 2, the main reception and patio areas of the Efalls buildings will be located on the opposite side of the buildings from the future apartment site. As a result, the buildings themselves will provide complete shielding of amplified music and outdoor patio noise in the direction of the future apartments. As a result, no exceedances of the City's noise standards or adverse noise impacts at the future apartment site are anticipated as a result of this project.

Also as illustrated in Figure 2, the northernmost Efalls building would be oriented nearly parallel to Elk Grove Boulevard. As a result, the eastern doors of the main hall area would be partially shielded from view of the existing residences located on the north side of Elk Grove Boulevard. Table 4 contains the noise levels calculated at the nearest property lines to the north for music generated within the main hall area with the main hall doors open to the patio area.

Figure 1
Efalls Event Center - Elk Grove, CA
Project Vicinity & Noise Measurement Locations



Legend

- # Short-Term Noise Measurement
- Approximate Project Boundary

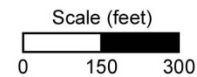
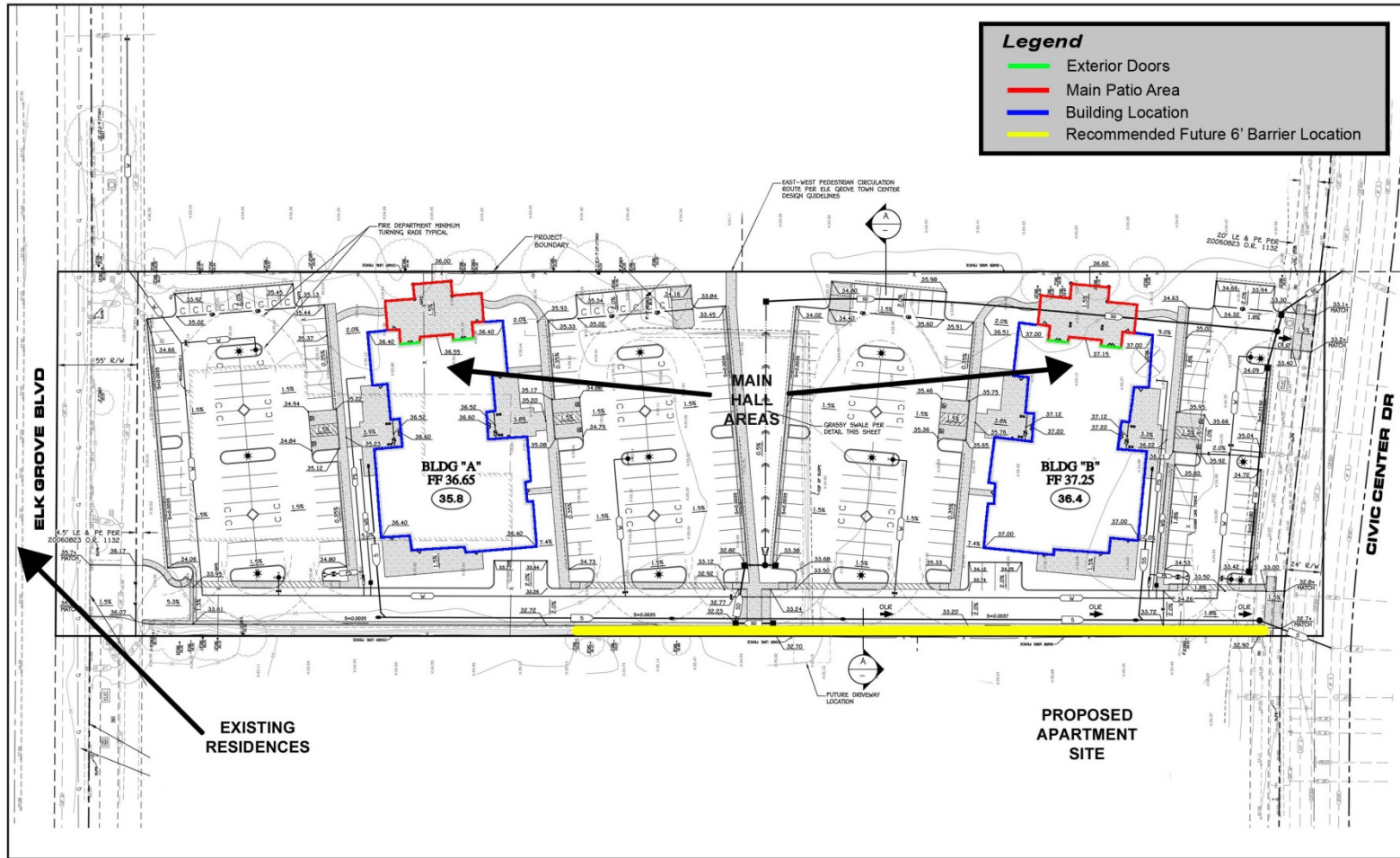


Figure 2
Efalls Event Center - Elk Grove, CA
Project Site Plan



Legend

- Exterior Doors
- Main Patio Area
- Building Location
- Recommended Future 6' Barrier Location



Table 4
Efalls Event Center Noise Levels at Nearest Residences to the North

| Site | Distance to nearest northern residences (ft) | Predicted L_{eq} |
|------------|--|--------------------|
| Building A | 400 | 43 |
| Building B | 850 | 37 |

Source: Bollard Acoustical Consultants, Inc. 2012

As shown in Table 4, amplified speech or music levels generated during events within the main hall area of Building A is predicted to exceed the City of Elk Grove nighttime noise level standard of 40 dB L_{eq} when the hall doors are in the open position. Specifically, amplified music levels of approximately 37-43 dB L_{eq} are predicted at the nearest residences to the north when doors are open. Noise level criteria applicable to this project would be 50 dB L_{eq} during the daytime hours and 40 dB L_{eq} during the nighttime hours. Therefore, wedding reception music levels would satisfy the City of Elk Grove noise level standards for daytime hours, but noise reduction measures may be required for nighttime periods (i.e. after 10 pm).

To reduce noise levels to a state of compliance with the City of Elk Grove 40 dB L_{eq} nighttime noise level standard, the following measure should be implemented:

- The eastern doors leading from the main reception hall to the outdoor patio area should remain closed after 10 pm except when persons are entering or leaving the building.
- A solid noise barrier should be constructed at the northern and a portion of the eastern patio boundary of Building "A" to further reduce sound levels at the residences to the north. The barrier should be constructed to a height of 6 feet of materials such as masonry block, metal, or precast concrete. Wood is not recommended as a suitable barrier material due to cracks which form over time with exposure to the elements. The location of this recommended patio barrier is shown on Figure 3. Based on the assumed level of 75 dB L_{eq} at a reference distance of 75 feet from the speakers in the main hall, and the assumption that the patio doors would be open, this barrier is predicted to reduce amplified sound levels to less than 40 dB L_{eq} at the nearest residential uses to the north.

Guest Sound Levels on Outdoor Patio

Persons engaged in conversation with raised voices generally produce noise levels of approximately 70 dB L_{eq} at a distance of 5 feet. Based on an assumed 25 people speaking in elevated voices at the rear patio area at any given time, a reference voice level at a distance of 50 feet would be approximately 65 dB L_{eq} . At the nearest residences to the north of the reception area, located approximately 400 feet away, the resulting noise level would be 42 dB L_{eq} , including shielding provided by the existing noise barrier located between these residences and the project site.

Because the predicted level of 42 dB L_{eq} assumes all speakers would be oriented towards the residences to the north, actual levels would be lower as persons on the patio would face different directions when speaking. As a result, average noise levels associated with persons conversing in raised voices on the outdoor patio area of Building A are predicted to be less than 40 dB L_{eq} at the nearest existing residences to the north of the project site. Furthermore, construction of the solid patio noise barrier recommended above would further reduce noise levels at the nearest residences to the north. Noise levels of persons on the patio area of Building B would be even lower as these existing residences, as Building B is approximately 450 feet further away.

Parking Areas

As shown in Figure 2, the proposed project includes four parking areas individually consisting of approximately 250 parking spaces for use during activities at the Efalls event center. The center of the northern parking area is located approximately 280 feet from the residential property line to the north, whereas the center of the southern parking area would be approximately 200 feet from the future apartment site to the west.

As a means of determining the noise levels due to parking lot activities, Bollard Acoustical Consultants, Inc. file data was utilized. A typical SEL due to automobile arrivals and departures, including car doors slamming and people conversing is approximately 70 dB at a distance of 50 feet. The parking lot L_{eq} at a reference distance of 50 feet can be determined using the following formula:

$$\text{Peak Hour } L_{eq} = 70 + 10 * (\log N) - 35.6, \text{ dB where:}$$

70 is the mean sound exposure level (SEL) for an automobile arrival and departure, N is the number of automobile arrivals and departures during the hour, and 35.6 is 10 times the logarithm of the number seconds in an hour.

Based upon the equation above, and accounting for distance from the parking areas to the existing and proposed residential areas, as well as shielding provided by the existing barrier to the north, the L_{eq} associated with worst-case parking lot activities (lot filling or emptying in any given hour), would be approximately 33 dB L_{eq} at the residences to the north and approximately 43 dB L_{eq} at the future apartment site to the west.

These predicted parking lot noise levels would satisfy the daytime and nighttime noise level standards at the exiting residences to the north, and would satisfy the daytime noise level standard at the proposed residences to the west, but could exceed the nighttime noise level standard at that apartment site for activities that end after 10 pm.

To reduce parking lot noise levels to a state of compliance with the City of Elk Grove 40 dB L_{eq} nighttime noise level standard, the following measure should be implemented:

- A 6-foot tall solid noise barrier should be constructed between the proposed parking areas and future apartment site. The recommended barrier location is indicated on Figure 2. The barrier could be constructed of masonry or concrete, but wood is not recommended as a suitable barrier material due to degradation over time with exposure to the elements.

Conclusions and Recommendations

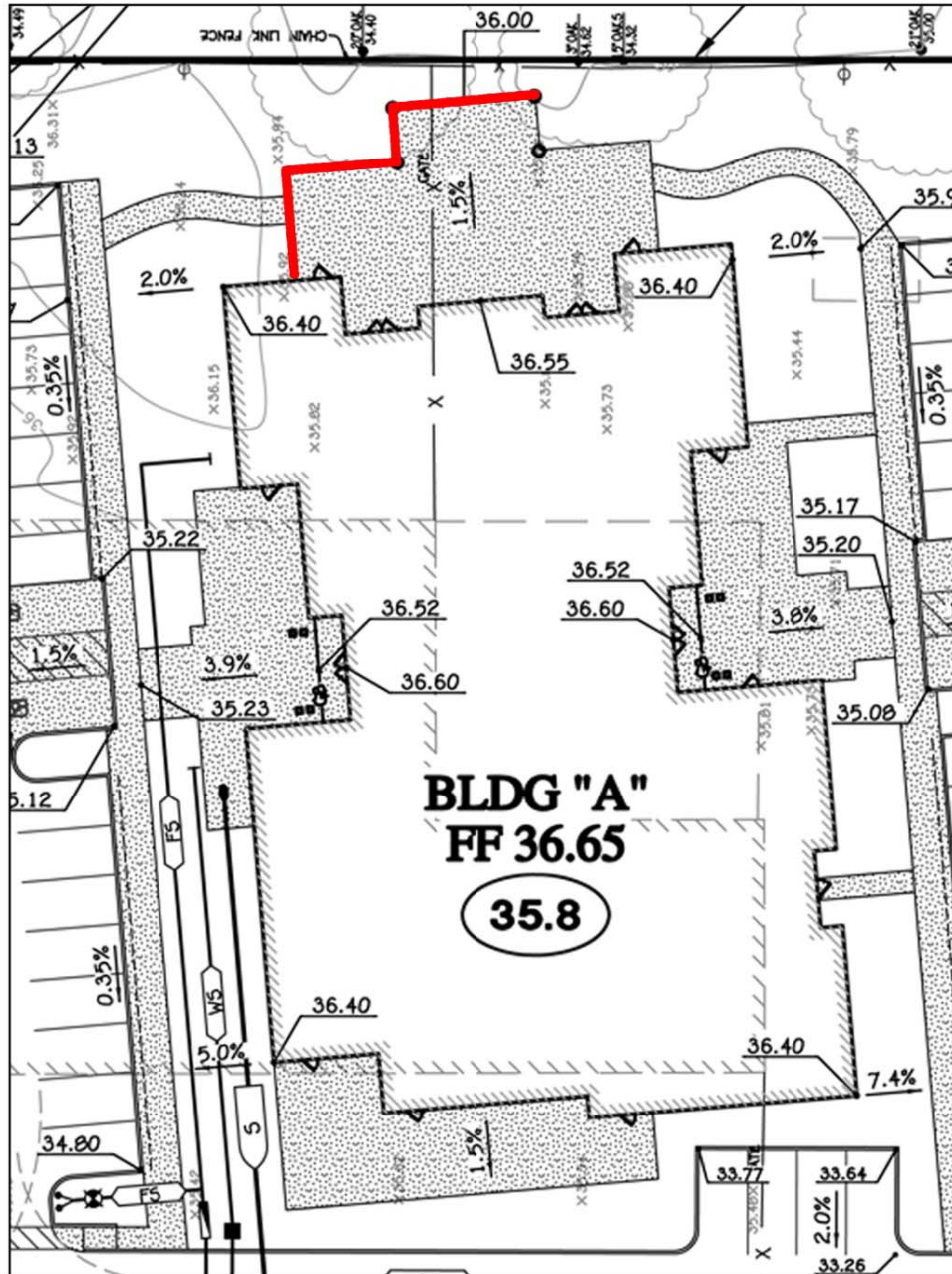
Noise levels associated with the Efalls Event Center facility are predicted to comply with the daytime and nighttime noise level standards of the City of Elk Grove provided the following specific measures are incorporated into the project design and operations:

1. The eastern doors leading from the main reception hall of Building A to the outdoor patio area should remain closed after 10 pm except when persons are entering or leaving the building.
2. A solid noise barrier should be constructed at the northern and a portion of the eastern patio boundary of Building "A" to further reduce sound levels at the residences to the north. The barrier should be constructed to a height of 6 feet of materials such as masonry block, metal, or precast concrete. Wood is not recommended as a suitable barrier material due to cracks which form over time with exposure to the elements. The location of this recommended patio barrier is shown on Figure 3. Based on the assumed level of 75 dB L_{eq} at a reference distance of 75 feet from the speakers in the main hall, and the assumption that the patio doors would be open, this barrier is predicted to reduce amplified sound levels to less than 40 dB L_{eq} at the nearest residential uses to the north.
3. A 6-foot tall solid noise barrier should be constructed between the proposed parking areas and future apartment site. The recommended barrier location is indicated on Figure 2. Since it is unknown if and when the development of the apartments to the west will occur, the barrier can be constructed just prior to the completion of construction of the apartments. The barrier could be constructed of masonry or concrete, but wood is not recommended as a suitable barrier material due to degradation over time with exposure to the elements.

4. In the event that activities at either of the Efalls buildings results in noise complaints from nearby residences, such complaints shall be investigated and additional noise control measures implemented as appropriate to ensure compliance with City of Elk Grove noise standards.

These conclusions are based on the site plan shown in Figure 2, measured and predicted noise levels, and the assumptions cited herein. Deviations from these plans, data, assumptions, and recommendations will cause actual noise levels to differ from those described in this analysis. BAC is not responsible for exceedance of City noise standards caused by such deviations.

Figure 3
 Efalls Event Center - Elk Grove, CA
 Recommended Building A Patio Barrier



Legend

— Recommended Barrier Location



From: Paul Bollard [<mailto:paulb@bacnoise.com>]
Sent: Tuesday, March 27, 2012 9:41 AM
To: Adam Petersen
Cc: 'Meredith Harvan'; christines@bacnoise.com
Subject: Elk Grove EFalls Event Center Noise Study Clarification

Good morning Adam,

Pursuant to our conversation of a few minutes ago, I'm providing this email to provide additional clarification regarding our recommendations for the Elk Grove EFalls event center project.

Specifically, our recommendation #1 in the Conclusions and Recommendations section of our report states the following:

1. The eastern doors leading from the main reception hall of Building A to the outdoor patio area should remain closed after 10 pm except when persons are entering or leaving the building.

As noted several times in our analysis, our assumptions and calculations were based on the doors being open. With the addition of the patio area noise barrier, we concluded that the City's nighttime noise level standard could be achieved, even with the doors open. As a result, recommendation #1 would technically not be necessary. While we still believe it would be prudent to close the doors after 10 pm when feasible, compliance with the City's nighttime noise level standards is not contingent upon the doors being in the closed position.

I hope this clarification is useful to you. Please don't hesitate to contact me if the City should have additional questions or comments.

Sincerely,

Paul Bollard

Paul Bollard, President
Institute of Noise Control Engineers (INCE), Board Certified Member
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Visit BACNOISE.COM to view or download BAC Qualifications, Insurance Information, Rate Sheet, and Representative Project Experience.

By sending us an email (electronic mail message) or filling out a web form, you are sending us personal information (i.e. your name, address, email address or other information). We store this information in order to respond to or process your request or otherwise resolve the subject matter of your submission.

Certain information that you provide us is subject to disclosure under the California Public Records Act or other legal requirements. This means that if it is specifically requested by a member of the public, we are required to provide the information to the person requesting it. We may share personally identifying information with other City of Elk Grove departments or agencies in order to respond to your request. In some circumstances we also may be required by law to disclose information in accordance with the California Public Records Act or other legal requirements.

**APPENDIX C – PHASE I ENVIRONMENTAL SITE
ASSESSMENT**



Marcus H. Bole
and Associates

An Environmental Consulting Firm

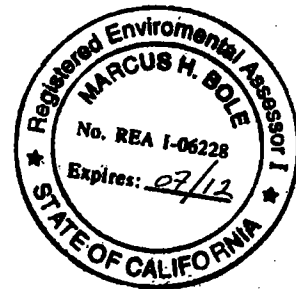
**PHASE I ENVIRONMENTAL
SITE ASSESSMENT, APN 132-0270-006, 8280 ELK
GROVE BOULEVARD, ELK GROVE, SACRAMENTO
COUNTY, CA 95757.**

Prepared for:

**Tom's House of Hydraulics
Attn: Mr. Curt Conner
2904 Duluth Street
West Sacramento, CA 95691**

Prepared by:

**Marcus H. Bole & Associates
104 Brock Drive
Wheatland, CA 95692
August 3, 2011**



104 Brock Drive, Wheatland CA 95692 (530) 633-0117 FAX (530) 633-0119, email: MBOLE@AOL.COM

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- Appendix D – Statement of Qualifications

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Client: Tom's House of Hydraulics
2904 Duluth Street
West Sacramento, CA 95691

Point of Contact: Mr. Curt Conner
Phone: 916-372-9692

Property: APN 132-0270-006, 8280 Elk Grove Boulevard, Elk Grove,
Sacramento County, CA 95757. Section 2, Township 7 North,
Range 5 East, Florin USGS Quadrangle. 38.4083 North Latitude,
121.3997 West Longitude.

Site Use: Hydraulic equipment repair facility

**Marcus H. Bole
and Associates:** 104 Brock Drive
Wheatland, California 95692
Phone: 530-633-0117, Fax: 530-633-0119
Email: mbole@aol.com. Website: mhbole.com

**Environmental
Assessors:** Marcus H. Bole, REA I David H. Bole, REA-I
State of California 06228 State of California 08099

Project Number: MHB&A FILE 0725-2011-3002

Report Date: August 3, 2011

1.0 EXECUTIVE SUMMARY

During July and August of 2011, a Phase I Environmental Site Assessment was conducted on Assessor's Parcel Number 132-0270-006, located at 8280 Elk Grove Boulevard in Elk Grove, California (Subject Property) (See Figure 1: Site Location Map), utilizing the standard methods issued by the American Society for Testing and Materials publication, *ASTM STANDARDS ON ENVIRONMENTAL SITE ASSESSMENTS FOR COMMERCIAL REAL ESTATE, E-1527-05*, the Environmental Protection Agency's *Standards and Practices for all appropriate Inquiries* (40 CFR Part 312), and procedures set forth in the U. S. Small Business Administration's *Standard Operating Procedures (SOP) 50 10 5 (C)*. Based on our review of Federal and State environmental records databases; inquiries of local, city and county agency records; investigation of current and historic land usage, and an on-site examination of existing conditions, we found no Recognized Environmental Conditions with the subject property or immediately adjacent properties with the following exception:

- 1) **Recognized Environmental Condition:** Several areas of minor surface staining were noted on bare soils around the building. Staining appears to be petroleum products including hydraulic fluids. Where petroleum stained soils are encountered, they should be removed and disposed of in accordance with Sacramento County Department of Environmental Health procedures.
- 2) **Observation:** Due to the above areas of stained soil, a sample of the onsite drinking water well was obtained and analyzed by California Laboratory Services, 3249 Fitzgerald Road, Rancho Cordova, California on July 27, 2011. The sample was taken to determine if the release of petroleum products to the surface soil could have migrated into the groundwater. The sample was analyzed for drinking water metals, Hexavalent Chromium (EPA 218.6) and extractable petroleum hydrocarbons (EPA 8015M). No petroleum hydrocarbons were detected in the water sample. All metals were within the drinking

water standards of the State of California (See Lab Results in Appendix C). The areas of minor stained soil do not appear to have affected the groundwater of this property.

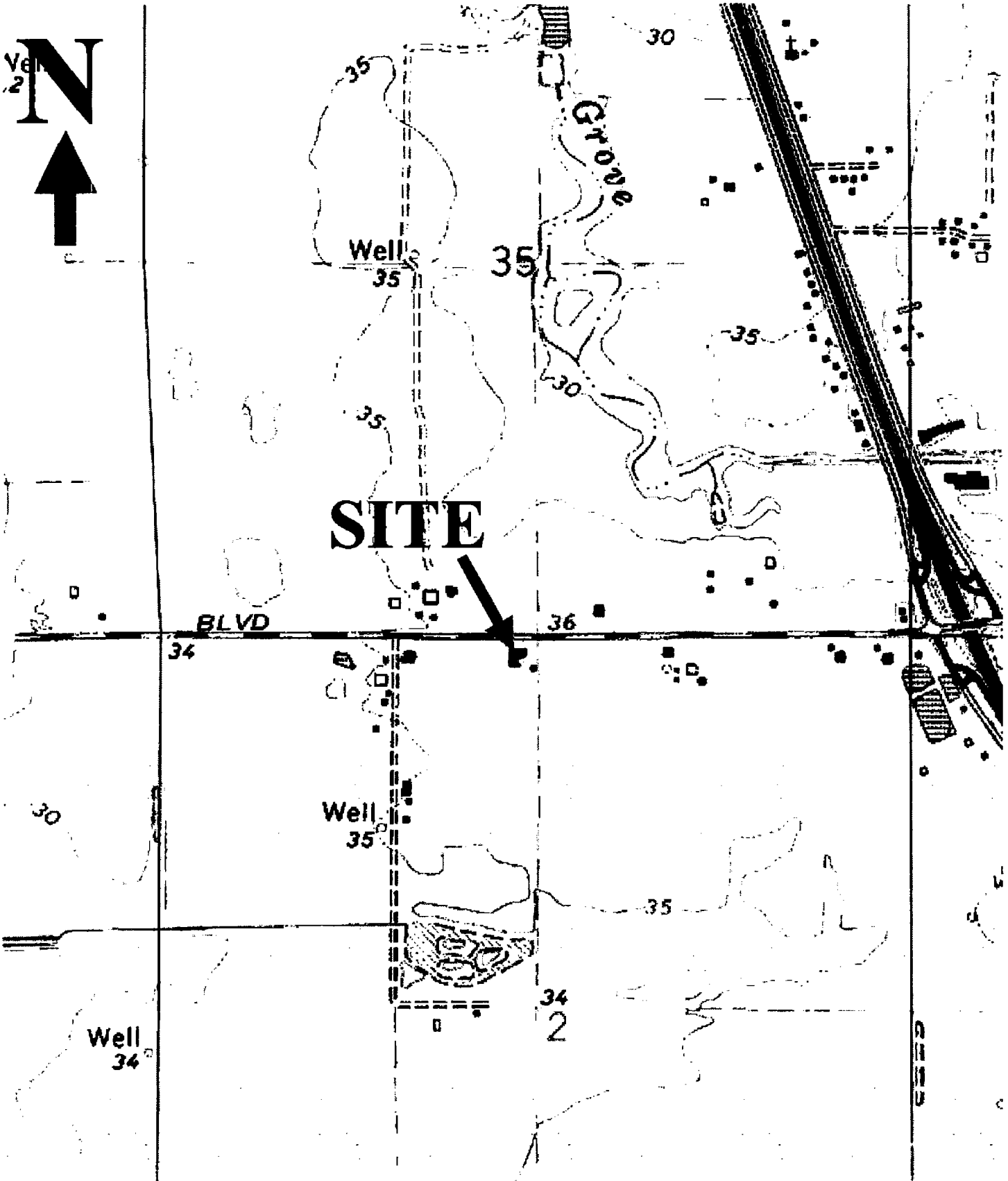
2.0 INTRODUCTION

2.1 PURPOSE AND DEFINITIONS

The purpose of this investigation was to provide a qualitative analysis of the property, and the immediately surrounding properties, in order to identify areas of existing or potential sources of environmental contamination (such as leaking underground storage tanks (USTs), PCBs, urea formaldehyde insulation, petroleum products, and other toxic or substances) which would pose a hazard to health, safety, or the value of any portion of the property. The currently recognized objectives of an environmental site assessment include the identification of: (1) onsite liabilities associated with past or current practices involving the use, storage, treatment, or disposal of hazardous materials and; (2) offsite contingent liabilities involving past or current offsite hazardous material storage or disposal practices. Regulatory authority regarding environmental contamination and compliance is maintained by both Federal and State agencies.

2.1.1 SIGNIFICANT ASSUMPTIONS

Marcus H. Bole & Associates relied on information derived from secondary sources including governmental records, the client, designated representative of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, Marcus H. Bole & Associates has made no independent investigation as to the accuracy and completeness of information derived from secondary sources. Marcus H. Bole & Associates assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based



Site Location Map: Subject Property, APN 132-0270-006, 8280 Elk Grove Boulevard, Elk Grove, Sacramento County, CA 95757. Section 2, Township 7 North, Range 5 East. Florin USGS Quadrangle.

Figure 1

on contours depicted on United States Geological Survey topographic maps. Marcus H. Bole & Associates assumes the property has been correctly and accurately identified by the client.

2.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study as was performed. Available information has been analyzed using current accepted assessment techniques and it is believed that the inferences made are reasonably represented of the property. Marcus H. Bole & Associates makes no warranty, expressed or implied, except that the services have been performed in accordance with generally environmental property assessment practices applicable at the time and location of the study. Conditions identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or considerations may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05. ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in:

- 1) 42 U.S.C. § 9601(35) (B), referenced in the ASTM Standard Practice E1527-05.

- 2) Sections 101(35) (B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices of All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601 (40 and 42 U.S.C. 9607(q)).

The Phase I Environmental Site Assessment is not, and should not be construed as a warranty or guarantee about the presence of absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared. All findings, conclusions, and recommendations stated in this report are based on the date and time of property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances of the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions and recommendations expressed in this report.

2.2.1 Data Gap and Data Failure

According to ASTM E127-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-05 "data failures occur when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier. No data gaps were identified during the course of this investigation.

2.3 METHODOLOGY USED

The methods used in this environmental liability assessment follow specific guidelines issued by the American Society for Testing and Materials (ASTM) as shown in its publication, *ASTM STANDARDS ON ENVIRONMENTAL SITE ASSESSMENTS FOR COMMERCIAL REAL ESTATE, E-1527-05*, the Environmental Protection Agency's *Standards and Practices for all appropriate Inquiries (40 CFR Part 312)*, and procedures set forth in the U. S. Small Business Administration's *Standard Operating Procedures (SOP) 50 10 5(C)*. These methods include a review of Federal and State environmental records databases; inquiries of local, city, and county agency records; investigation of current and historic land usage, and an on-site examination of existing conditions.

3.0 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

The subject property occupies Assessor's Parcel Number 132-0270-006, located on relatively flat terrain, at 8280 Elk Grove Boulevard in Elk Grove, Sacramento County, CA 95757. Improvements to the 1.0-mile radius Study Area surrounding the property date back 50+ years with initial uses including predominately agricultural development.

3.2 SITE AND VICINITY CHARACTERISTICS

The vicinity of the subject property is used for primarily residential and agricultural/undeveloped purposes. The site is bounded to the north by Elk Grove Boulevard and a housing development; to the east and west by undeveloped parcels; and to the south by Civic Center Drive and a municipal water pumping station.

3.3 DESCRIPTION OF STRUCTURES, ROADS, AND IMPROVEMENTS

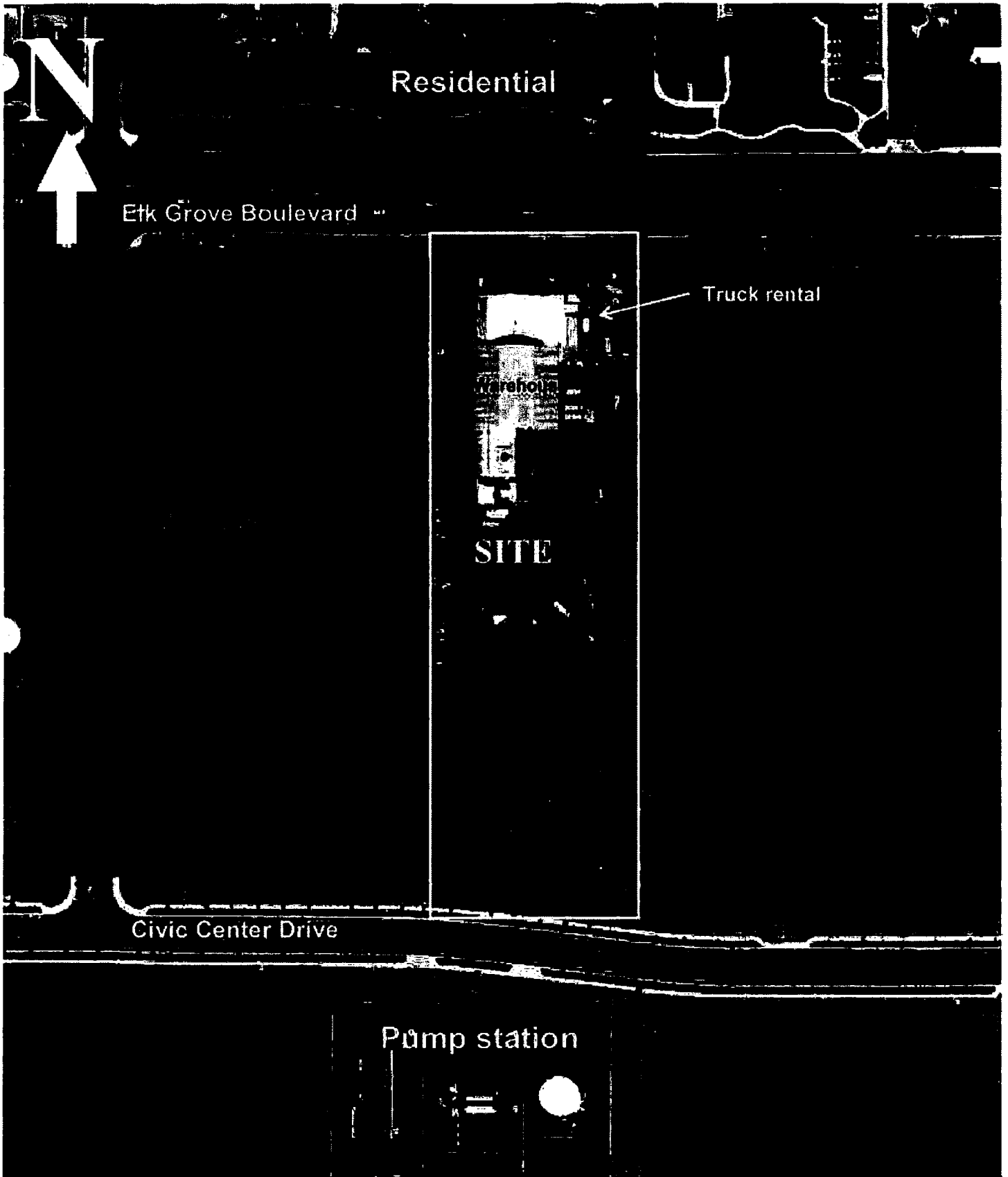
The subject property consists of an approximately 4.67-parcel of land containing a hydraulic equipment repair facility and moving truck rental facility. The site contains an approximately 23,000 ft² warehouse/office building. The site is serviced by a septic system and a domestic well/pump. The southern portion of the parcel consists of undeveloped land and an asphalted storage yard. The warehouse building currently contains machinery (lathes, grinders) used in the servicing of hydraulic equipment. The site contains a specialized hydraulic equipment testing apparatus that extend from inside the structure out towards the storage yard. Access to the site is gained from the north via Elk Grove Boulevard.

3.4 SITE TOPOGRAPHY, SOILS AND GEOLOGY

Topography within the site consists of relatively flat terrain, with no readily discernable gradient. Within the 1.0 mile Study Area, the property is situated on relatively even ground, on the average, even with the surrounding area, approximately 40 feet in elevation, the surface gradient is generally towards the west. Geologic and soil conditions associated with this site are discussed on page A-7 of the EDR Report dated July 26, 2011 (see Appendix). Onsite soils are characterized by the United States Department of Agriculture, Soil Conservation Service, as "SAN JOAQUIN" silt loam, a moderately well drained soil with very slow infiltration rates. Although this soil is classified as being partially hydric, no natural wetlands, ponds, pits, or lagoons are present on the subject property. No areas of depressed or stressed vegetation were noted on the subject property.

3.5 ENVIRONMENTAL LIENS REPORTED

Under Section 107(L) of the Comprehensive Environmental Response, Comprehensive



Vicinity Map: 8280 Elk Grove Boulevard, Elk Grove, Sacramento County, CA 95757. Site is shown surrounded by residential properties, undeveloped land, and a drinking water pumping station.

Figure 2

and Liability Act of 1980 (CERCLA) 42 U.S.C. Section 9607 (1), U.S. EPA has authority to file liens against real property to recover clean-up, response, and any other expenditure made by U.S. EPA under the CERCLA program. U.S. EPA has prepared a listing of filed notices of Superfund liens which is updated quarterly. Because these liens are "statutory liens", they arise when the agency spends money on a site or when notification of potential liability is received by the owner of the property. EPA maintains that these liens can arise without filing, however, and they recommend checking CERCLIS sites for lien status. Our review of the NPL LIENS list, updated to July of 2011, revealed that there were no sites within the target area. A thorough review of all records, including the EDR Environmental LienSearch™ Report, did not reveal the presence of environmental liens on the subject property.

3.6 CURRENT USE OF PROPERTY

The subject property currently contains a hydraulic equipment repair facility and a truck/van rental operation. According to interviews conducted with the current tenant, the hydraulic repair facility has ceased operation and is in the process of liquidating their machinery and inventory. The truck rental facility does not perform any vehicle maintenance on the property.

3.7 HISTORIC USES OF THE PROPERTY AND ADJOINING PROPERTIES

Marcus H. Bole & Associates investigated the history of the site and adjacent properties to identify any operations or activities that may cause environmental impacts. Included in our historical review were: a review of historical aerial photographs from 1937 through 2010; a review of Sanborn Fire Insurance Maps; a review of City Directory *Abstract* documentation and Haines Criss-Cross references; a review of historic topographic maps; a review of the Elk Grove Building Department records; interviews with the current and

property owners via an environmental questionnaire; and a review of Sacramento County Environmental Management Department records.

Historical Aerial Photos:

To further ascertain the past uses of the property historical aerial photographs were obtained and reviewed for the following years: 1937, 1947, 1952, 1961, 1971, 1981, 1993, 1998, 2006 and 2010. The results of the aerial photography review are presented below by year:

1937-1947: The subject property is shown as undeveloped land.

1952-1961: The subject property is shown containing a rectangular warehouse/office building.

1971-2010: Additions to the building are shown extending to the south, with a storage yard located to the south of the structure.

Adjoining Properties:

To further ascertain the past uses of the properties adjacent to the subject property, historical aerial photographs were obtained and reviewed for the following years: 1937, 1947, 1952, 1961, 1971, 1981, 1993, 1998, 2006 and 2010. The results of the aerial photography review are presented below by year:

1937-1981: The immediately adjacent properties on all sides are shown as undeveloped land.

1993-2006: Undeveloped parcels are shown adjacent to the east, west, and south. To the north is shown residential development.

2010: The adjacent properties to the north, east, and west appear as shown on the 2006 photograph. To the south are shown Civic Center Drive and a water pumping station.

Sanborn Fire Insurance Maps:

Sanborn Maps were not available for the subject property. The local fire department had no hazardous materials records for the subject property.

The EDR-City Directory Abstract:

To further ascertain the past uses of the subject property and adjoining properties Haines Criss-Cross Directories were obtained and reviewed for the years spanning 1976-2008. The subject property was initially listed as containing "Toms Hydraulic Supply" in 1976 and 1982. The 1989 listing shows the site in operation as "THS Products Inc." In 1989 the property was occupied by "U-Haul," "THS Products, Inc.," and "Back Yard Rentals." The 2008 listing includes "Budget Truck Rental," "Rychard's Laguna Moving Supplies," and THS Products, Inc."

4.0 ENVIRONMENTAL ASSESSMENT AND RECORDS REVIEW**4.1 STANDARD ENVIRONMENTAL RECORD SOURCES**

A standard (*ASTM E-1527-05*) review of the Federal and State environmental databases was conducted by Marcus H. Bole & Associates utilizing the data banks of *EDR Environmental Data Resources, Inc.*, 440 Wheelers Farms Road, Milford, Connecticut 06460. The subject property was listed in the HAZNET and SAC CO ML databases for three tenants at the site: THS Products Inc (HAZNET), Rychard's Laguna Moving Supplies (SAC CO ML), and THF Products Inc (HAZNET, SAC CO ML). The listings correspond to the historic handling and storage of various oil-containing and organic wastes used in conjunction with the historic hydraulic equipment repair facility. There are no hazardous materials violations are on record for the subject property with any local, state, or federal regulatory agency. Search results for the surrounding properties (1.0 mile radius Study Area) are listed below:

Federal ASTM Standard

| | | |
|----------------------------|---|----------|
| CERCLIS | Comprehensive Environmental Response, Compensation | no sites |
| CERC-NFRAP | CERCLIS No Further Remedial Action Planned | no sites |
| CORRACTS | Corrective Action Report | no sites |
| ERNS | Emergency Response Notification System | no sites |
| NPL | National Priority List | no sites |
| Proposed NPL | Proposed National Priority List Sites | no sites |
| RCRA-CESQG | RCRA Conditionally Exempt Small Quantity Generators | no sites |
| RCRA - TSDF | RCRA- Transporters, Storage and Disposal Facilities | no sites |
| RCRA Lg. Quan. Gen. | RCRA Large Quantity Generators | no sites |
| RCRA-NonGen | RCRA- Non Generators | no sites |
| RCRA Sm. Quan. Gen. | RCRA Small Quantity Generators | no sites |

State ASTM Standard

| | | |
|--------------------------|--|----------|
| AWP | Annual Workplan Sites | no sites |
| CA Bond Exp. Plan | California Bond Expenditure Plan | no sites |
| CAL-FID UST | Facility Inventory Database | 2 sites |
| CHMIRS | California Hazardous Material Incident Report System | no sites |
| CORTESE | State of California Office of Planning and Research | no sites |
| HIST UST | Historical UST Registered Database | 1 site |
| INDIAN LUST | Leaking Underground Storage Tanks on Indian Land | no sites |
| INDIAN RESERV | Indian Reservations | no sites |
| INDIAN UST | Underground Storage Tanks on Indian Land | no sites |
| LUST | Leaking Underground Storage Tank Information System | 1 site |
| NOTIFY 65 | Proposition 65 | no sites |
| STATE LANDFILL | State Landfill sites | no sites |
| SWEEPS UST | Statewide Environmental Evaluation and Planning System | 1 site |
| SWRCY | Recycler Database | no sites |
| TOXIC PITS | Toxic Pits | no sites |
| UST | Underground Storage Tanks | no sites |
| VCP | Voluntary Cleanup Program | no sites |
| WMUDS/SWAT | Waste Management Unit Database | no sites |

Federal ASTM Supplemental

| | | |
|---------------------|--|----------|
| AIRS | EPA Aerometric Information Retrieval System | no sites |
| CONSENT | Superfund (CERCLA) Consent Decrees | no sites |
| Delisted NPL | NPL Deletions | no sites |
| DOD | Department of Defense Sites | no sites |
| DOT OPS | Department of Transportation Incident and Accident Data | no sites |
| ENVIROSTOR | DTSC Site Mitigation and Brownfield Reuse Program database | 1 site |
| FINDS | Facility Index System | no sites |
| FTTS | FIFRA/TSCA Tracking System | no sites |
| FUDS | Formerly Used Defense Sites | no sites |
| HMIRS | Hazardous Materials Information Reporting System | no sites |
| ICIS | EPA Integrated Compliance Information System | no sites |
| LIENS | DTSC Environmental Liens Listing | no sites |
| LIENS 2 | EPA CERCLA Lien Information | no sites |
| LUCIS | Navy's Land Use Control Information System | no sites |
| MINES | Mines Master Index File | no sites |

| | | |
|-----------------|--|----------|
| MLTS | Material Licensing Tracking System | no sites |
| NPL Liens | Federal Superfund Liens | no sites |
| ODI | Open Dump Inventory | no sites |
| PADS | PCB Activity Database System | no sites |
| RAATS | RCRA Administration Action Tracking System | no sites |
| RADINFO | Radiation Information Database | no sites |
| ROD | Records of Decision | no sites |
| TRIS | Toxic Chemical Release Inventory System | no sites |
| TSCA | Toxic Substances Control Act | no sites |
| SSTS | Section 7 Tracking Systems | no sites |
| UMTRA | Uranium Mill Tailings Site | no sites |
| US ENG CONTROLS | Engineering Controls Sites List | no sites |

State or Local ASTM Supplemental

| | | |
|------------------|--|----------|
| AST | Aboveground Petroleum Storage Tank Facilities | no sites |
| CA SLIC | California Regional Water Quality Control Board SLIC Records | no sites |
| CA WDS | Waste Discharge System | no sites |
| CDL | DTSC Clandestine Drug Labs | no sites |
| COAL ASH DOE | Dept. of Energy Steam-Electric Plant Operation Data | no sites |
| COAL ASH EPA | EPA Coal Combustion Residues Surface Impoundments List | no sites |
| Coal Gas | Former Manufactured Gas (Coal Gas) Sites | no sites |
| DEED | List of Deed Restrictions | no sites |
| DRYCLEANERS | Drycleaner Facilities | no sites |
| EMI | Emissions Inventory Data | no sites |
| FIN. ASSURANCE | DTSC Financial Assurance Information Listing | no sites |
| HAZNET | Hazardous Waste Information System | no sites |
| HAULERS | Registered Waste Tire Haulers Listing | no sites |
| HIST AUTO | EDR Proprietary Database of Historical Auto Stations | no sites |
| HIST CAL SITES | DTSC's Calsites Database | no sites |
| HIST CLEANERS | EDR Proprietary Database of Historical Drycleaners | no sites |
| HIST CORTESE | Historic CORTESE Records | 1 site |
| HIST LUST | Historic LUST Records | no sites |
| HWP | DTSC Envirostor Permitted Facilities Listing | no sites |
| HWT | DTSC Registered Hazardous Waste Transporter Database | no sites |
| MFG | Manufactured Gas Plants | no sites |
| MWMP | DTSC Medical Waste Management Program Listing | no sites |
| NPDES | State Water Resources Control Board NPDES Permits Listing | no sites |
| NFA | No Further Action Determination | no sites |
| NFE | Properties Needing Further Evaluation | no sites |
| PCB TRANSFORMER | EPA Transformer Registration Database | no sites |
| PROC | Department of Conservation List of Certified Processors | no sites |
| REF | Unconfirmed Properties Referred to Another Agency | no sites |
| RESPONSE | DTSC State Response Sites | no sites |
| SAC CO CS | SCEMD List of Contaminated Sites | 2 sites |
| SAC CO ML | SCEMD Master List of Sites | 1 site |
| SCH | School Property Evaluation Program | no sites |
| SCRD DRYCLEANERS | EPA State Coalition for Remediation of Drycleaners Listing | no sites |
| SLIC | Statewide SLIC Cases | 1 site |
| SWF/LF | Integrated Waste Management Board Solid Waste Info. System | no sites |
| US BROWNFIELDS | Listing of Brownfield Sites | no sites |
| US INST CONTROL | Sites with Institutional Controls | no sites |
| WIP | Well Investigation program Case List | no sites |

4.2 PHYSICAL SETTING SOURCE(S)

The following were used as a source of the physical setting of the subject property: 1) Assessor's Parcel Map provided by the County of Sacramento and 2) a current USGS 7.5 minute topographical map the subject property.

4.3 PREVIOUS INVESTIGATIONS AND SITE DOCUMENTS

No previous environmental investigations were available for review for the subject property.

5.0 INFORMATION FROM SITE RECONNAISSANCE

5.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

The subject property was inspected on July 27, 2011. The subject property was used as a hydraulic equipment repair and products facility. The warehouse contains various machinery and tools used to service hydraulic equipment. The facility has recently ceased operations, and most of the oils and solvents have been removed from the site. With the exception of a hydraulic reservoir associated with a hydraulic equipment testing apparatus, no hazardous substances were found on the subject property.

5.2 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

No hazardous substance containers or unidentified substance containers were found on the subject property.

5.3 UNDERGROUND PETROLEUM STORAGE TANKS

The subject property has no history of underground petroleum storage tank use.

5.4 INDICATIONS OF PCBs\RADON

The Sacramento Municipal Utility District (SMUD) is responsible for the maintenance and operations of transformers that service the subject property. According to their records, there have been no reported releases of PCBs on the subject property from any source, including transformers (historic) or florescent light ballasts. Our onsite investigation did not reveal leaking or other damage to the transformers or ballasts that service this property. The EPA Radon Zone for Sacramento County is 3 (indoors average level < 2pCi/L). The incidence of radon on this property is considered nil.

5.5 INDICATIONS OF SOLID WASTE DISPOSAL

No indications of solid waste disposal were noted on the subject property. The site currently contains various amounts of machinery, scrap metal, and other materials awaiting pickup/sale.

5.6 PHYSICAL SETTING ANALYSIS

The subject property is located within a Study Area of relatively few generators or facilities (1 LUST, 2 SAC CO CS) handling and/or storing hazardous materials including below ground storage of flammable liquids or toxic chemicals. A thorough review of the databases did not reveal a potential source of significant release of hazardous materials from the immediately surrounding properties. There are no active Leaking Underground Storage Tank (LUST) sites within a one-mile radius of the subject property. The nearest historic LUST site lies approximately 1,960 feet to the east. According to records searched by EDR, Inc., the Baker Wells and Pumps property located at 8460 Elk Grove Boulevard in Elk Grove, CA, has undergone remediation to the onsite soils stemming from a release of gasoline first discovered in December of 1990 during the removal of an underground storage tank. Remediation at the site included the excavation and removal of affected soils.

No impacts to groundwater were encountered. As a result of the remediation efforts the California Regional Water Quality Control Board issued a letter of closure for the LUST site in March of 1996. No immediately adjacent properties improperly handle, store, or dispose of hazardous materials. The only absolute way of determining the presence, or lack of presence of contamination at the subject property, is to conduct a Phase II Investigation, by laboratory analysis of the soil and ground water. Based on our investigation of records, including the history of uses in the surrounding area and our on-site investigation of the property, sufficient evidence was not revealed that would cause us to recommend a Phase II Investigation at this time.

5.7 ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is a fibrous form of several different minerals and has been used in many different applications for its fireproofing abilities and resistance to the reaction of many chemicals. For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation and surface materials must be designated as "presumed asbestos-containing materials" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. An asbestos survey was not included in the scope of this report.

5.8 LEAD-BASED PAINT

Lead-based paint is any paint, varnish, stain or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as Title X, states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-base contaminated soil, and/or lead-contaminated paint

that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a “hazard”, although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. A lead survey was not included in the scope of this report.

6.0 SUMMARY AND CONCLUSIONS

During July and August of 2011, a Phase I Environmental Site Assessment was conducted on Assessor’s Parcel Number 132-0270-006, located at 8280 Elk Grove Boulevard in Elk Grove, California (Subject Property) (See Figure 1: Site Location Map), utilizing the standard methods issued by the American Society for Testing and Materials publication, *ASTM STANDARDS ON ENVIRONMENTAL SITE ASSESSMENTS FOR COMMERCIAL REAL ESTATE, E-1527-05*, the Environmental Protection Agency’s *Standards and Practices for all appropriate Inquiries* (40 CFR Part 312), and procedures set forth in the U. S. Small Business Administration’s *Standard Operating Procedures (SOP) 50 10 5 (C)*. Based on our review of Federal and State environmental records databases; inquiries of local, city and county agency records; investigation of current and historic land usage, and an on-site examination of existing conditions, we found no Recognized Environmental Conditions with the subject property or immediately adjacent properties with the following exception:

1) Recognized Environmental Condition: Several areas of minor surface staining were noted on bare soils around the building. Staining appears to be petroleum products including hydraulic fluids. Where petroleum stained soils are encountered, they should be removed and disposed of in accordance with Sacramento County Department of Environmental Health procedures.

2) Observation: Due to the above areas of stained soil, a sample of the onsite drinking water well was obtained and analyzed by California Laboratory Services, 3249 Fitzgerald Road, Rancho Cordova, California on July 27, 2011. The sample was taken to determine if the release of petroleum products to the surface soil could have migrated into the groundwater. The sample was analyzed for drinking water metals, Hexavalent Chromium (EPA 218.6) and extractable petroleum hydrocarbons (EPA 8015M). No petroleum hydrocarbons were detected in the water sample. All metals were within the drinking water standards of the State of California (See Lab Results in Appendix C). The areas of minor stained soil do not appear to have affected the ground water of this property.

6.1 RECOMMENDATIONS

Available information indicates that there are no pending regulatory environmental actions against the property at this time and it is our recommendation that no further environmental investigations are required. Where petroleum stained soils are encountered, they should be removed and disposed of in accordance with Sacramento County Department of Environmental Health procedures.

7.0 LIMITATIONS

The findings and conclusions presented in this report are not scientific certainties, but rather, probabilities based on professional judgment and industrial standards (*ASTM-E-1527-05*) concerning the significance of the data gathered during the course of the environmental audit. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional*

as defined in §312.10 of CFR 40. Should you have any questions about our findings or recommendations, feel free to contact us directly at (530) 633-0117.

Prepared and Certified By:



David Bole, B.S
Senior Environmental Scientist
Registered Environmental Assessor
State of California REA 08099

Prepared and Certified By:



Marcus H. Bole, B.A., M.S., CIE
Principal Environmental Scientist/IH
Registered Environmental Assessor
State of California REA 06228



8.0 APPENDICES

Appendix A – Site Photographs, Historical Aerial Photographs

Appendix B – The EDR Radius Map with GeoCheck

Appendix C – Correspondence & Records

Appendix D – Statement of Qualifications, Marcus H. Bole & Associates



Planning Commission Staff Report

April 19, 2012

Project: The Falls of Elk Grove
Request: General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit
File: EG-11-053
Location: The project site is bounded on the north by Elk Grove Boulevard to the north and Civic Center Drive to the south. The address is 8280 Elk Grove Boulevard.
APN: 132-2130-003
Planner: Adam Petersen

Owner

Curtis L., Neva J., and Lewis E.
 Conner
 PO Box 997
 Elk Grove CA 95759

Applicant

Efalls Corporation
 David W. Downs
 9071 S. 1300 W. Suite 201
 West Jordan, UT 84088

Engineer

Burrel Consulting Group, Inc.
 Meredith P. Harvan, P.E.
 1001 Enterprise Way, Suite 100
 Roseville, CA 95678

Staff Recommendation

Staff recommends that the Planning Commission adopt a Resolution making a recommendation that the City Council:

1. Adopt a Resolution finding that an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) for The Falls of Elk Grove is the appropriate environmental review pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section 15164 (a) (Addendum to an EIR or Negative Declaration) (Attachment B);
2. Adopt a Resolution approving the General Plan Amendment for The Falls of Elk Grove project (Attachment C);
3. Adopt a Resolution approving the Specific Plan Amendment to the Laguna Ridge Specific Plan for The Falls of Elk Grove project (Attachment D);
4. Introduce and waive the full reading, by substitution of title only, an Ordinance of the City Council of the City of Elk Grove amending the City of Elk Grove Zoning Map for The Falls of Elk Grove project (Attachment E); and
5. Adopt a Resolution approving the Tentative Parcel Map, Design Review, and Conditional Use Permit (CUP) for The Falls of Elk Grove project (EG-11-053), subject to the findings and conditions of approval contained in the April 19, 2012 staff report (Attachment F).

Project Description

The applicant requests multiple entitlements consisting of the following:

- A General Plan Amendment to remove the site from the City's list of Vacant/Underutilized Sites (Table 1-30 of the Housing Element) and to change the land use designation on the site from High Density Residential to Commercial/Office/Multi-family.

- An amendment to the Laguna Ridge Specific Plan, changing the designation for a portion of the property from Multi-Family Residential (RD-20) to Office Park (BP).
- A zone change from Light Industrial (M1) to Business and Professional Office (BP) for the entire property.
- A tentative parcel map that would subdivide the 4.99 acre property into two parcels (2.48 gross acres and 2.51 gross acres).
- A Conditional Use Permit to allow an assembly use in the Business and Professional Office (BP) Zone. The assembly use would operate on an as-needed basis.
- A Design Review to construct two 13,387 square foot buildings for use as a conference/meeting center. In addition to the buildings, the applicant proposes parking and landscaping improvements to the site, as well as lighting and infrastructure improvements. The project includes a drive aisle along the western property line that will connect Elk Grove Blvd and Civic Center Drive. Two access points are provided from the parking lot along Civic Center Drive – one at the east and one at the west end of the parking lot. Pedestrian access is provided within the site. The applicant is also proposing enhanced landscaping and a bicycle/pedestrian pathway along Elk Grove Blvd. Two trash enclosures (9.5 ft by 14.5 ft) are provided near the center of the site with one on each proposed parcel. Each of the two buildings contains assembly areas and boardrooms; an open patio area enclosed by six-foot fencing is provided along the eastern and western portions of the buildings. The fencing for the eastern patio of the northern building (Building A) is composed of a six foot CMU, precast or equivalent wall along the northern and eastern portions of the patio. The remainder of the fencing around the patio areas is metal.

Setting

The project site consists of one parcel, totaling 4.99 ± acres, in the central portion of the City of Elk Grove, and at the northern boundary of the Laguna Ridge Specific Plan. The project is bounded to the north by Elk Grove Boulevard and to the south by Civic Center Drive. The site is relatively level, contains grasses and trees as well as an existing truck rental facility. The properties to the east and west are undeveloped while property north of Elk Grove Blvd is developed with multi-family and single family housing. Properties to the south are undeveloped; however a Sacramento County Water Agency treatment facility exists directly south of the site as part of the larger utility improvements for Laguna Ridge.

Table 1 identifies the site's current and surrounding land use designations.

Table 1 – Project Site and Surrounding Land Use Designations

| | Existing Use | General Plan Designation | Zoning | LRSP Designation |
|---------------------|--|--|-----------------------|----------------------------|
| Project Site | Rental truck facility | Commercial/Office/Multi-Family and High Density | M1 – Light Industrial | Office Park / Multi-Family |
| North | Multi-Family and Single Family Housing | Medium Density Residential and Low Density Residential | RD-7 and AR-1 | -- |
| South | Water Treatment Facility | Institutional | WTF-FS | Parks |
| West | Undeveloped | Commercial/Office/Multi-Family and High Density | BP and RD-20 | Office Park / Multi-Family |

Table 1 – Project Site and Surrounding Land Use Designations

| | Existing Use | General Plan Designation | Zoning | LRSP Designation |
|-------------|--------------|--------------------------|----------------------|----------------------|
| East | Undeveloped | Commercial | Shopping Center (SC) | Shopping Center (SC) |

Figure 1 – General Vicinity Map

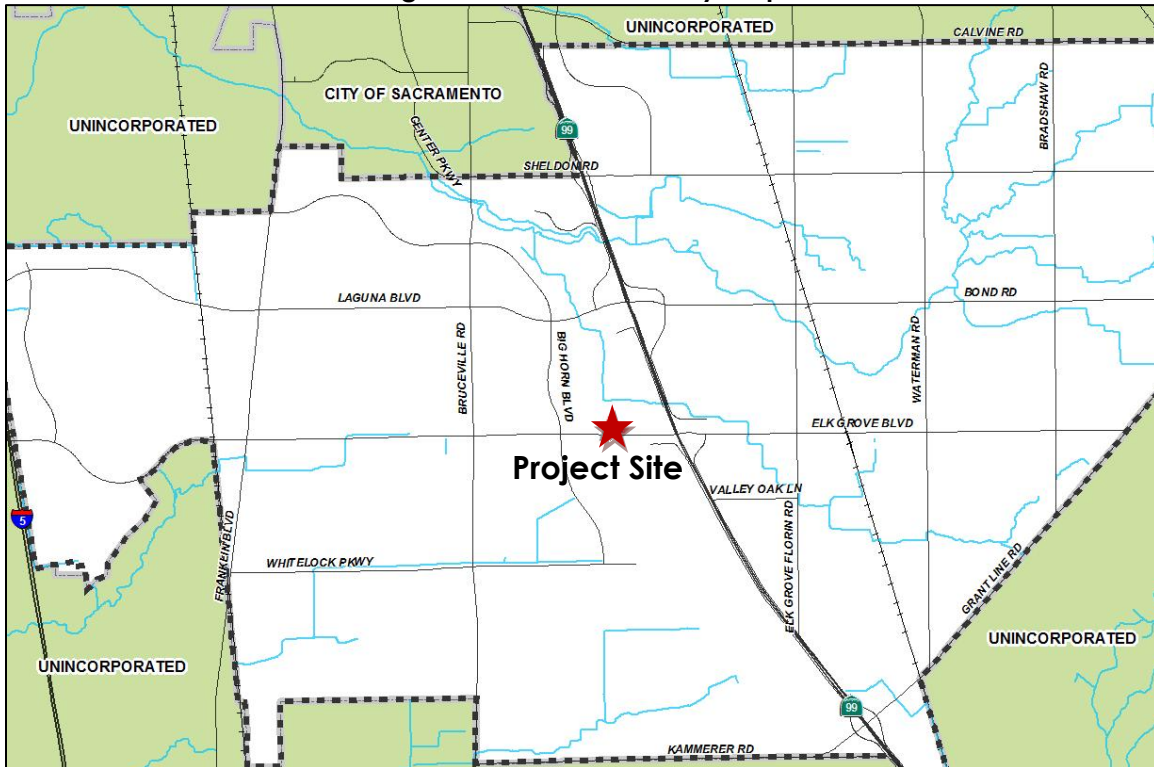
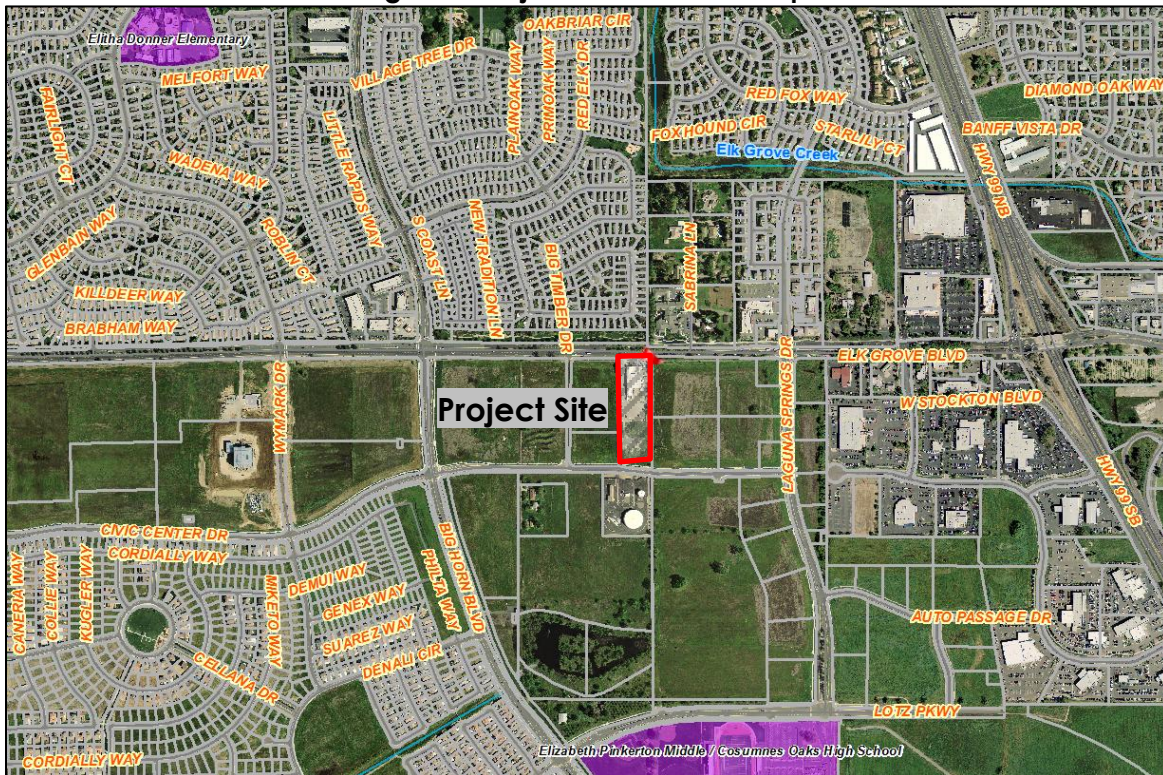


Figure 2: Project Site Location Map



*Note: Aerial photo is taken in 2011 and may not reflect the current level of development.

Analysis

The proposed project has been reviewed in accordance with the City's General Plan, the Laguna Ridge Specific Plan (LRSP) development standards, Title 23 of the Elk Grove Municipal Code (herein after the Zoning Code), the City's Design Guidelines, the Laguna Ridge Specific Plan Supplemental Design Guidelines, and the Laguna Ridge Town Center Design Guidelines.

General Plan Amendment

The project includes a General Plan Amendment to re-designate the southern one-third of the site from High Density Residential (HDR) to Commercial/Office/Multi-Family (C/O/MF). The General Plan Amendment would adjust the acreages of the existing land use designations in order to accommodate the proposed use of the property as an assembly center.

Staff's analysis indicates that the proposed amendment is consistent with applicable goals and policies in the Elk Grove General Plan as follows:

- 1) The Elk Grove General Plan establishes a goal of excellence in the design of new development (Focused Goal 1-5).

Consistency with the General Plan: The project complies with the Citywide Design Guidelines as discussed later in the report, thereby ensuring excellence in the design of new development.

- 2) The Elk Grove General Plan encourages the creation and maintenance of a strong, positive community image for Elk Grove (Focused Goal 1-8).

Consistency with the General Plan: The proposed assembly use would only be permitted through an amendment to the General Plan. The assembly use would be a focal point for the community of Elk Grove as a gathering area for activities and events thereby creating a strong, positive community image.

- 3) The Elk Grove General Plan encourages a pattern of land uses that “enhance the community character of Elk Grove” (Focused Goal 1-9).

Consistency with the General Plan: The community’s character would be enhanced by the project through its unique land use and design.

Housing Element Amendment

Table 1-30 of the General Plan establishes an inventory list of vacant lands that can potentially accommodate the City’s Regional Housing Needs Allocation (RHNA). The lower third of the property is included on the City’s Vacant/Underutilized Sites list. The table identifies the site as approximately 1.53 acres and accommodating 28 units. (Note, the APN on Table 1-30 for this site is 132-0270-006, which has subsequently changed to 132-2130-003.) The loss of 28 units from the City’s Vacant/Underutilized Sites list is not considered significant because there is an excess inventory on the list. Therefore, the removal of the site from the Vacant/Underutilized Sites list can be supported.

Specific Plan Amendment

The Applicant is requesting an amendment to the LRSP from Residential, 20-acre minimum (RD-20) to Office Park (BP). The Applicant has identified that the BP designation would allow the proposed use to occur, subject to a Conditional Use Permit. While the elimination of the RD-20 designation would remove 1.59 acres from the RD-20 category, the BP designation would be consistent with the designation existing on the rest of the subject property, eliminating the split designation. Further, the change would be consistent with the northern two-thirds of the adjacent property to the west, also designated BP. The proposed BP designation is consistent with and implements the proposed C/O/MF General Plan land use designation as identified in the Land Use Element Policy LU-3, and will not impact the adjacent property to the west because it is designated BP as well. Therefore, the proposed BP designation would support development in the LRSP and is warranted.

Table 2 – Proposed Specific Plan Land Use Acreage

| Specific Plan Designation | Existing | Proposed |
|----------------------------------|-----------------|-----------------|
| BP | 3.40 ac. | 4.99 ac. |
| RD-20 | 1.59 ac. | 0 ac. |
| Total | 4.99 ac. | 4.99 ac. |

Rezone

The project proposes to rezone the site from Light Industrial (M-1) to BP. The present zoning of M-1 is not compatible with the City's existing General Plan Designation of C/O/MF and HDR as well as the existing LRSP designation of BP and RD-20. The existing zoning would also not be compatible with the proposed General Plan and Specific Plan designations. Therefore a rezone is necessary to allow for further development of the property. The Applicant is requesting a zoning of BP for the entire property.

The zone change to BP achieves consistency with the City's General Plan designation of C/O/MF for a number of reasons. The Table contained in Policy LU-3 of the GP identifies the consistent zoning designations. The BP zone is listed as consistent with the C/O/MF designation, as are Office, Office/Multi-Family, and Institutional land use categories.

Title 23 of the Municipal Code (herein after the Zoning Code) states that the business and professional office district is intended for low to medium intensity office development located along thoroughfares, arterials or collectors. The BP designation allows mixed-use development and high density development in conjunction with nonresidential development, and should be applied to sites adjacent to other commercial uses or higher density residential development. The rezone to BP could allow a medium intensity development of an assembly use that could be used for, but not limited to, meetings, conferences, and/or receptions rented out on an as-needed basis. The zone is ideally located along Elk Grove Blvd and Civic Center arterial because of the access these roads afford to the site. Further, the site is surrounded by other office, commercial and high density residential zones which establish a consistent and complimentary land use pattern. Further, the proposed BP zone is near the proposed Civic Center which again offers similar business and professional office uses in the area. Therefore, the site characteristics are compatible with the description of the BP zoning district.

For these reasons, staff supports the rezoning.

Tentative Parcel Map

The Applicant is proposing a tentative parcel map to subdivide the property into a 2.21 net-acre piece fronting Elk Grove Blvd and a 2.37 net-acre piece fronting Civic Center Dr.

The tentative parcel map has been designed to meet the requirements of various City agencies and, based on review by City staff, is consistent with the design criteria established in the LRSP, Elk Grove Municipal Code Title 22 (Land Development), and the Zoning Code as described below. Public Works has reviewed the project for all applicable design requirements, adequate circulation, right-of-way, and the dedication of appropriate easements. The design of the parcel map addresses the following elements:

- Public Safety – The City of Elk Grove Police Department and Cosumnes Community Services District Fire Department (CSD Fire) will provide police and fire services to the site. No concerns have been identified by either agency regarding access to or the internal configuration of the proposed division. Conditions have been incorporated by CSD Fire into the project's conditions of approval to ensure that all services can be provided accordingly.

- Roads – The Public Works Department has reviewed the proposed project for its affects to adjacent roadways. The analysis has determined that the trips generated by the proposed use will not result in additional vehicle trips than proposed uses under the existing LRSP designation.
- Infrastructure – This project will be required to install the appropriate facilities necessary to provide the site with gas, water, electric, sewer, and other public utility services regulated by the following agencies: Pacific Gas & Electric (PG&E), Sacramento County Water Agency (SCWA), Sacramento Municipal Utilities District (SMUD), Sacramento Area Sewer District (SASD), and the City of Elk Grove.
- Domestic Water – Water supply will be provided by the Sacramento County Water Agency. Pursuant to Conditions #9, #22, and #23 respectively, water service will be provided to each building and any abandoned wells will be destroyed in accordance with the requirements of the Sacramento County Environmental Health Division.
- Wastewater – Sewer service will be provided by the Sacramento Area Sewer District (SASD). Pursuant to Condition #12 of the project's conditions of approval, each parcel/building must have a separate connection to the public sewer system. Sewer layout will be verified during the review of improvement plans.
- Drainage – The Applicant shall also include a storm drainage system that shall convey storm water offsite.
- Parcel Size – The Zoning Code does not prescribe a minimum or maximum parcel size for BP zoned property.

As described above, the proposed Tentative Parcel Map, accompanied by the draft conditions, is consistent with the City's standards. Therefore, staff supports the subdivision of the property as proposed.

Design Review

Staff has analyzed the proposed project against the LRSP and Zoning Code standards. Table 3 presents a summary of the project statistics.

Table 3 – Project Statistics

| Setbacks | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|----------|--|--|-----------|
| | LRSP: <ul style="list-style-type: none"> • Setbacks are determined as part of DR process; Zoning Code: <ul style="list-style-type: none"> • Front and Street Side = 25 feet • Rear and Side = 10 feet | East – A=33; B=33 West – A= 57; B=57 North – A= 100+; B=100+ South – A=100+; B=100+ | Yes |

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|------------------------|---|---|----------------------|
| Building Height | LRSP: <ul style="list-style-type: none"> • 45 feet within 60 feet of residential; • Beyond 60 feet are limited to 90 feet Zoning Code: <ul style="list-style-type: none"> • 40 feet | 31 feet | Yes |
| Landscaping | Subject to Title 15, and Title 23 requirements | <ul style="list-style-type: none"> • Approximately 52 percent of the trees on-site are evergreen trees. • Additional landscape considerations are discussed below. | Yes, with conditions |
| Lighting | Subject to Title 23 requirements | The plans include 20-foot tall poles in the parking lot and lighting along the buildings. The lighting complies with the illumination standards for the sight. | Yes |
| Parking | <ul style="list-style-type: none"> • 250 parking spaces required, based on seats in theater and sq. footage in main hall/conference rooms; • Parking stalls 9 ft x 19 ft; 25 foot drive aisles; • Compact parking distributed throughout the site • Compact parking less than 35-percent of required parking; • 13 bicycle parking spaces required (5 percent of 250). | <ul style="list-style-type: none"> • 263 parking spaces provided; • Stalls are 9 ft x 19 ft and drive aisles are 25 ft in width; • Compact parking distributed throughout the site; • Compact parking accounts for approximate 19-percent of required parking; • 20 bicycle parking spaces provided. | Yes |
| Signage | Non a part of application | N/A | N/A |
| Trash | Subject to the Guidelines | The applicant provides a trash enclosure on each parcel. The enclosures are 9.5 feet by 14.5 feet. The enclosures are CMU split faced and are painted to match the building. | Yes |

| | Title 23 Requirements/LRSP | Proposed Project | Complies? |
|--------------------------|--|--|-----------|
| Pedestrian Access | <ul style="list-style-type: none"> • A minimum of one continuous 4-foot wide internal pedestrian walkway from perimeter • One 14 foot multi-use pathway along Elk Grove Blvd | <ul style="list-style-type: none"> • Five foot pathway provided along the eastern portion of the drive aisle from Elk Grove Blvd to Civic Center Drive. • Applicant provides a 14 foot multi-use trail along Elk Grove Blvd. | Yes |

Impact to On- and Off-Site Oak Trees

The project includes work within the critical root zone of oak trees located onsite and offsite. Fencing around the eastern patio areas is located within the root zone as are some of the parking stalls along the eastern property line. Section 19.12.200 of the City's Municipal Code strongly discourages paving within the critical root zone. However, the Code allows paving if the Public Works Director deems it necessary. If deemed necessary, the paving is required to be pervious material or an alternative design solution. The fencing around patio areas is necessary to comply with the City's noise requirements and the parking provided is necessary to meet the City's parking requirements. Given these factors, staff has included conditions of approval (27 and 37) that would require the applicant to install pervious paving in the critical root zone, clear span fencing, and raised patios to the satisfaction of the City Arborist and Planning Director.

Parking Lot Shading:

The landscape plan indicates the total pavement area is 71,820 square feet and the Applicant proposes that 36,226 square feet of pavement will be shaded achieving a 50.4 percent area shaded. The Zoning Code requires that 50 percent of the area of the paved parking stalls be shaded, and it further requires that trees planted in a swale do not count towards meeting the overall shading requirement. Discounting for the swale shade, the project achieves a 48.2 percent shade level, which is less than what is required by the City's Zoning Code. Therefore, a condition of approval is recommended requiring the Applicant to demonstrate that at least 50 percent of the area of the parking stalls is shaded without trees from swale counting towards the shade requirement.

Landscaping Requirements along Property Boundary:

The project also includes a 6 foot landscape planter along the western property line. The City's Zoning Code prescribes that this landscape planter is to be 10 feet along the portion of the property adjacent to the multi-family site, and is to be 6 feet along the portion zoned BP. Pursuant section 23.16.080.A of the Zoning Code, the Planning Commission is permitted to consider minor modifications to the conventional development regulations of the underlying zoning district provided that the site, architectural, and overall project design are substantially improved by the deviation and provides the City a benefit. The project site, architecture, and overall project design are substantially improved by the deviation as discussed herein. Reducing the drive aisle by four feet along the southern third of the property creates a drive aisle that would not provide adequate access to emergency services and those patrons accessing the site. Therefore the reduced width is essential to the site design. Further, staff evaluated the possibility of increasing width of the planter while retaining a 25-foot wide drive aisle. The site design would be negatively impacted by this change because the following results would occur:

- Trees would be eliminated along the western portion of Building B, thereby reducing the parking lot shade provided below the requirement.

- Lighting would be removed reducing the safety of the site and it would not comply with the City's lighting standards.
- The roadway would be approximately one and a half feet (1'-6") from the western patio area creating a conflict of uses between people sitting on the patio and any vehicle traffic. The patio area could be reduced in size, but this would constitute an architectural change and the patio area would not be used to its fullest extent.
- The pedestrian access from Civic Center Drive would have to be relocated because the drive aisle would have to occupy the space proposed for the pathway.

These factors indicate that the site, architecture, and overall design are improved by the deviation. The City benefits by receiving an architecturally appropriate project that enhances the built environment. Therefore, staff supports the minor modification to the planter width.

Building Design:

Staff evaluated the design of the project against the City of Elk Grove's Citywide Design Guidelines and Elk Grove Town Center Design Guidelines.

The following features are consistent with and implement the Elk Grove Town Center Design Guidelines:

- The project incorporates landscaping along Elk Grove Blvd and Civic Center Drive to minimize the visual impact of the parking fields.
- The project provides pedestrian connections from Elk Grove Blvd and Civic Center Drive as well as pedestrian connectivity within the site.
- The project utilizes raised crosswalks and textured paving at the pedestrian crossing onsite and at the entrances, respectively.
- All visible building walls include the following:
 - Color – red brick, beige stone, unique trim, brown shutters, and grayish steel columns;
 - Texture – smooth windows, rough stone and coarse brick; and
 - Material changes – stone, brick, glass, steel columns.
- The exterior building materials are high quality and are consistent with the materials listed in the Guidelines (brick, native stone), and the façades utilize a rich color palette. The colors are not garish or obtrusive because they consist of earth tones that compliment onsite vegetation.
- The rooflines are varied between the cantilevered entry ways, the clay bar tile roofing, and the sloping conical center. These represent three different roof slope planes.
- The entry ways are recessed and have cantilevered overhangs that provide a sense of entry and space to the proposed development.

In respect to the Citywide Design Guidelines, the project site design is consistent with the following standards:

- The cantilevered overhang provides weather protection and constitutes a distinctive building features and entry.
- The façade offsets and various materials used on different building components provide human scale and visual interest.
- The building utilizes smaller components through the use of the recessed entry way, articulated façades and massing, and human scale entry features. Similarly, these features also reduce the appearance of the height and length of the building.

- Material, including the brick, stone, glass and steel, and well as the detailing used on the front of the building are extended the other elevations. Stone is found on the north, south, and western elevations while brick, glass windows, and aluminum frames exist on all four elevations.
- All building mounted mechanical equipment is screened from public view, and is integrated into the roofline of the building.
- Building lighting is architecturally integrated into the building at key locations such as entries. The lighting is used to accent the architectural features and the surrounding entries.

Conditional Use Permit

Utilities

The project is conditioned to provide water and sewer service. Drainage is conveyed offsite through the improvements constructed.

Traffic/Circulation and Parking

The Public Works Department has reviewed the proposed project for potential impacts to adjacent roadways. The analysis has determined that the trips generated by the proposed use will not create an impact to the adjacent roadway. Given the zone change to BP, the trips generated will be less than those analyzed in the LRSP EIR (see environmental analysis section).

Hours of Operation

The Applicant is not proposing regularly scheduled hours of operation. As an assembly center, the use will be available on an as needed basis. While the facility has the potential to be operated on a 24 hour basis, the sound study determined that noise from the project will not affect adjacent properties and will be within the limits established by the Elk Grove General Plan. Further, as previously discussed, the change in land use will not result in additional trips than what exists under the current land use. Therefore, the use will not impact the surrounding existing residential development, and restrictions on hours of operation are not proposed.

Land Use Compatibility

The project site is located near single-family residential homes to the north (across Elk Grove Blvd) and undeveloped land to the south, east and west. The proposed assembly center is not expected to result in significant concerns related to land use compatibility with the residential uses in the area as the building will be located on an undeveloped site and a noise study submitted by the applicant demonstrates that noise levels will be kept at or under 40 decibels at the residences to the north of the project site. Further, the City's Zoning Code designates properties to the east and west Shopping Center (SC) and Business and Professional Office (BP) and RD-20, respectively. Therefore, given the adjacent zoning, the site and use maintains a similar character with the adjacent Zones and the assembly use is not anticipated to result in generation of any significant noise levels as experienced at the neighboring residential properties.

Letters from Commenting Agencies

This project was routed to various City, County, and State agencies for review. Comments received from the following agencies below were incorporated into the project's conditions of approval:

- City of Elk Grove Landscape - Incorporated into Conditions of Approval
- City of Elk Grove Finance – Incorporated into Conditions of Approval

- City of Elk Grove Police Department – Incorporated into Conditions of Approval
- City of Elk Grove Public Works Department – Incorporated into Conditions of Approval
- Cosumnes CSD Fire Department – Incorporated into Conditions of Approval
- Sacramento Area Sewer District (SASD) – Incorporated into Conditions of Approval
- Sacramento County Water Agency - Incorporated into Conditions of Approval

Environmental Analysis

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed project is a project under CEQA.

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Falls of Elk Grove is considered a non-participating property; therefore project-specific impacts were not analyzed under the LRSP EIR. However, the LRSP EIR does allow for project-level coverage when certain analysis is performed, including a Phase 1 site assessment and other special studies as deemed necessary, including noise.

State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15164 (Addendum to an EIR or Negative Declaration) identifies that an addendum may be prepared for projects such as this proposal if changes or additions are necessary to the EIR but where no substantial changes or circumstances occur. Staff has analyzed the proposed project against the assumptions and circumstances described in the LRSP EIR and determined that an addendum may be prepared for this project.

The addendum (Attachment G) determined that there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The noise levels on the surrounding properties will remain below the City's 40 dBL standard; similarly the trip generation at peak periods calculated for the site at will diminish from the existing Specific Plan assumptions (BP and RD-20) to the proposed single BP Zone; the site is a previously disturbed site with a truck rental business, therefore biological resources will not be affected; the applicant has demonstrated compliance with the Air Quality Management Plan (AQ-15) from the LRSP EIR by identifying project components that implement the LRSP EIR air quality requirements, and the project will be required to record the LRSP EIR MMRP thereby making it subject to all mitigation measures and requirements of the LRSP EIR. Therefore, there are no substantial changes that would require revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects and the addendum is the appropriate document and level of review required for The Falls of Elk Grove project.

Recommended Motions

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

"I move that the Planning Commission adopt a Resolution recommending that the City Council adopt the Addendum to the Laguna Ridge Specific Plan EIR pursuant to Section 15164 (a) (Addendum to an EIR or Negative Declaration) of Title 14 of the California Code of Regulations (State CEQA Guidelines) subject to the findings contained in the draft Resolution; and

I move that the Planning Commission adopt a Resolution recommending the City Council approve the Rezone subject to the findings contained in the draft Ordinance for the Falls of Elk Grove; and

I move that the Planning Commission adopt a Resolution recommending that the City Council approve the General Plan Amendments, Specific Plan Amendments, a Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove, subject to the draft Conditionals of Approval and findings contained in the draft Resolution for the Falls of Elk Grove.

Findings

CEQA

Finding: The proposed project will not have a significant adverse impact on the environment and all potentially significant effects have been adequately analyzed in the Laguna Ridge Specific Plan EIR that was prepared for the Laguna Ridge Specific Plan project. The EIR adequately addresses all environmental issues related to the development of the subject property, and there are no new subsequent impacts as a result of this project.

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

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Falls of Elk Grove is considered a non-participating property and was not analyzed under the LRSP EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15164 (Addendum to an EIR or Negative Declaration) identifies that an addendum may be prepared for projects such as this proposal if changes or additions are necessary to the EIR. This addendum constitutes an addition to the LRSP EIR. Further, an addendum may be used provided that none of the considerations described in Section 15162 call for preparation of subsequent EIR have occurred. The City prepared an addendum which determined that there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The noise levels on the surrounding properties will remain below the City's 40 dBL standard; similarly the trip generation numbers will diminish from the existing M1 Zone to the proposed BP Zone; the site is a previously disturbed site with a truck rental business on it, therefore biological resources will not be affected; the applicant

has demonstrated compliance with AQ-15, Air Quality Management Plan Table 7.1 from the LRSP EIR by identifying project components that implement the LRSP EIR air quality requirements, and the project will be required to record the LRSP EIR MMRP thereby making it subject to all mitigation measures and requirements of the LRSP EIR. Therefore, there are no substantial changes that would require revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects and the addendum is the appropriate document and level of review required for The Falls of Elk Grove project.

General Plan Amendment

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for The Falls of Elk Grove project (EG 11-053) consists of replacing the acreage under the current High Density Residential land use designation with Commercial/Office/Multi-Family (C/O/MF) as well as removing the site from the City's Vacant/Underutilized Sites List. These changes would fulfill the General Plan's purpose of creating excellence in new design, a strong positive community image, and enhanced community character. The C/O/MF designation would remain consistent with the land use designation to the west. This creates opportunities for the area to be developed with complimentary uses that enhance the community. Further, the site is consistent with the Elk Grove Design Guidelines, which ensures excellence in new design and a strong positive community image. Removal of the site from the City's Vacant/Underutilized Sites will not affect the City's ability to provide housing to people of all incomes because the Vacant/Underutilized Sites list has excess capacity. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

Specific Plan Amendment

Finding 1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence 1: Changes to the character of the community that have occurred consist of alterations in land use demand. The project site remains underutilized given its current LRSP RD-20 designation. However, the project site could be developed if the entire site were designated LRSP BP. This condition provides evidence that the demand for a BP oriented use on the site exceeds the demand for RD-20 uses at this time and therefore consists of a change to the character of the community. The BP designation is further warranted because it allows the applicant to expand their business operation to an underutilized portion of the property that would otherwise remain undeveloped as RD-20. Further changes to the character of the community include limited opportunities for land uses that could accommodate office park and business and professional uses. This portion of the City provides land for office park and business and professional office land uses that is relatively unconstrained as opposed to other locations in the City. Therefore, the change in demand for use of the site as well as the opportunity to utilize a site in a portion of the City capable of accommodating the proposed designation is a significant change to the character of the community subsequent to adoption of the Specific Plan and the amendment is warranted.

Finding 2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence 2: The requested amendment benefits the Specific Plan Area and/or the City. A consistent land use category across the length of the parcel facilitates an efficient and cohesive use of the property, rather than the smaller fragmented approach that exists with the RD-20 designation. Further, the amendment increases the City's office land uses thereby attracting businesses and associated services to Elk Grove that would expand the local business economy. Therefore, the requested amendment will benefit the Specific Plan Area and the City for future and existing development.

Finding 3: The amendment is consistent with the General Plan.

Evidence 3: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond changing circumstances beyond the control of the Specific Plan (page 9-2). Such amendments include changes to the land use designations for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion as to land use. The proposed amendment to BP is consistent with the proposed General Plan Land Use designation of C/O/MF as identified in Table LU-3. Further, the proposed amendment provides opportunities for economic development, creates excellence in new design, established a strong positive community image, and enhances community character as discussed in the General Plan Finding above.

Finding 4: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence 4: The proposed change to the land use designations will not adversely affect adjacent properties. Access to the site is provided through a proposed drive aisle along the western property line. Similarly, as the environmental analysis demonstrated, there are no impacts that would adversely affect adjacent properties. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding 5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence 5: The finding above does not apply to The Falls of Elk Grove project because the property is not physically constrained. Physical constraints were not a justification for the requested amendments and the physical constraints consideration is not applicable.

Rezone

Finding: The proposed Zoning Amendment is consistent with the General Plan's goals, policies, and implementation programs.

Evidence: The proposed rezone of the site to Business and Professional Office (BP) is consistent with the zoning designation of the property to the west and would implement the General Plan land use designation proposed concurrently as part of the General Plan Amendment and Laguna Ridge Specific Plan Amendment. The proposed project implements the General Plan's policies and goals for orderly development that is supported by public infrastructure and services. The proposed rezoning meets all applicable development standards established in Elk Grove Municipal Code Title 23 Zoning.

Tentative Parcel Map

Finding: The Findings provided in California Government Code Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan, Specific Plan Amendment, and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Laguna Ridge Specific Plan, and design standards of the Elk Grove Municipal Code.
- c. The site is physically suitable for an assembly use because the site provides adequate area for the two proposed buildings, parking, and access from roadways.
- d. The site is physically suitable for the specified density of development because the BP zone does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan, Specific Plan, and zoning because the property is not subject to physical constraints that would impede development, the General Plan, Specific Plan and Zoning Code do not establish a minimum or maximum parcel size, and all public services would be provided to the properties. Further, the subject property is a disturbed site with existing uses on it which eliminates wildlife, their habitat and aquatic areas. Therefore, the subdivision of the property is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

Design Review

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

Evidence 1: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, Citywide Design Guidelines, and Laguna Ridge Town Center Design Guidelines, and it is concluded that the Project's architecture and site planning meet all applicable development standards. The proposed elevations have been designed to be distinctive and unique architecture, but compatible with the neighboring multi-family residential buildings (to the north) in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, plaster, brick, and cantilevered metal awnings over the entry ways. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the entry way from Elk Grove Blvd. The Project has a clear design concept that is carried through to all elements of the Project by matching the brick and stone façade with the clay bar tile roofing and using a similar hue with the metal cantilevered entryways. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

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 proposed architecture, site design, and landscaping are suitable for the building and site and will enhance the character of the neighborhood. The architecture allows large assembly areas within the building and provides for outside assembly areas, enclosed by fencing, along the eastern portion of the building. A distinctive entrance provides a sense of entry to those assembling at the buildings. The site design accommodates access and parking for large assembly uses while minimizing visibility from adjacent streets through landscaping. The project provides pedestrian access through the use of multi-use trails and on-site walkways that will facilitate the congregation of people. The proposed site plan and building elevations provide all design elements required by the Citywide Design Guidelines, the Laguna Ridge Town Center Design Guidelines and Zoning Code. These Guidelines are fulfilled through the consistent detailing of the architectural style on all four elevations, variety and quality of materials exemplified through the use of brick, stone, glass and steel, pedestrian amenities that include onsite walkways, and recessed entry ways that provide a sense of entry to the buildings. Further, the project provides application of a consistent color palette throughout the buildings. Therefore, the building and site will enhance the character of the neighborhood and community.

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

Evidence 3: The proposed elevations have been designed to be distinctive but compatible with the surrounding multi-family residential buildings in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, stone, brick, standing metal seam roofing and clay roofing. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the site's entry ways.

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

Evidence 4: The proposed Project includes pedestrian access, distinguished with colored stamped concrete from the eastern portion of the drive aisle that extends from Elk Grove Blvd to Civic Center Dr. The pedestrian access extends along this drive aisle and connects to concrete walkways leading to building entrances. Access to the site will be from one driveway along Elk Grove Blvd and from two drive ways on Civic Center Drive. Additionally, pedestrian connectivity is provided to the eastern and western properties through a walkway that bisects the site on an east-west lateral. The walkway provides a speed table crossing the drive aisle in order to reduce pedestrian-vehicle circulation issues. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

Conditional Use Permit

Finding 1: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The proposed project provides new jobs, helping the City to achieve its jobs-housing balance (General Plan Policy ED-7 and supporting actions). As an assembly use, the proposed project expands the City's regional-assembly office activities and expands the local economy by attracting those seeking an assembly area (General Plan Policy ED-16).

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: The establishment, maintenance and operation of the use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The project provides adequate parking for the intended use and the surrounding roadway system and utilities can support the planned activities. Assembly activities will generally occur inside the proposed building and any outdoor common areas are located away from the existing residential development. Further, the addendum prepared during the environmental review of the project found there to be no new impacts as a result of the project. The noise study prepared for the project concluded that the project will not result in noise levels that exceed City standards as prescribed by the General Plan. Therefore, the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the City.

Attachments

- A. Planning Commission Resolution
- B. City Council Resolution for CEQA
Attachment B-Exhibit A - CEQA Addendum
- C. City Council Resolution for General Plan Amendment
- D. City Council Resolution for Specific Plan Amendment
- E. City Council Ordinance Rezone
- F. City Council Resolution for Tentative Parcel Map, Design Review and Conditional Use Permit
Attachment F-Exhibit B - Project Plans

**RESOLUTION NO. 2012-
APRIL 19, 2012**

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPT A RESOLUTION FINDING NO FURTHER CEQA REVIEW IS NECESSARY FOR THE
FALLS OF ELK GROVE; ADOPT A RESOLUTION APPROVING THE GENERAL PLAN
AMENDMENTS; ADOPT A RESOLUTION APPROVING THE SPECIFIC PLAN AMENDMENT;
INTRODUCE AN ORDINANCE AMENDING THE CITY OF ELK GROVE ZONING MAP; AND
ADOPT A RESOLUTION APPROVING THE TENTATIVE PARCEL MAP, DESIGN REVIEW AND
CONDITIONAL USE PERMIT
FOR THE FALLS OF ELK GROVE (EG 11-053):
ASSESSOR PARCEL NUMBERS: 132-2130-003**

WHEREAS, the Planning Division of the City of Elk Grove received an application on December 13, 2011 requesting General Plan Amendments, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review and Conditional Use Permit for the Falls of Elk Grove Project No. EG-011-053; and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as Assessor Parcel Number(s) 132-2130-003; and

WHEREAS, the Project is subject to the California Environmental Quality Act (CEQA); and

WHEREAS, the Laguna Ridge Specific Plan (LRSP) was approved and an EIR adopted by the City Council on June 16, 2004, which adequately addressed environmental issues related to the development of the Laguna Ridge Area; and

WHEREAS, Section 15164 (a) (Addendum to an EIR or Negative Declaration) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines) provides that a lead agency may prepare an Addendum to a previously Certified Environmental Impact Report (EIR); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 19, 2012 as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council of the City of Elk Grove adopt a resolution adopting the Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) for The Falls of Elk Grove pursuant to the California Environmental Quality Act (CEQA), California Code of Regulations, Title 14, Chapter 3 (State CEQA Guidelines) Section 15164 (a) (Addendum to an EIR or Negative Declaration) as provided in the draft City Council resolution contained in Attachment B of the April 19, 2012 Planning Commission staff report, incorporated herein by this reference and based on the following finding;

CEQA

Finding: The proposed project will not have a significant adverse impact on the environment and all potentially significant effects have been adequately analyzed in the Laguna Ridge Specific Plan EIR that was prepared for the Laguna Ridge Specific Plan project. The EIR adequately addresses all environmental issues related to the development of the subject property, and there are no new subsequent impacts as a result of this project.

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

The Laguna Ridge Specific Plan was approved and an Environmental Impact Report (EIR) (SCH 2000082139) certified by the City Council on June 16, 2004. In conjunction with the certification of the LRSP EIR a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Specific Plan. The Falls of Elk Grove is considered a non-participating property and was not analyzed under the LRSP EIR.

State CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15164 (Addendum to an EIR or Negative Declaration) identifies that an addendum may be prepared for projects such as this proposal if changes or additions are necessary to the EIR. This addendum constitutes an addition to the LRSP EIR. Further, an addendum may be used provided that none of the considerations described in Section 15162 call for preparation of subsequent EIR have occurred. The City prepared an addendum which determined that there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The noise levels on the surrounding properties will remain below the City's 40 dBL standard; similarly the trip generation numbers will diminish from the existing M1 Zone to the proposed BP Zone; the site is a previously disturbed site with a truck rental business on it, therefore biological resources will not be affected; the applicant has demonstrated compliance with AQ-15, Air Quality Management Plan Table 7.1 from the LRSP EIR by identifying project components that implement the LRSP EIR air quality requirements, and the project will be required to record the LRSP EIR MMRP thereby making it subject to all mitigation measures and requirements of the LRSP EIR. Therefore, there are no substantial changes that would require revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects and the addendum is the appropriate document and level of review required for The Falls of Elk Grove project.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council of the City of Elk Grove adopt a resolution approving the General Plan Amendments for the Falls of Elk Grove as provided in the draft City Council resolution contained in Attachment C of the April 19, 2012 Planning Commission staff report, incorporated herein by this reference and based on the following finding;

General Plan Amendment

Finding: The General Plan Amendment is consistent with goals and policies of the Elk Grove General Plan.

Evidence: The proposed General Plan Amendments for The Falls of Elk Grove project (EG 11-053) consists of replacing the acreage under the current High Density Residential land use designation with Commercial/Office/Multi-Family (C/O/MF) as well as removing the site from the City's Vacant/Underutilized Sites List. These changes would fulfill the General Plan's purpose of creating excellence in new design, a strong positive community image, and enhanced community character. The C/O/MF designation would remain consistent with the land use designation to the west. This creates opportunities for the area to be developed with complimentary uses that enhance the community. Further, the site is consistent with the Elk Grove Design Guidelines, which ensures excellence in new design and a strong positive community image. Removal of the site from the City's Vacant/Underutilized Sites will not affect the City's ability to provide housing to people of all incomes because the Vacant/Underutilized Sites list has excess capacity. All necessary public facilities and services will be provided to the project sites in accordance with all local, county, and State development requirements.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council of the City of Elk Grove adopt a resolution approving the Specific Plan Amendment for the Falls of Elk Grove as provided in the draft City Council resolution contained in Attachment D of the April 19, 2012 Planning Commission staff report, incorporated herein by this reference and based on the following findings;

Specific Plan Amendment

Finding 1: Significant changes to the character of the community have occurred subsequent to the adoption of the Specific Plan which warrants amendments as requested.

Evidence 1: Changes to the character of the community that have occurred consist of alterations in land use demand. The project site remains underutilized given its current LRSP RD-20 designation. However, the project site could be developed if the entire site were designated LRSP BP. This condition provides evidence that the demand for a BP oriented use on the site exceeds the demand for RD-20 uses at this time and therefore consists of a change to the character of the community. The BP designation is further warranted because it allows the applicant to expand their business operation to an underutilized portion of the property that would otherwise remain undeveloped as RD-20. Further changes to the character of the community include limited opportunities for land uses that could accommodate office park and business and professional uses. This portion of the City provides land for office park and business and professional office land uses that is relatively unconstrained as opposed to other locations in the City. Therefore, the change in demand for use of the site as well as the opportunity to utilize a site in a portion of the City capable of accommodating the proposed designation is a significant change to the character

of the community subsequent to adoption of the Specific Plan and the amendment is warranted.

Finding 2: The requested amendment will benefit the Specific Plan Area and/or the City.

Evidence 2: The requested amendment benefits the Specific Plan Area and/or the City. A consistent land use category across the length of the parcel facilitates an efficient and cohesive use of the property, rather than the smaller fragmented approach that exists with the RD-20 designation. Further, the amendment increases the City's office land uses thereby attracting businesses and associated services to Elk Grove that would expand the local business economy. Therefore, the requested amendment will benefit the Specific Plan Area and the City for future and existing development.

Finding 3: The amendment is consistent with the General Plan.

Evidence 3: The General Plan contains goals, policies, and objectives to which all projects must adhere. Thus, the LRSP serves as the policy and regulatory document that implements the goals and policies of the General Plan. The LRSP recognizes that periodic amendments may be necessary in order to respond changing circumstances beyond the control of the Specific Plan (page 9-2). Such amendments include changes to the land use designations for the proposed projects. General Plan Land Use Policies LU-28 and LU-30 allows the LRSP to have discretion as to land use. The proposed amendment to BP is consistent with the proposed General Plan Land Use designation of C/O/MF as identified in Table LU-3. Further, the proposed amendment provides opportunities for economic development, creates excellence in new design, established a strong positive community image, and enhances community character as discussed in the General Plan Finding above.

Finding 4: The amendment will not adversely affect adjacent properties and can be properly serviced.

Evidence 4: The proposed change to the land use designations will not adversely affect adjacent properties. Access to the site is provided through a proposed drive aisle along the western property line. Similarly, as the environmental analysis demonstrated, there are no impacts that would adversely affect adjacent properties. All public services and utilities to serve the project would remain as identified for the LRSP.

Finding 5: Where applicable, the physical constraints of the property area are such that the requested amendment is warranted.

Evidence 5: The finding above does not apply to The Falls of Elk Grove project because the property is not physically constrained. Physical constraints were not a justification for the requested amendments and the physical constraints consideration is not applicable.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council of the City of Elk Grove adopt an ordinance amending the City of Elk Grove Zoning Map for the Falls of Elk Grove as provided in the draft City Council Ordinance contained in Attachment E of the April 19, 2012 Planning Commission staff report, incorporated herein by this reference and based on the following finding;

Rezone

Finding: The proposed Zoning Amendment is consistent with the General Plan's goals, policies, and implementation programs.

Evidence: The proposed rezone of the site to Business Professional Office (BP) is consistent with the zoning designation of the property to the west and would implement the General Plan land use designation proposed concurrently as part of the General Plan Amendment and Laguna Ridge Specific Plan Amendment. The proposed project implements the General Plan's policies and goals for orderly development that is supported by public infrastructure and services. The proposed rezoning meets all applicable development standards established in Elk Grove Municipal Code Title 23 Zoning.

BE IT FURTHER RESOLVED that the Planning Commission recommend the City Council of the City of Elk Grove adopt a resolution approving the Tentative Parcel Map, Design Review, and Conditional Use Permit for the Falls of Elk Grove subject to the recommended conditions of approval as provided in the draft City Council resolutions contained in Attachment F of the April 19, 2012 Planning Commission staff report, incorporated herein by this reference and based on the following findings.

Tentative Parcel Map

Finding: The Findings provided in California Government Code Section 66474 of the California Subdivision Map Act that require a City to deny a tentative map do not apply to this Tentative Parcel Map.

Evidence:

- a. The proposed map is consistent with the Elk Grove General Plan, Specific Plan Amendment, and rezone.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan, Laguna Ridge Specific Plan, and design standards of the Elk Grove Municipal Code.
- c. The site is physically suitable for an assembly use because the site provides adequate area for the two proposed buildings, parking, and access from roadways.
- d. The site is physically suitable for the specified density of development because the BP zone does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan, Specific Plan, and zoning because the property is not subject to physical constraints that would impede development, the General Plan, Specific Plan and Zoning Code

do not establish a minimum or maximum parcel size, and all public services would be provided to the properties. Further, the subject property is a disturbed site with existing uses on it which eliminates wildlife, their habitat and aquatic areas. Therefore, the subdivision of the property is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- f. The design of the subdivision map or type of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- 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.

Design Review

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

Evidence 1: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, Citywide Design Guidelines, and Laguna Ridge Town Center Design Guidelines, and it is concluded that the Project's architecture and site planning meet all applicable development standards. The proposed elevations have been designed to be distinctive and unique architecture, but compatible with the neighboring multi-family residential buildings (to the north) in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, plaster, brick, and cantilevered metal awnings over the entry ways. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the entry way from Elk Grove Blvd. The Project has a clear design concept that is carried through to all elements of the Project by matching the brick and stone façade with the clay bar tile roofing and using a similar hue with the metal cantilevered entryways. Additionally, the Project is subject to conditions of approval that will ensure consistency with all standard requirements.

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 proposed architecture, site design, and landscaping are suitable for the building and site and will enhance the character of the neighborhood. The architecture allows large assembly areas within the building and provides for outside assembly areas, enclosed by fencing, along the eastern portion of the building. A distinctive entrance provides a sense of entry to those assembling at the buildings. The site design accommodates access and parking for large assembly uses while minimizing visibility from adjacent streets through landscaping. The project provides pedestrian access through the use of multi-use trails and on-site walkways that will facilitate the congregation of people. The proposed site plan and building

elevations provide all design elements required by the Citywide Design Guidelines, the Laguna Ridge Town Center Design Guidelines and Zoning Code. These Guidelines are fulfilled through the consistent detailing of the architectural style on all four elevations, variety and quality of materials exemplified through the use of brick, stone, glass and steel, pedestrian amenities that include onsite walkways, and recessed entry ways that provide a sense of entry to the buildings. Further, the project provides application of a consistent color palette throughout the buildings. Therefore, the building and site will enhance the character of the neighborhood and community.

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

Evidence 3: The proposed elevations have been designed to be distinctive but compatible with the surrounding multi-family residential buildings in regard to scale, architectural style, and bulk, which is consistent with the requirements of the Guidelines. The elevations utilize glass, stone, brick, standing metal seam roofing and clay roofing. There will be a variety of landscaping materials concentrated on the perimeter of the site to enhance the site's entry ways.

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

Evidence 4: The proposed Project includes pedestrian access, distinguished with colored stamped concrete from the eastern portion of the drive aisle that extends from Elk Grove Blvd to Civic Center Dr. The pedestrian access extends along this drive aisle and connects to concrete walkways leading to building entrances. Access to the site will be from one driveway along Elk Grove Blvd and from two drive ways on Civic Center Drive. Additionally, pedestrian connectivity is provided to the eastern and western properties through a walkway that bisects the site on an east-west lateral. The walkway provides a speed table crossing the drive aisle in order to reduce pedestrian-vehicle circulation issues. These features will enhance the pedestrian connectivity as well as vehicular and bicycle access to the site, and will not create conflicts with other vehicular, bicycle or pedestrian circulation.

Conditional Use Permit

Finding 1: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence 1: The proposed project provides new jobs, helping the City to achieve its jobs-housing balance (General Plan Policy ED-7 and supporting actions). As an assembly use, the proposed project expands the City's regional-assembly office activities and expands the local economy by attracting those seeking an assembly area (General Plan Policy ED-16).

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 establishment, maintenance and operation of the use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The project provides adequate parking for the intended use and the surrounding roadway system and utilities can support the planned activities. Assembly activities will generally occur inside the proposed building and any outdoor common areas are located away from the existing residential development. Further, the addendum prepared during the environmental review of the project found there to be no new impacts as a result of the project. The noise study prepared for the project concluded that the project will not result in noise levels that exceed City standards as prescribed by the General Plan. Therefore, the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the general welfare of the City.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 19th day of April, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Sandy Kyles, PLANNING SECRETARY

Fedolia Harris, CHAIR of the
PLANNING COMMISSION



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

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City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 9, 2012, at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

THE FALLS OF ELK GROVE – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP CONDITIONAL USE PERMIT AND DESIGN REVIEW (EG-11-053)

The Applicant is requesting multiple entitlements consisting of the following:

- A General Plan Amendment to change the lower one-third of the site from High Density Residential (HDR) to Commercial/Office/Multi-Family (C/O/MF) and to remove the site from the City's vacant and underutilized sites.
- An amendment to the Laguna Ridge Specific Plan, changing the designation from RD-20 to BP.
- A zone change from M1 to BP.
- A tentative parcel map that would subdivide the 4.99 acre property into two parcels (2.48 gross acres and 2.51 gross acres). One parcel would front Elk Grove Boulevard, while the second parcel would front Civic Center Drive.
- A Conditional Use Permit to allow an assembly use in the BP Zone.
- A Design Review to construct two 13,387 square foot conference/meeting centers.

The Planning Commission heard this project on April 19, 2012 and voted in the following manner:

1. A 4 to 0 vote to approve the Addendum to the Laguna Ridge Specific Plan pursuant to Section 15164(a) of the California Environmental Quality Act (CEQA); and
2. A 4 to 0 vote to recommend approval of the Rezone; and
3. A 4 to 0 vote to recommend approval of the General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit and Design Review.

OWNER:
Curtis L., Neva J., and Lewis E.
Conner
PO Box 997
Elk Grove CA 95759

APPLICANT:
Efalls Corporation
David W. Downs
9071 S. 1300 W.
Suite 201
West Jordan, UT
84088

AGENT:
Burrel Consulting Group, Inc.
Meredith P. Harvan, P.E.
1001 Enterprise Way, Suite
100
Roseville, CA 95678

PROJECT LOCATION The project is located at 8280 Elk Grove Boulevard, west of
AND APN: Laguna Springs Drive.
APN: 132-2130-003

ZONING: Light Industrial (M1)

ENVIRONMENTAL: An Addendum has been prepared for the project pursuant to Section 15164(a) (Addendum to an EIR or Negative Declaration) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations. The addendum to the Laguna Ridge EIR found that no additional impacts would occur as a result of this project.

Information or questions regarding this item should be referred to Adam Petersen at (916) 478-3684 or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of the Elk Grove Municipal Code.

Dated / Published: April 27, 2012

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE