



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

AGENDA TITLE: A Public Hearing for a District Development Plan and Development Plan Review for the Promenade Square project, EG-05-940

MEETING DATE: June 11, 2008

PREPARED BY: Jessica Shalamunec, Special Projects Manager

DEPARTMENT HEAD: Christine Crawford, Planning Director

PROJECT INFORMATION:

Location: West of State Route 99 and West Stockton Boulevard,
APN: Portion of 134-0600-039
Planner: Jessica Shalamunec
Applicant: M & H Realty Partners Fund III Affiliated, L.P
Property Owner: Merlone Geier Management

RECOMMENDED ACTION:

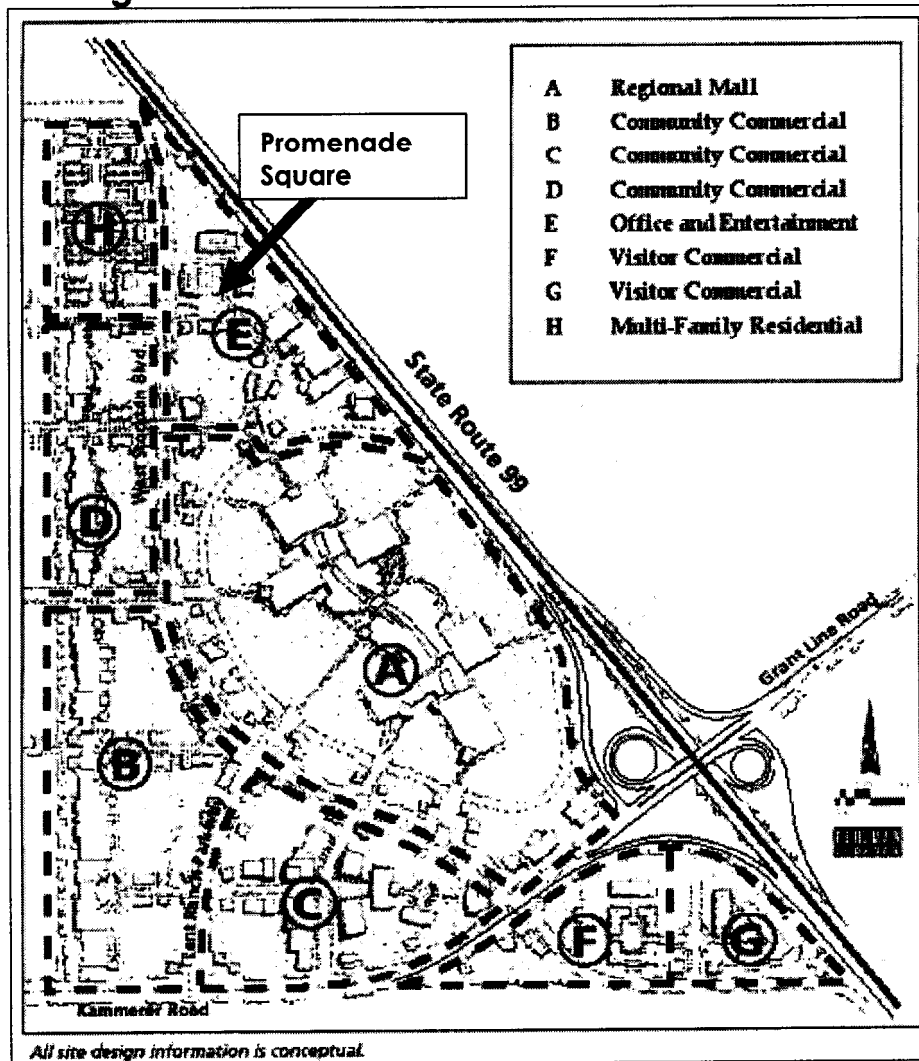
The Planning Commission recommends that the City Council approve a Resolution of the City Council of the City of Elk Grove approving the District Development Plan for the Promenade Square project and the Development Plan Review for the proposed hotel and medical office buildings within the Promenade Square project subject to the findings and conditions of approval for the project.

BACKGROUND INFORMATION:

The Lent Ranch Special Planning Area (SPA) was approved by the City Council in June 2001, establishing a 295-acre future commercial area in the southern part of the City, at Grant Line Road and State Route 99. The SPA utilizes five different land use types to divide the 295-acre Lent Ranch site into 8 commercial districts. The five land use types include Regional Mall, Community Commercial, Office and Entertainment, Visitor Commercial, and Multi-Family Residential. The SPA provides allowable

use information and development standards for each land use type. Additionally, the SPA provides specific processing procedures for projects within the Lent Ranch area. For example, buildings that are 25,001 square feet or greater will be reviewed by the Planning Commission for consistency between the district development plan and development plan review.

Figure 1: Lent Ranch SPA Land Use Exhibit



The Lent Ranch SPA Conditions of Approval provide a variety of conditions that must be complied with prior to development within this area (Attachment 1). Several of the conditions work together to provide a

construction timeframe for the commercial projects in the SPA. Condition G7 indicates that the first phase of development would consist of the regional mall, requiring rough grading of the mall site before grading of other commercial properties, and completion of at least one mall anchor foundation before release of building permits for other commercial properties. The Elk Grove Promenade mall is currently under construction and is anticipated to be completed in 2009. Reconstruction activities of the Grant Line Road/State Route 99 Interchange began in late 2006 and are expected to be completed mid-summer 2008. It is anticipated that construction at the Promenade Square project will be able to proceed at the Applicant's discretion and will not be impacted by the timing restrictions.

In addition to approval of the Lent Ranch SPA, the City Council approved a Development Agreement (DA) in 2001 between the City and the owners of properties within the boundaries of the SPA. This DA provides additional guidance for development within the SPA including construction timing requirements, requirements for Development Plan Review approvals, and conditions under which the DA was acceptable to all parties.

ANALYSIS:

Since October 2005, staff has worked with the applicant to evaluate the Promenade Square District Development Plan and Development Plan Review for the proposed hotel and medical office buildings. As required by Tables 5-1 and 5-2 of the Lent Ranch SPA, the following exhibits have been provided by the applicant for review:

District Development Plan

- Site Plan
- Landscape Plan
- Conceptual Architecture
- Sign Program
- Site Amenities Plan
- Grading and Drainage Plan
- Conceptual Lighting Plan

Development Plan Review

- Architectural Renderings, Color, & Materials
- Hotel Site Landscape Plan

Many of the items within Tables 5-1 and 5-2 include overlapping requirements. Duplicative materials were determined to be unnecessary given the status of development of the plans for Promenade Square. All project exhibits work together to create a cohesive district plan as well as provide adequate detail to allow for Development Plan Review of both the proposed hotel building and the proposed medical office building.

General Plan Consistency

The proposed Promenade Square project has been reviewed for consistency with all applicable General Plan goals and policies. The General Plan encourages land use patterns that enhance community character, provide employment and shopping opportunities to serve residents and the region, and which provide for the use of transit. The proposed Promenade Square project is planned in a cohesive, high quality manner and is anticipated to provide both employment and shopping opportunities for local residents and the region as encouraged by the Land Use and Economic Elements of the General Plan. The General Plan identified the Lent Ranch SPA as a large future area of commercial development.

The Lent Ranch SPA Consistency

The Promenade Square project has been analyzed for consistency with the requirements of Lent Ranch SPA and Development Agreement (DA). The SPA provides goals and objectives as well as land use and development standards. The DA reiterates the City's expectation of development within the SPA and vests the developer's rights to develop commercial projects in an orderly manner consistent with the SPA. The proposed project has been designed consistent with the standards of both the SPA and the DA.

District Development Plan

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each district is required to obtain approval of a District Development Plan as the Stage 2 entitlement for projects within the SPA. The District Development Plan is intended to establish an overall concept plan for the individual District including review of a conceptual site plan, conceptual architecture, landscaping, internal circulation and setbacks, signage, and other

amenities to be developed as a cohesive project. The Promenade Square project encompasses SPA Lot E, an Office and Entertainment District as shown in Figure 1 above.

Site Plan

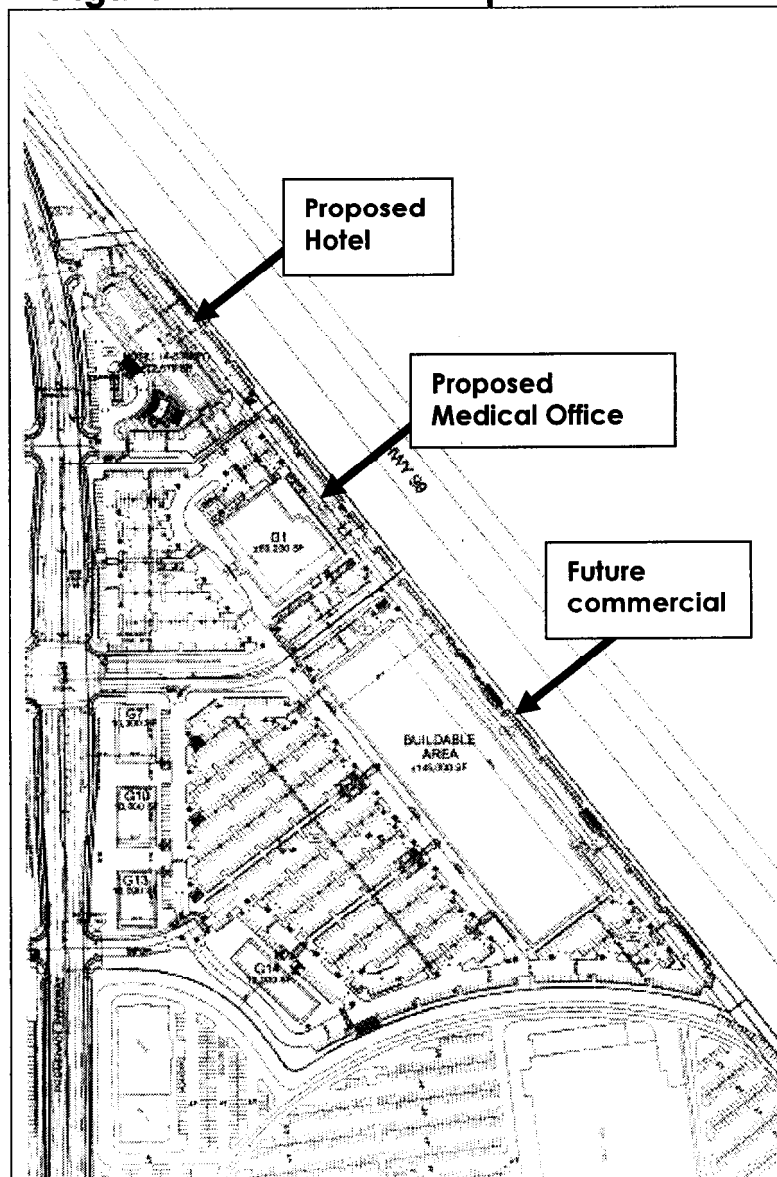
The project site is located immediately north of the Elk Grove Promenade mall, on the western side of State Route 99 and eastern side of future Promenade Parkway. As proposed in the site plan below, the main buildings within Promenade Square are oriented towards Promenade Parkway, either near the freeway or near the street frontage. The site plan incorporates approximately 187,000 square feet of commercial development, divided into five building envelopes immediately north of the mall. Specific buildings are not proposed for these areas at this time. Buildings identified north of the future commercial areas include a 69,000 square foot medical office building as well as a four-story, 118 room hotel. A landscaped parcel which will contain a freeway monument sign for the project is located immediately north of the proposed hotel. The project has been conditioned to ensure this parcel remains landscaped and maintained in perpetuity.

Proposed buildings within the Promenade Square have been located consistent with the front and side street setback requirements. Building heights are limited to 40 feet for hotel and office buildings, unless an additional foot of setback is provided for every foot over 40 feet in height. The proposed medical office building is consistent with the 40 foot tall standard. The proposed hotel, which is located closest to the right-of-way, is approximately 59 feet in height and is located 71 feet from Promenade Parkway. This building is also consistent with the standard because additional setback is provided to offset the additional building height. Future buildings within the District will be reviewed for consistency with this provision of the SPA.

Per the Lent Ranch SPA, parking is required to be provided at a ratio of 5 spaces per 1,000 square feet of commercial building and medical office building. Additionally, 1 space per guest room is required for the proposed hotel. As proposed, the site plan will accommodate 1,464 parking spaces, which exceeds the minimum required parking by 66 spaces.

The site plan provides two vehicular access points from Promenade Parkway into the commercial and medical office building areas. Additionally, two access points into the hotel are provided. Vehicular cross access is not provided between these two areas. Pedestrian access is provided within the landscape corridors on Promenade Parkway, connecting through the parking fields to the building, via several landscaped pathways that are unimpeded by vehicular traffic. A landscaped pedestrian pathway is provided along the shared boundary with the mall.

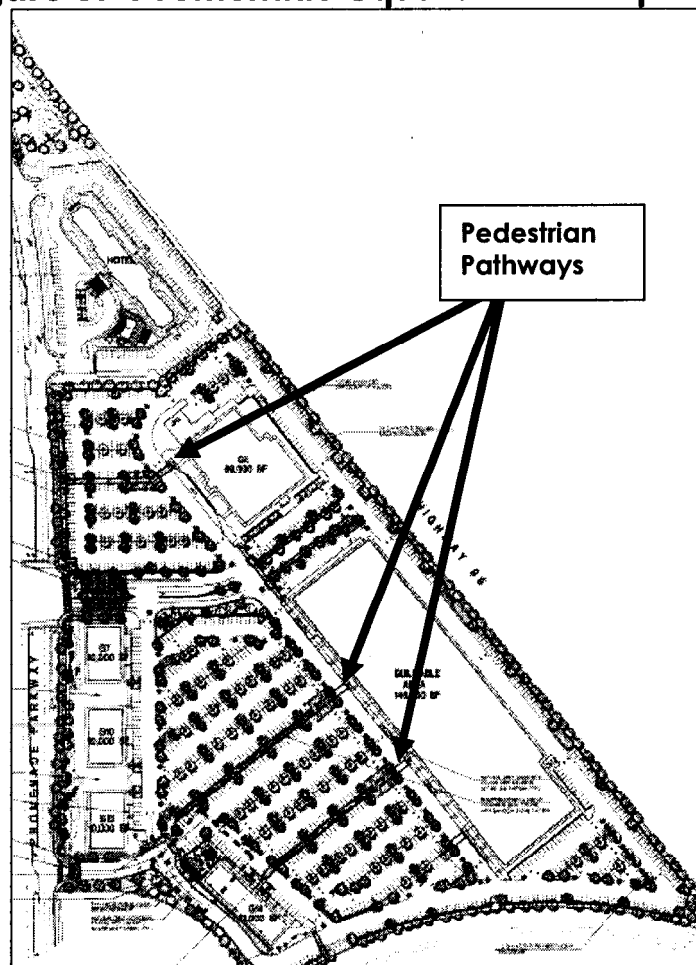
Figure 2: Promenade Square Site Plan



Landscape Plan

The conceptual landscape plans provide planting and hardscape details to be incorporated through the Promenade Square project. As described above, landscaped pedestrian pathways are provided through the parking fields in order to accommodate safe pedestrian passage through the project site. The project will incorporate three enhanced public plazas, located near the future retail buildings, to provide gathering spots for customers of the center. The landscape plan is consistent with the standards of the SPA including parking lot shading, landscaped islands for every 20 parking spaces and an overall landscaping of parking areas of 5 percent. Full landscape plans for the project are included in Attachment 2. A portion of these plans is shown in the Figure 3 below.

Figure 3: Promenade Square Landscape Plan

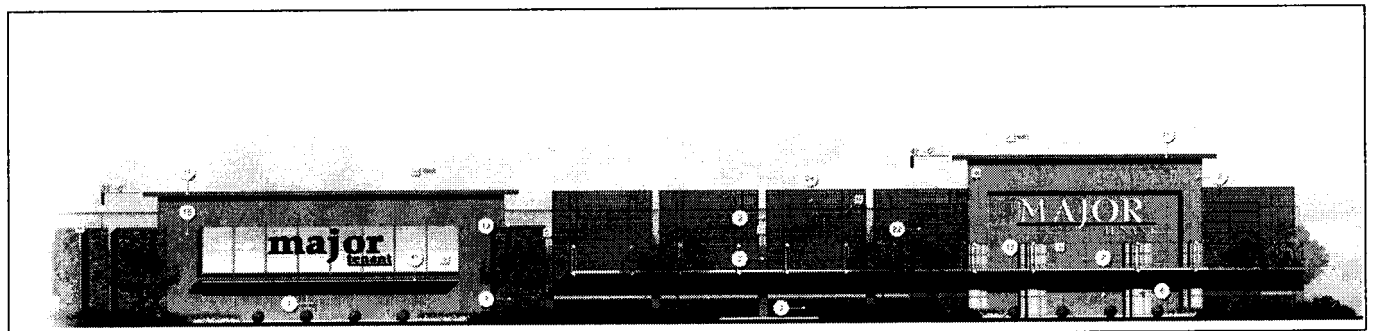
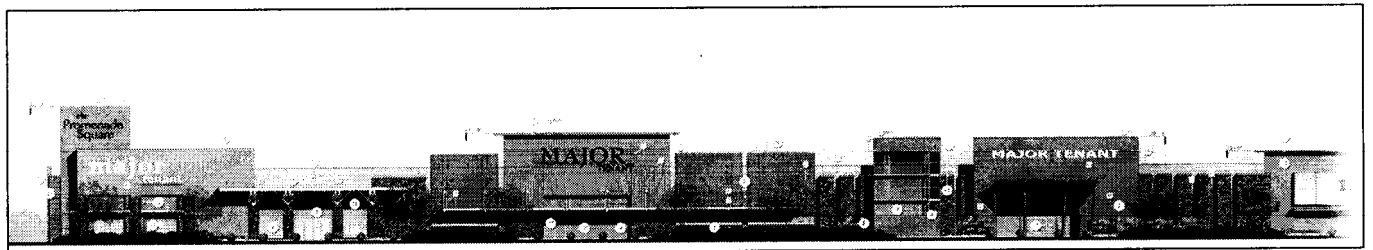


Conceptual Architecture

The architectural style for the overall Promenade Square District is generally contemporary in nature, relying on the use of a variety of materials and colors to maintain visual interest. The design scheme utilizes mainly linear design features such as columns and awnings as well as varying building planes to invoke the desired design style. Materials to be used for the buildings include concrete panels, stone veneer, utilized as both wainscot and pillar features between tenant entries, tile, and wood panel features. The materials and color palette are intended to compliment without mimicking the design style of the adjacent mall. Particularly the future retail buildings within Promenade Square will provide a transition from the contemporary design of the mall, north towards to proposed hotel, which is proposed to be designed in a more traditional manner with small contemporary design features. A series of linear awnings will be used to provide shaded entry statements and walkways for pedestrians between individual tenants within the future retail portion of the project.

The conceptual architecture seen in Figure 4 below provides a design basis for the proposed hotel and proposed medical office buildings. Future retail buildings will be reviewed through the Development Plan Review entitlement process for consistency with the conceptual architecture seen below.

Figure 4: Conceptual Architecture



Sign Program

The sign program included in Attachment 2 will be relied upon for other projects within the SPA to be developed by the Applicant in the future. Proposed signage specific to the Promenade Square project is clearly identified on Exhibit A of the sign program and includes monument signs visible from the freeway and from Promenade Parkway and directional signage for vehicles. Standards for building-mounted signage are also divided into four sign categories for the building attached signs; anchor, major, mid size, and multi-shop in line. As proposed, the Sign Program would allow for each tenant to have one sign per elevation. All signs cannot exceed 80 percent of the area on tenant frontages. The maximum area is two square feet of sign area per lineal feet of tenant building frontage.

The sign program allows for eight monument signs; one along the freeway north of the property, one at the each entrance off of Promenade Parkway and one freestanding sign for each single tenant on Promenade Parkway. The design of the monument sign is the same for all entrances. The monument signs are two-sided, all aluminum construction with stone veneer base to match the building design. There is a variety of sizes of the monument signs. For instance, multi-tenant monument signs are designed to accommodate approximately 160 square feet of the total sign area. A single tenant monument sign is designed to accommodate approximately 32 square feet of the sign area. The freeway monument sign will be located within the landscaped parcel north of the future hotel. As proposed, the sign will have a total height of 25 feet and will accommodate a project logo and tenant identification for a limited number of tenants. The monument sign is designed to be compatible with the proposed hotel given the proximity of the two structures. The sign program will serve to provide a cohesive approach to signage throughout the Promenade Square project, further enhancing the overall design of the center.

Site Amenities Plan

In addition to building materials data, the Site Amenities package in Attachment 2 provides site furniture, bicycle racks, planters, and other ornamental materials to be incorporated into the proposed project. As identified above, the project has been designed to provide multiple public plazas, in which, the site amenities will be incorporated. These items also further enhance the overall design of the project.

Development Plan Review

Per Section 5 of the Lent Ranch SPA, following approval of the District Development Plan, buildings within each district are required to obtain approval of a Development Plan Review as the third stage of entitlements. For these entitlements only, consistent with the City's policy to process all entitlement requests to the highest authority required, the City Council will review the proposed hotel and medical office building identified within the Promenade Square project. Development Plan Review for future buildings will be reviewed by the authority established in the SPA based on square footage.

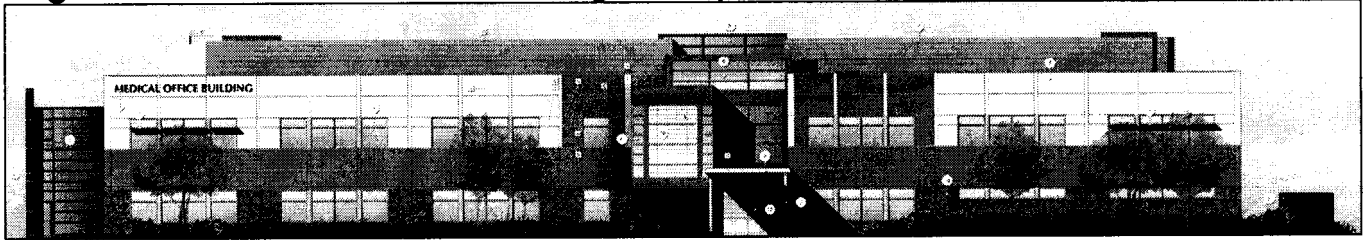
In addition to the exhibits provided above, architectural renderings for the proposed hotel and medical office buildings are provided in Figures 5 and 6 below. As seen below, the proposed buildings are designed in a similar contemporary manner as the conceptual architecture of the Promenade Square District. The hotel building introduces new design features by utilizing some curved elements and unique landscaping. The medical office building is intended to provide the design connection between the more linear features of the retail building and the more traditional features of the proposed hotel. Both buildings have been designed to incorporate similar materials such as the stone veneer as well as a similar color palette.

As proposed, the hotel building is a four-story, 58 foot tall building that will provide 118 guest rooms, onsite pool and spa, landscaping, and parking. The medical office building is a two-story building, encompassing approximately 69,000 square feet. Both buildings have been designed to provide visual interest on all four sides, including those elevations visible to the freeway.

Figure 5: Architectural Rendering – Proposed Hotel



Figure 6: Architectural Rendering – Proposed Medical Office Building



PLANNING COMMISSION HEARING:

The Planning Commission conducted the public hearing on the Promenade Square project on April 17, 2008. Following staff's presentation, the applicant provided background information and answered questions regarding the project details. There was no public comment and the Planning Commission recommended approval of the project.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the project and determined that it is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The proposed Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

FISCAL IMPACT:

Development of the proposed project will result in increased revenue from retail sales tax as well as transient occupancy tax collections from the future retail uses and proposed hotel building. The proposed project will also result in increased costs to the City for the provision of specific governmental services such as Police services.

ATTACHMENTS:

1. Resolution
2. Project Exhibits
3. Planning Commission Staff Report (w/o Attachments)

Attachment 1
Resolution

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE DISTRICT DEVELOPMENT PLAN FOR THE PROMENADE
SQUARE PROJECT AND THE DEVELOPMENT PLAN REVIEW FOR
THE PROPOSED HOTEL AND MEDICAL OFFICE BUILDINGS WITHIN
THE PROMENADE SQUARE PROJECT EG-05-940; PORTION OF ASSESSOR'S
PARCEL NUMBER 134-0600-039**

WHEREAS, M&H Realty Partners Fund III Affiliated, L.P. (hereinafter referred to as Applicant) filed an application with the City of Elk Grove (hereinafter referred to as City) for the Promenade Square District Development Plan and Development Plan Review (portion of Assessor's Parcel Number 134-0600-039); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project after a recommendation by the Planning Commission; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines §15183 exemption applies to projects that are consistent with a Community Plan, General Plan, and Zoning Code; and

WHEREAS, the proposed Promenade Square project includes commercial and office development that is consistent with the General Plan, the Lent Ranch Special Planning Area, and all applicable Zoning Code requirements; and

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

WHEREAS, all potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001; and

WHEREAS, there are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR; and

WHEREAS, the Planning Commission considered the Applicant's request at a public hearing on April 17, 2008 and recommended City Council approval of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby approves the Promenade Square District Development Plan and Development Plan Review based on the following findings and the attached conditions of approval included as Exhibit A.

Findings

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: The proposed Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

General Plan

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

Evidence: The proposed project has been reviewed for consistency with the goals and policies of the General Plan. The Land Use Element requires new development to be of high quality, attractive, and functional design. The proposed Promenade Square project consists of a hotel, medical office building, and future retail space consistent with the development standards established by the Lent Ranch SPA. The project is planned in a cohesive manner, which will result in a high quality commercial project that provides efficient and functional vehicle and pedestrian access.

District Development Plan

Finding: The Promenade Square District Development Plan is consistent with the Lent Ranch Marketplace SPA and establishes the design and development standards for the Office/Entertainment land use district.

Evidence: The District Development Plan for Promenade Square includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the project. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the Promenade Square district.

Development Plan Review

Finding: The site plans are consistent with the Lent Ranch Marketplace SPA.

Evidence: The site plan is consistent with the Lent Ranch special planning area and the Promenade Square District Development Plan. The layout of the buildings accommodates pedestrian connectivity between the parking areas and the buildings and provides architectural interest on all four sides of the proposed buildings.

Finding: That the nature, condition, and development of adjacent land uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures.

Evidence: The nature, condition and development of the buildings are consistent with the Promenade Square project. Connectivity between individual buildings and parking area is achieved through landscaped pedestrian pathways and sidewalks along the front building elevations. The Promenade Square project has been designed to complement the adjacent Elk Grove Promenade mall and other future commercial and multi-family developments within the SPA. The proposed project will not adversely affect or be materially detrimental to the adjacent uses, building, or structures.

Finding: That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed.

Evidence: The site is located north of the Elk Grove Promenade along State Route 99. Buildings are proposed to be located throughout the site, both adjacent to Promenade Parkway and State Route 99. Development standards such as building setbacks and parking space requirements have been met within the proposed site plan. The proposed hotel and medical office buildings in addition to future retail buildings are appropriately sized to the Promenade Square project site. Adequate vehicle and bicycle parking, landscaping, and other amenities will be provided onsite indicating the parcel size and shape are adequate for this type of development.

Finding: That the proposed use complies with all applicable Development Standards.

Evidence: The Promenade Square project complies with the applicable development standards within the Lent Ranch Special Planning Area and Zoning Code. Allowable uses for the district are identified within the Lent Ranch SPA for the Office and Entertainment District. The uses proposed at this time, hotel and medical office building, are allowed by right within the District.

Finding: That the proposed project conforms to the general design standards contained in the SPA.

Evidence: The proposed project conforms to the general design standards contained in the Lent Ranch SPA including setbacks, landscape palettes, floor area ratio, and parking requirements. The Promenade Square District establishes the design standards for the proposed hotel and medical office building. The project is cohesively designed internally as well as in relation to the Elk Grove Promenade mall.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of June 2008.

GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

SUSAN J. BLACKSTON, CITY CLERK

SUSAN COCHRAN, CITY ATTORNEY

Exhibit A – Promenade Square Conditions of Approval

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<p><u>On-going</u></p> <p>1. The action approved is for the District Development Plan for the Promenade Square project and Development Plan Review for a proposed hotel building and medical office building as described in the June 11, 2008 staff report and as illustrated on the following exhibits:</p> <p><i>District Development Plan for Promenade Square:</i></p> <ul style="list-style-type: none"> • Site Plan (received March 24, 2008) • Grading and Drainage (received March 24, 2008) • Overall Preliminary Landscape Plan (received March 24, 2008) • Preliminary Landscape Plan for Hotel (received March 24, 2008) • Overall Photometric Plan (received March 24, 2008) • Sign Program (received March 10, 2008) • Site Amenities (received June 5, 2005) • Conceptual Architecture for future Buildable Area (received March 10 2008) <p><i>Development Plan Review for Hotel, Medical Office Building:</i></p> <ul style="list-style-type: none"> • Building Elevations (received March 10, 2008) • Colors/Materials (received March 10, 2008) <p>Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. 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</p>	On-Going	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.			
3. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4. The Applicant is notified that this property is part of the Lent Ranch Special Planning Area (SPA) project (EG-00-038). This project is subject to all applicable mitigation measures and conditions of approval from the Lent Ranch SPA project.	On-Going	Planning	
5. The four-story hotel building shall be provided with a standpipe system conforming to Cosumnes Community Services District Fire Department standards.	On-Going	CCSD Fire	
6. The designed fire flow for the area is 3,000 GPM for 4-hours. Due to the size of the stores, mitigation measures may be required to compensate for the required fire flow.	On-Going	CCSD Fire	
7. Any on-site traffic calming devices and locations shall be approved by Public Works prior to installation, including but not limited to speed bumps.	On-Going	Public Works	
<i>Prior to Approval of Improvement Plans</i>			
8. Trash enclosures shall be located away from public view to the fullest extent possible. The trash enclosure identified on the southern project boundary shall be removed and/or relocated elsewhere within the property.	Prior to Approval of Improvement Plans	Planning	
9. The Applicant shall design and improve the project's drainage system in accordance with the Drainage Study of the approved Promenade Major Roads project and to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
10. The Applicant shall provide a maintenance agreement for stormwater quality control treatment devices to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
11. The applicant shall submit landscape improvement plans (planting and irrigation) which incorporates the Vested Zoning Code, SPA, and Water Conserving Landscape Requirements. Plans shall be submitted to Planning and Public Works for review and approval.	Prior to Approval of Improvement Plans	Public Works	

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	The Applicant shall design and construct a pedestrian pathway on-site within the landscaped area on the southern property to provide connection with the parcel immediately south of the project site to the satisfaction of Public Works and Planning.	Prior to Improvement Plan Approval and Certificate of Occupancy	Public Works/Planning	
13.	The applicant shall provide landscape plans such that parking lot lighting does not interfere with the 15-year parking lot shade tree canopy requirement.	Prior to Approval of Improvement Plans	Public Works	
14.	The applicant shall not use Ginkgo b. 'Autumn Gold' as a street tree along Promenade Parkway.	Prior to Approval of Improvement Plans	Public Works	
15.	The applicant shall provide for separate connections to the County Sanitation District's sewer system for each building or parcel with a sewage source to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction. The Applicant may provide common grease/sewer traps.	Prior to Approval of On-site Improvement Plans	CSD-1	
16.	The applicant shall provide a sewer shed exhibit to CSD-1 prior to approval of on-site improvement plans for plan check to CSD-1. The sewer exhibit shall be consistent with the approved Lent Ranch sewer study	Prior to Submittal of Improvement Plans	CSD-1	
17.	In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. On and off-site sewer lines will be required as determined by the required sewer point of service connection.	Prior to Approval of On-site Improvement Plans	CSD-1	
18.	An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements. Off-site installations may also be required as determined by the sewer study.	Prior to Approval of On-site Improvement Plans	CSD-1	
19.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Approval of On-site Improvement Plans	CSD-1	
20.	CSD-1 will provide maintenance only in public right-of-ways or in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access maintenance.	Prior to Approval of On-site Improvement Plans	CSD-1	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
21. The subject property owner(s) and subsequent unit buyers shall be responsible for repair and/or replacement of all non-standard and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be the responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to specialty paving and lighting.	Prior to Approval of On-site Improvement Plans	CSD-1	
22. CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Prior to Approval of On-site Improvement Plans	CSD-1	
23. The applicant shall dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, and/or Irrevocable Offer of Dedication.	Prior to Approval of On-site Improvement Plans	PG&E	
24. Private drives and parking aisle areas over easements shall have structural street sections designed using the Cal Trans methodology or the City of Elk Grove Improvement Standards, and/or the recommendations of the project's Geotechnical Engineer. This will prevent pavement damage by CSD-1 maintenance and repair operations.	Prior to Approval of On-site Improvement Plans	CSD-1	
<u>Prior to Issuance of Building Permits</u>			
25. Architectural review for buildings not included in this project shall complete a Development Plan Review prior to issuance of building permits for the subject building. Per Section 5 of the Lent Ranch SPA, the Planning Director shall be the approving authority for buildings up to 25,000 square feet and the Planning Commission shall be the approving authority for buildings over 25,000 square feet. Submittal requirements for subsequent Development Plan Review requests are established within Table 5-2 of the Lent Ranch Special Planning Area.	Prior to Issuance of Building Permits for the subject building	Planning	

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
Buildings subject to this condition include all future buildings within the project site with the exception of the proposed Hotel and proposed Medical Office Building included in this request.			
26. Outdoor plazas adjacent to future retail buildings (G7, G10, G13, and G14 on the March 24, 2008 landscape plan) shall be reviewed in conjunction with the building's Development Plan Review request and shall be constructed in conjunction with the building. Complete construction of these plazas will be required prior to occupancy of the subject building.	Prior to Issuance of Building Permits for the subject building	Planning	
27. Building elevations visible from the public right-of-way shall be designed in a manner similar to the "front" elevation (the elevation on which tenant entries occur). Utilities and other non-architectural features shall be screened from view to the fullest extent possible.	Prior to Issuance of Building Permits for the subject building	Planning	
28. Paved access to and along the project's frontage to West Stockton Blvd or Promenade Parkway shall be maintained throughout the construction period of the project to the satisfaction of Public Works.	Prior to Issuance of first Building Permit, On-going	Public Works	
29. The power poles on the eastern side of the site shall be relocated to the satisfaction of Public Works and the owner agency.	Prior to Issuance of first Building Permit for impacted buildings	Public Works	
30. The northerly remaining portion of this project site shall be landscaped to the satisfaction of the City of Elk Grove. The area shall be privately maintained at the owner's sole expense.	Prior to Issuance of Building Permits	Public Works	
31. The Applicant shall provide Business Owner's Association bylaws (CC&R's) which address, at a minimum, common area ownership, maintenance, landscape maintenance, and joint access, for review and approval by Public Works.	Prior to Issuance of first Building Permit	Public Works	
32. The Applicant shall remove two parking stalls that are located along the northern edge of Promenade Parkway driveway 11 to the satisfaction of Public Works.	Prior to Issuance of Building Permits	Public Works	
33. The Applicant shall dedicate visibility easements for the Promenade Parkway driveways per Section 4-14 of the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Issuance of Building Permits	Public Works	

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	Improvement plans shall be approved by Public Works prior to Building Permit.	Prior to Issuance of Building Permits	Public Works	
<u>Prior to Certificate of Occupancy</u>				
35.	The Applicant shall provide bicycle parking spaces throughout the project at the ratio identified in the vested Zoning Code. Bicycle parking shall be located in well illuminated, highly visible locations, evenly distributed throughout the property.	Prior to Certificate of Occupancy	Planning	
36.	The Applicant shall participate in the City's Transportation Management Association (TMA) and provide for onsite transportation coordination, as a job duty of an employee of the onsite management, as appropriate. Participation in the TMA may include commuter benefits to employees, parking spaces for car and vanpool, and participation in other programs as appropriate for office uses.	Prior to Certificate of Occupancy	Transit Services	
37.	The Applicant shall install the 25-foot landscape corridor adjacent to Promenade Parkway to the satisfaction of Public Works.	Prior to Certificate of Occupancy	Public Works	
38.	Upon completion of the installation of the landscaping project, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance will delay final approval/occupancy of the project.	Prior to Certificate of Occupancy	Planning	

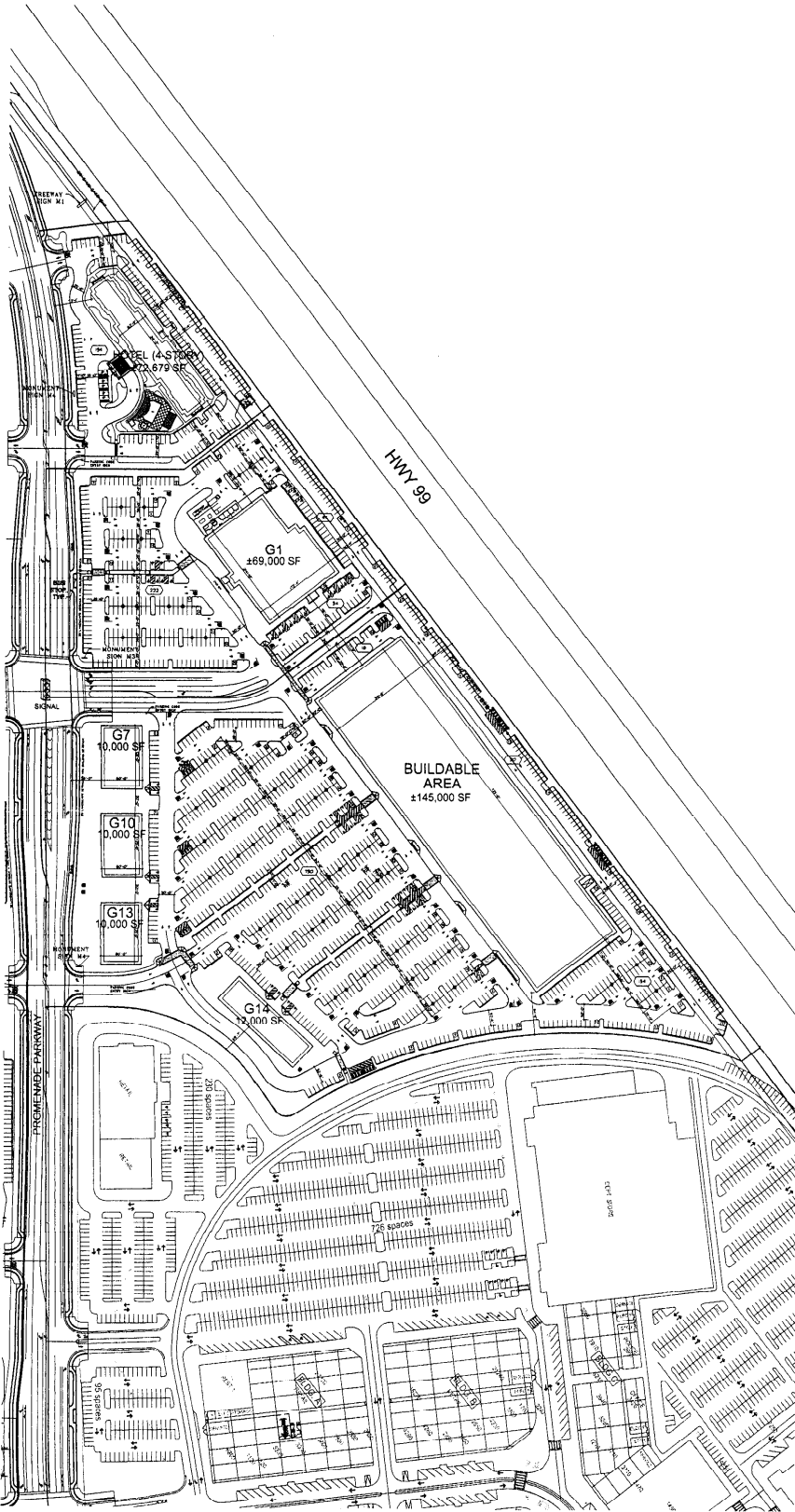
Attachment 2
Project Exhibits

M&H

REALTY PARTNERS

425 CALIFORNIA STREET
11th FLOOR
SAN FRANCISCO, CA
94104

T: 415.693.9000



SITE SUMMARY (SQUARE)

GROSS SITE AREA ±29.2 AC ±1,275,810 S.F.

BUILDING AREA

MEDICAL OFFICE (2-STORY) 69,000 S.F.
HOTEL (4-STORY; 118 ROOMS) 74,856 S.F.
RETAIL (BUILDABLE AREA) 145,000 S.F.
RETAIL (SHOPS/RESTAURANTS) 42,000 S.F.

TOTAL BUILDING AREA 330,856 S.F.

F.A.R. 0.26

OCCUPANCIES A-3 / M / R-1

PARKING SUMMARY (SQUARE)

TYP. PARKING STALL: 9'x19'
TYP. COMPACT PARKING STALL: 9'x17'

RETAIL/MEDICAL OFFICE BUILDING AREA

MEDICAL OFFICE (2-STORY) 69,000 S.F.
RETAIL (BUILDABLE AREA) 145,000 S.F.
RETAIL (SHOPS/RESTAURANTS) 42,000 S.F.
(12% OF TOTAL SF)

TOTAL BUILDING AREA 256,000 S.F.

REQUIRED PARKING RATIO 5.0 / 1000 S.F.
REQUIRED PARKING SPACES 1280 STALLS
PROVIDED PARKING RATIO 5.17 / 1000 S.F.
PROVIDED PARKING SPACES 1325 STALLS

HOTEL BUILDING AREA

HOTEL (4-STORY; 118 ROOMS) 72,679 S.F.

TOTAL BUILDING AREA 72,679 S.F.

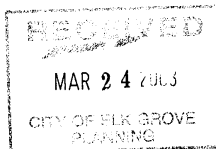
REQUIRED PARKING 1 STALLS PER ROOM
REQUIRED PARKING SPACES 118 STALLS
PROVIDED PARKING 1.18 STALLS PER ROOM
PROVIDED PARKING SPACES 139 STALLS

M21_VR6_S8_F1

March 24, 2008



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Government Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

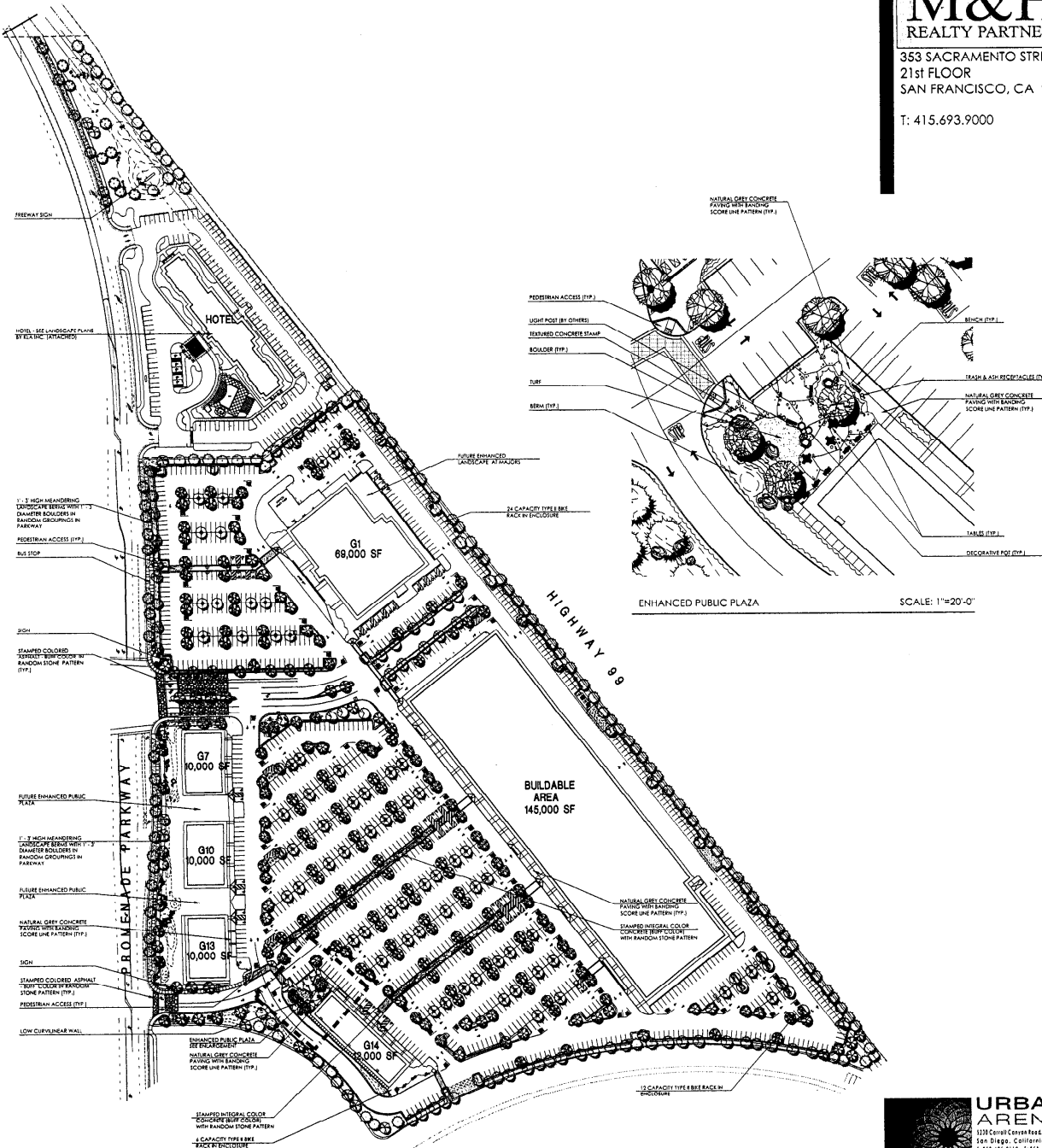


THE PROMENADE SQUARE

M&H REALTY PARTNERS

353 SACRAMENTO STREET
21st FLOOR
SAN FRANCISCO, CA 94111

T: 415.693.9000



SHEET L1.1



THE PROMENADE SQUARE

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NOTE: This information is conceptual in nature and is subject to adjustment pending further application and Client, Town, and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Landscape Architect.

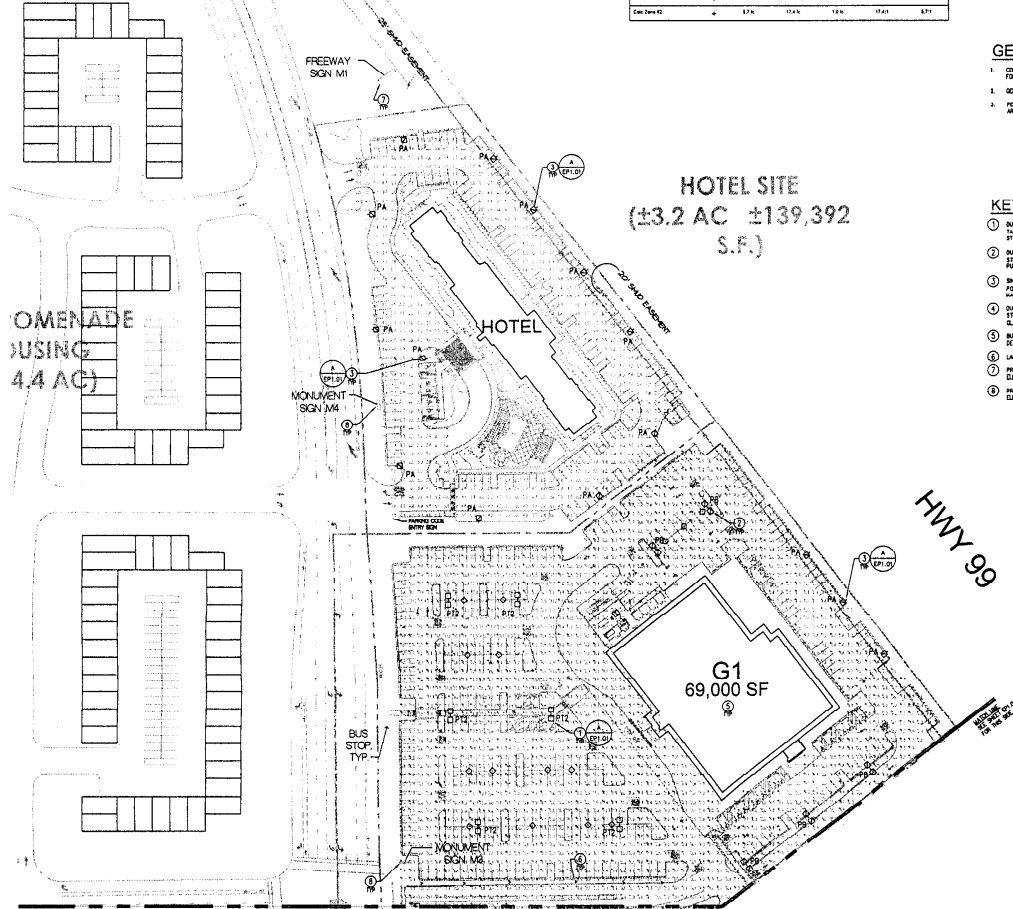
OPPOSED SMUD
SUBSTATION
(±0.67 AC)

(±0.64 AC)

OMENADE
USING
(4.4 AC)

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Manufacturer	Description	Lotus	Phi	Luminaire	LMF	Notes
⊕	PL 11	1	AMERICAN LED	AMERICAN LED ACTIVE STREET LIGHT - 120V PULSE START VERTICAL BASE UP	4000 PLUMBER	4000	0.75	400	
⊕	PL 8	1	AMERICAN LED	AMERICAN LED ACTIVE STREET LIGHT - 120V PULSE START VERTICAL BASE UP	4000 PLUMBER	4000	0.75	400	
⊕	PL 12	1	AMERICAN LED	AMERICAN LED ACTIVE STREET LIGHT - 120V PULSE START VERTICAL BASE UP	4000 PLUMBER	4000	0.75	400	
⊕	PL 6	1	AMERICAN LED	AMERICAN LED ACTIVE STREET LIGHT - 120V PULSE START VERTICAL BASE UP	4000 PLUMBER	4000	0.75	400	

STATISTICS						
Category	Summ	Avg	Max	Min	Max/Min	Length
Can Area 10	4.8	16.8	0.8	0.1	0.1/0.8	0.17
Can Area 12	8.7	17.8	1.0	0.1	0.1/1.0	0.17



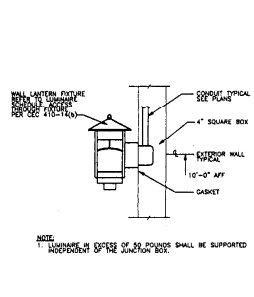
GENERAL NOTES

- CONTRACTOR SHALL CONSULT WITH THE ENGINEERING AND LANDSCAPE PLANS FOR AREA LIGHT STANDARDS AND ASSOCIATED WORK.
- GENERAL ILLUMINATION REQUIREMENTS: 1 FOOT CANDLE MINIMUM.
- VEGETATION POLE AND LANDSCAPE LIGHTING TO BE DETERMINED BY LANDSCAPE ARCHITECT.

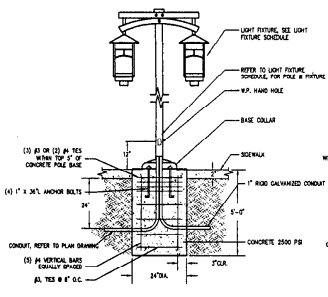
KEY NOTES

- WALL POST TOP HLED AREA LIGHTING STANDARD DEEP SHOE BOX WITH 30 ROUND LAMP END POLE ON A 2'-0" HIGH 2" DIA CONCRETE BASE. 400W FLUORESCENT SQUARE REEL POLE ON A 2'-0" HIGH 2" DIA CONCRETE BASE. 400W FLUORESCENT SQUARE REEL POLE ON A 2'-0" HIGH 2" DIA CONCRETE BASE. 400W FLUORESCENT SQUARE REEL POLE ON A 2'-0" HIGH 2" DIA CONCRETE BASE. 400W FLUORESCENT SQUARE REEL POLE ON A 2'-0" HIGH 2" DIA CONCRETE BASE.
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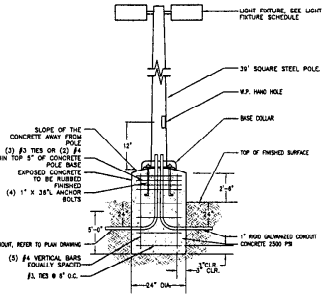
PARCEL 'G' AREA LIGHTING - PHOTOMETRIC PLAN
SCALE: 1"=50'-0"



(C) TYPICAL WALL LANTERN
SCALE: NONE



(B) PEDESTRIAN LIGHT STANDARD
SCALE: NONE



(A) AREA LIGHT STANDARD
SCALE: NONE

Carter Burgess
CARTER & BURGESS, INC.
4 HILTON CENTER DRIVE, SUITE 800
SANTA ANA, CA 92707



kk architects
525 EAST COLORADO BLVD
4th FLOOR
PASADENA, CA 91101
T: 626.796.8230

PARCEL 'G' - PARTIAL AREA LIGHTING PHOTOMETRIC PLAN

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification with Client, Permit, and Government Agency approval. No warranties or guarantees of any kind are given or implied by the Landscape Architect.

EP1.01

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M&H REALTY PARTNERS

353 SACRAMENTO STREET
21st FLOOR
SAN FRANCISCO, CA 94111

T: 415.693.9000

Symbol	Level	Qty	Mounting	Comments	Notes	PA	Lumens	L.F.	Notes
⊕	PA	21	VIEWPOINTS	AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP	10000 PULSED START VERTICAL BASE UP	A2000P/48	4000	8.75	482
⊕	PA	1	VIEWPOINTS	AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP	10000 PULSED START VERTICAL BASE UP	A2000P/48	4000	8.75	4
⊕	PA	21	VIEWPOINTS	AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP	10000 PULSED START VERTICAL POSITION	A2000P/48	4000	8.75	2140
⊕	PA	1	VIEWPOINTS	AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP AMERICAN BEE 4" TYPE PULSE START/PLAT QUAD LAMP	10000 PULSED START VERTICAL POSITION	A2000P/48	4000	8.75	800

Category	Symbol	Qty	Notes	Notes	Notes	Notes
Can. Can. Pl.	⊕	48%	16.4%	0.0%	N/A	N/A
Can. Can. Pl.	⊕	87%	17.4%	1.0%	16.4%	8.0%

THE PROMENADE SQUARE SQUARE (±24.8 AC)

PARCEL G

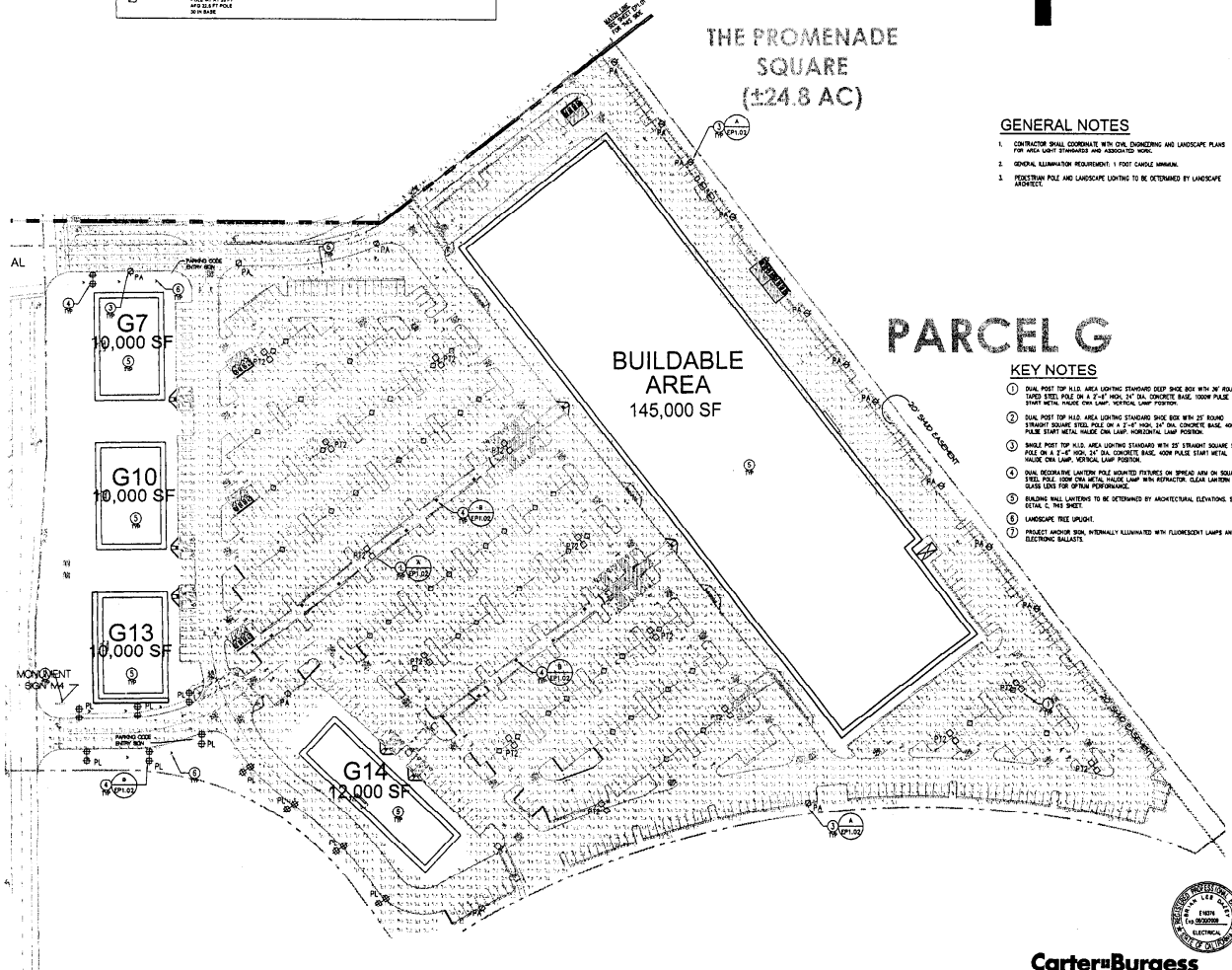
BUILDABLE AREA
145,000 SF

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH CIVIL, ENGINEERING AND LANDSCAPE PLANS FOR ANY LIGHT FIXTURES AND ASSOCIATED WORK.
- GENERAL ILLUMINATION REQUIREMENT: 1 FOOT CANDLE MINIMUM.
- PEDESTRIAN POLE AND LANDSCAPE LIGHTING TO BE DETERMINED BY LANDSCAPE ARCHITECT.

KEY NOTES

- DUAL POST TOP AREA LIGHTING STANDARD: DEEP BASE BOX WITH 2X ROUND TUBES STEEL POLE ON A 2'-4" MOD. 2" DIA. CONCRETE BASE, 1000W PULSE START METAL HALIDE ON LAMP, VERTICAL LAMP POSITION.
- DUAL POST TOP AREA LIGHTING STANDARD: DEEP BASE BOX WITH 2X ROUND STRAIGHT SQUARE STEEL POLE ON A 2'-4" MOD. 2" DIA. CONCRETE BASE, 1000W PULSE START METAL HALIDE ON LAMP, HORIZONTAL LAMP POSITION.
- SINGLE POST TOP AREA LIGHTING STANDARD WITH 2X STRAIGHT SQUARE STEEL POLE ON A 2'-4" MOD. 2" DIA. CONCRETE BASE, 1000W PULSE START METAL HALIDE ON LAMP, VERTICAL LAMP POSITION.
- DUAL OCCUPANCY LIGHTING POLE: LIGHTED FEATURES ON SPECIAL ARM ON SQUARE STEEL POLE WITH ONE METAL HALIDE LAMP WITH REFLECTOR, CLEAR LAMP GLASS LENS FOR OPTIMAL PERFORMANCE.
- GROUND POLE LIGHTING TO BE DETERMINED BY ARCHITECTURAL ELEVATIONS. SEE DETAIL C, THIS SHEET.
- LANDSCAPE TREE UPLIGHT.
- PROJECT NUMBER SIGN INTERNALLY ILLUMINATED WITH FLUORESCENT LAMPS AND ELECTRONIC BALLASTS.

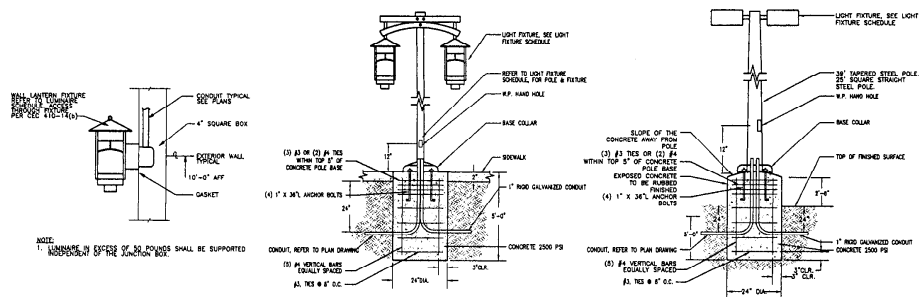


Carter Burgess

CARTER & BURGESS, INC.
4 HUTTON CENTRE DRIVE, SUITE 800
SANTA ANA, CA 92707

PARCEL 'G' AREA LIGHTING - PHOTOMETRIC PLAN

SCALE: 1"=50'-0"



PARCEL 'G' - PARTIAL AREA LIGHTING PHOTOMETRIC PLAN

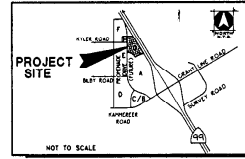
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant and Governmental Agency Approval. No warranties or guarantees of any kind are given or implied by the Landscape Architect.

THE PROMENADE MARKETPLACE (PARCEL G)

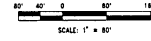
MAR 24 2008
CITY OF ELK GROVE
PLANNING

EP1.02

OVERALL SITE EXHIBIT FOR
THE PROMENADE SQUARE
 M&H REALTY
 CITY OF ELK GROVE CALIFORNIA
 MARCH 24, 2008

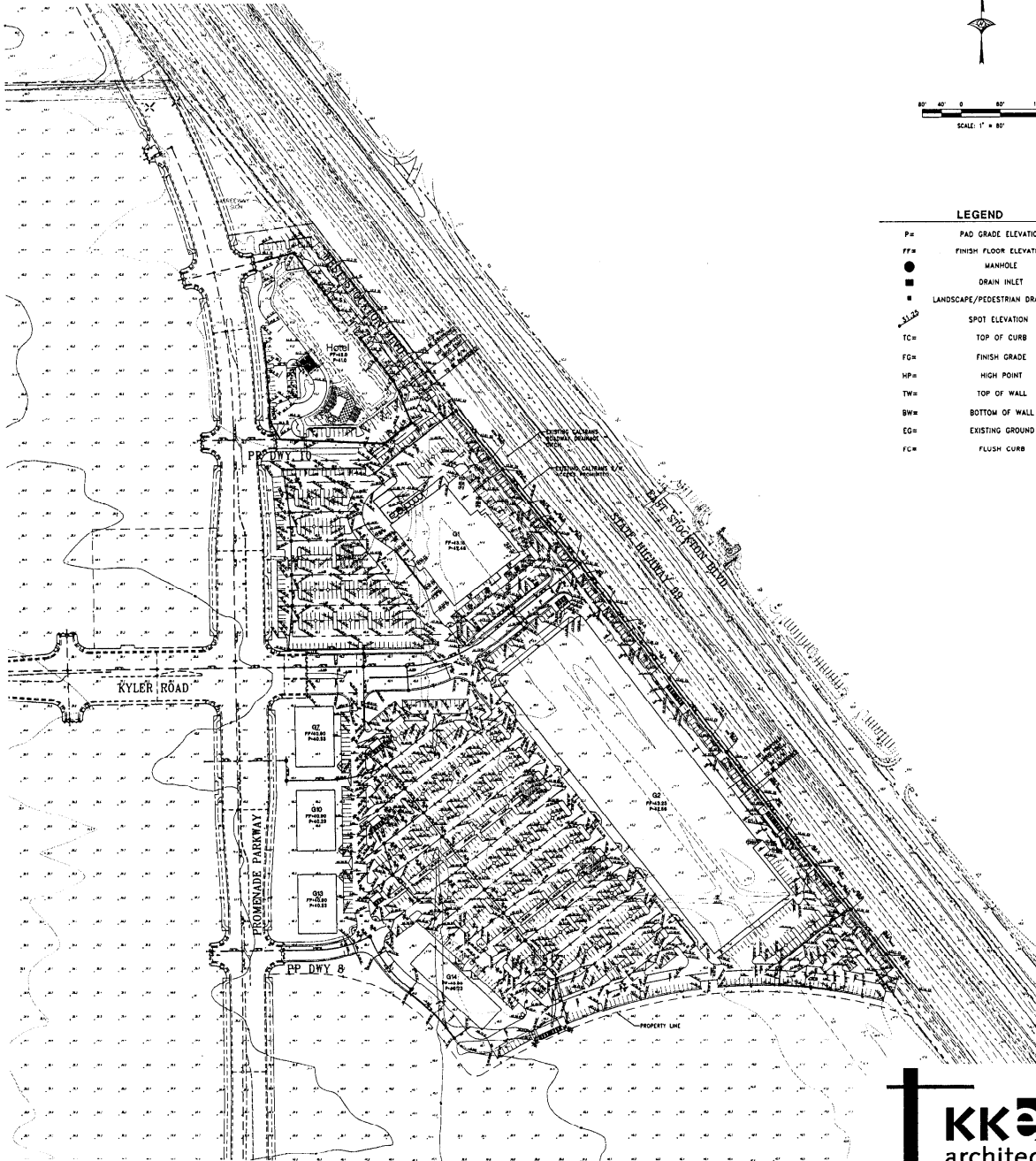


VICINITY MAP



LEGEND

- P# PAD GRADE ELEVATION
- FF# FINISH FLOOR ELEVATION
- MANHOLE
- DRAIN INLET
- ▣ LANDSCAPE/PEDESTRIAN DRAIN INLET
- SPOT ELEVATION
- TC# TOP OF CURB
- FG# FINISH GRADE
- HP# HIGH POINT
- TW# TOP OF WALL
- BW# BOTTOM OF WALL
- EG# EXISTING GROUND
- FC# FLUSH CURB



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G02 - G04 Southwest Elevation



G05 - G04 Southwest Elevation

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 REALTY PARTNERS
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 11TH FLOOR
 SAN FRANCISCO, CA 94104
 T 415.693.9000

Material Legend

- 1 Pigeon Ceramic
- 2 Concrete Masonry Unit
- 3 Cast Stone
- 4 Cast Stone on Plaster
- 5 Cast Stone on Plaster
- 6 Cast Stone on Plaster
- 7 Clear Glass in Aluminum Storefront System
- 8 Roof Tile
- 9 Metal Roof
- 10 Metal Roof
- 11 Flat Metal Canopy
- 12 Flat Metal Canopy
- 13 Wood Trills on Plaster Columns
- 14 Cast Stone Cap
- 15 Horizontal Metal Slang
- 16 Horizontal Metal Slang
- 17 Flat Panel
- 18 Cast Stone Frame
- 19 Security Lighting (number, size and location to be determined)
- 20 Hollow Metal Door (number, size and location to be determined)
- 21 Insulated Translucent Vinyl Panel System
- 22 Metal Screen Infill
- 23 Canvas Awning
- 24 PPE Sun Wall on Metal Frame

Color Legend

- A AC 12N Night Mission
- B AC 11N Night Mission
- C 8724M Field Steel
- D 7794M Nullifer Sand
- E 7793M Tumbled Tan
- F 8485D Neobison
- G 8292D Narn Blue
- H 8291D Narn Blue
- I 8584M Old Blue Sea
- J 7761W Nutmeg Dust
- K 8099D CoolForest (Maton Color)
- L 7745D Spanish Gold
- M 8724M Woodchuck
- N 8724M Woodchuck
- O 7530M Aztec Dawn
- P 8135C Hollyhock
- Q 8138N Shaded Moss
- R 7789N Contemporary Maple
- S 8138M Greenleaf
- U 8276M Mesquite Canyon
- V 7836D Peat Rust
- W 7753M Harvest Ten
- X 7782W Peach Blige
- Y 8089M Underpass Pine
- Z 8089M Underpass Pine
- AA 7855A Field Poppy (Maton Color)
- BB 8820D Clonox Plum
- CC 8880D Agri Plum
- DD 8882W Butcher's Bull
- EE 8883M Suvaco Grape
- FF 8884M Suvaco Grape
- GG 8784D Blinchoon Owl
- HH 8789M Stokewell
- II CMO35W Fossil White

This preliminary schedule is for reference only and is not a representation as to the availability of any of the materials or finishes shown. The availability, quantity and cost of any material or finish is subject to change without notice. The schedule is subject to change without notice. The schedule is subject to change without notice. The schedule is subject to change without notice.

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M&H
 REALTY PARTNERS
 425 CALIFORNIA STREET
 11th FLOOR
 SAN FRANCISCO, CA 94104
 T. 415.693.9000

Material Legend

- 1 Sun Control Louvers
 - 2 Birch Accent Wall
 - 3 Metal Screen Infill
 - 4 Curtain Wall System
 - 5 Corformed Galv. Rib Screen
 - 6 Metal Wall Screen System
 - 7 Tri-Up Concrete Panel System w/ Reveal
 - 8 Painted Metal Canopy
 - 9 Insulated Translucent Vinyl Panel System
 - 10 Curtain Wall System
 - 11 Acrylic Signage
 - 12 Building Signage - Sign, Location and Material To Be Determined
 - 13 Manufactured Stone Veneer
- Color Legend**
- A March Haze Color "French Toast"
 - B March Haze Color "Espresso Cream"
 - C March Haze Color "Cognac Shale"

G01 Northeast Elevation Freeway



G01 Southwest Elevation



This preliminary exhibit is for reference only and is not a representation of the actual project. All materials, finishes, and colors are subject to change without notice. All details, design elements, signage and landscaping are subject to change without notice. The final design and construction shall be determined by the architect and the contractor. The signage project in this exhibit is for reference only. A separate Signage Permit to be determined by the local authority.

March 11, 2008

M&H
 REALTY PARTNERS
 425 CALIFORNIA STREET
 11th FLOOR
 SAN FRANCISCO, CA 94104
 T. 415.693.9000

Material/Color Legend

- 1. Cast Stucco System
 French Tonal
 Sand Finish
- 2. Cast Stucco System
 Eggshell Cream
 Sand Finish
- 3. Dual Stucco System
 Coconut Shell
 Sand Finish
- 4. Red River County Ledgestone
 CSV-38 7453 - Dry Slip
- 5. Mfr. Slabbing Steam Road
- 6. Window w/ Dark Bronze Frame
- 7. P-1ac w/ Arch. Gills Painted
 to Match Surrounding Color
 Pop-Out w/ Sluces
- 8. Sluces Cont'd w/ Slant Top
- 9. Illuminated Sign, PVCsils Power
 and Plywood Backing, Separate
 Panel



Hotel Southeast Elevation



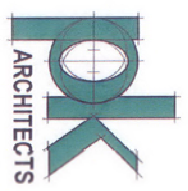
Hotel Northwest Elevation



Hotel Southeast Elevation

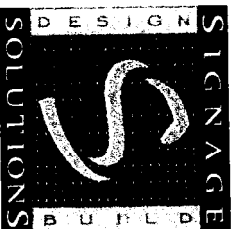


Hotel Northwest Elevation



This preliminary exhibit is for informational purposes only and is not intended to be a contract. The project is subject to the final design and specifications. All details, design elements, signage and materials are subject to change without notice. The signage project has been reviewed by the City of San Francisco and is subject to the City of San Francisco's final approval. POK ARCHITECTS, 1111 Market Street, San Francisco, CA 94102. March 11, 2008

The Promenade Marketplace

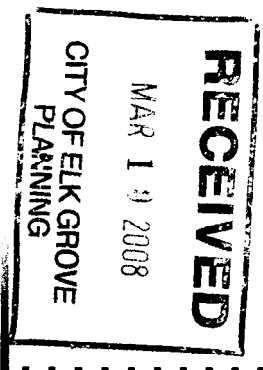


800-655-9972
JOB NO.
05-5945
12-19-2006

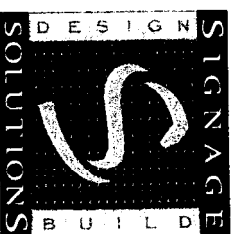
S I G N P R O G R A M

DEC. 19, 2006

M & H PROPERTY MANAGEMENT, LLC
12555 HIGH BLUFF DRIVE
SUITE 385
SAN DIEGO, CA 92130



The Promenade Marketplace



800-655-9972
 JOB NO.
 05-5945
 12-19-2006

PROJECT DIRECTORY

Landlord: M&H Property Management LLC
 12555 High Bluff Drive, Suite 385
 San Diego, CA 92130

Project Architect: KKE Architects
 525 East Colorado Blvd.
 4th Floor
 Rosadero, CA 91101
 Phone: (626) 796-8230

Signage Consultant: Signage Solutions
 1336 Allec Street
 Anaheim, CA 92805
 Phone: (714) 491-0299
 Fax: (714) 491-0439

City Planning: City of Elk Grove Planning Division
 8400 Laguna Palms Way
 Elk Grove, CA 95758
 Phone: (916) 478-2265
 Fax: (916) 691-6411

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SUBMITTALS & APPROVALS

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged and at the same time over all visual harmony is maintained. Any sign non-conforming or unapproved will be brought into conformity at the expense of the Tenant. Approval will be granted based on the following:

A. SUBMITTAL TO Landlord:

Tenant shall submit four (4) copies of detailed shop drawings to Landlord for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements for the City of Elk Grove.

Submittals shall include the following:

1. TENANT ELEVATION(S):
Scaled elevation(s) of Tenant's leasefront, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Tenant's elevation(s).

2. SHOP DRAWINGS:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Landlord's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Landlord for approval and then submitted to the City of Elk Grove for approval. City of Elk Grove has final

approval of all signs. The Landlord may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Accommodate design issues with building design in the application of this sign program.

B. SUBMITTAL TO CITY FOR FINAL APPROVAL:

A full set of plans must be approved by the Landlord prior to submitting to the City. Tenant or his sign contractor must submit to the City of Elk Grove and will be responsible for all applicable applications and permit fees for the City of Elk Grove.

Tenant and his sign contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Landlord's and City's approval shall be on file in the Landlord's office.

C. TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by Landlord prior to installation. Landlord must receive the sign contractor's Certificate of Insurance naming M&H Property Management LLC as additionally insured.

2. The Landlord must be notified 48 hours in advance prior to sign installation.

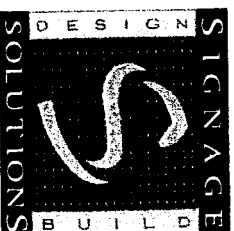
3. The Landlord may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval.

4. If the Tenant chooses to change its exterior sign at anytime during the term of his lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program.

5. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Landlord, City, UL and the Uniform Electrical Code.

6. Tenant shall be responsible for all expenses relating to signage for his store without limitations:

- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building. This work must be completed within fifteen (15) days of vacancy.



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DESIGN GUIDELINES FOR RETAIL TENANT SIGNS

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS:

- Dimensional, geometric shapes or icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Screens, grids or mesh.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.

B. ILLUMINATION:

Tenant signage should incorporate one or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with exposed neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Opaque (ei. aluminum) pan with routed out graphics. Graphics to be backed with acrylic or to be 1/2" pushed thru.
- L.E.D.

should be designed to contribute to the design of the storefront. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Landlord.

C. SIGN COLORS AND FINISHES:

All Tenants' colors must be approved by the Landlord prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
- Neon on color should compliment related signage elements.

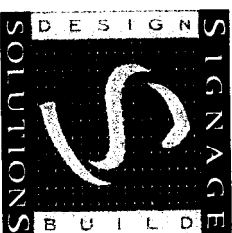
D. TYPE STYLES & LOGOS:

The use of logos and distinctive typestyles are encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Landlord.

E. SIZES AND QUANTITIES:

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square

footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.



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All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements

FABRICATION REQUIREMENTS FOR EXTERIOR TENANT SIGNS

The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable City building and electrical codes and permits.
- B. Sign manufacture shall supply a UL label, as required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval. Signs to be connected to the J-box provided by the Landlord, which is connected to the Landlord's house panel for uniform control hours of illumination unless otherwise directed by Landlord.
- I. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall match exactly the specified colors on the approved plans.
- J. All penetrations of exterior fascia to be sealed watertight, and finish to match

adjacent material, subject to Landlord's approval.

- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).

- L. All signs to be kept in good condition, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.

- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.

- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

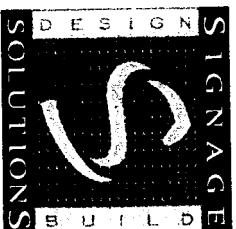
- O. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.

- P. All exterior signs shall be mounted 1/2" from the building for proper drainage.

PROHIBITED EXTERIOR TENANT SIGNS

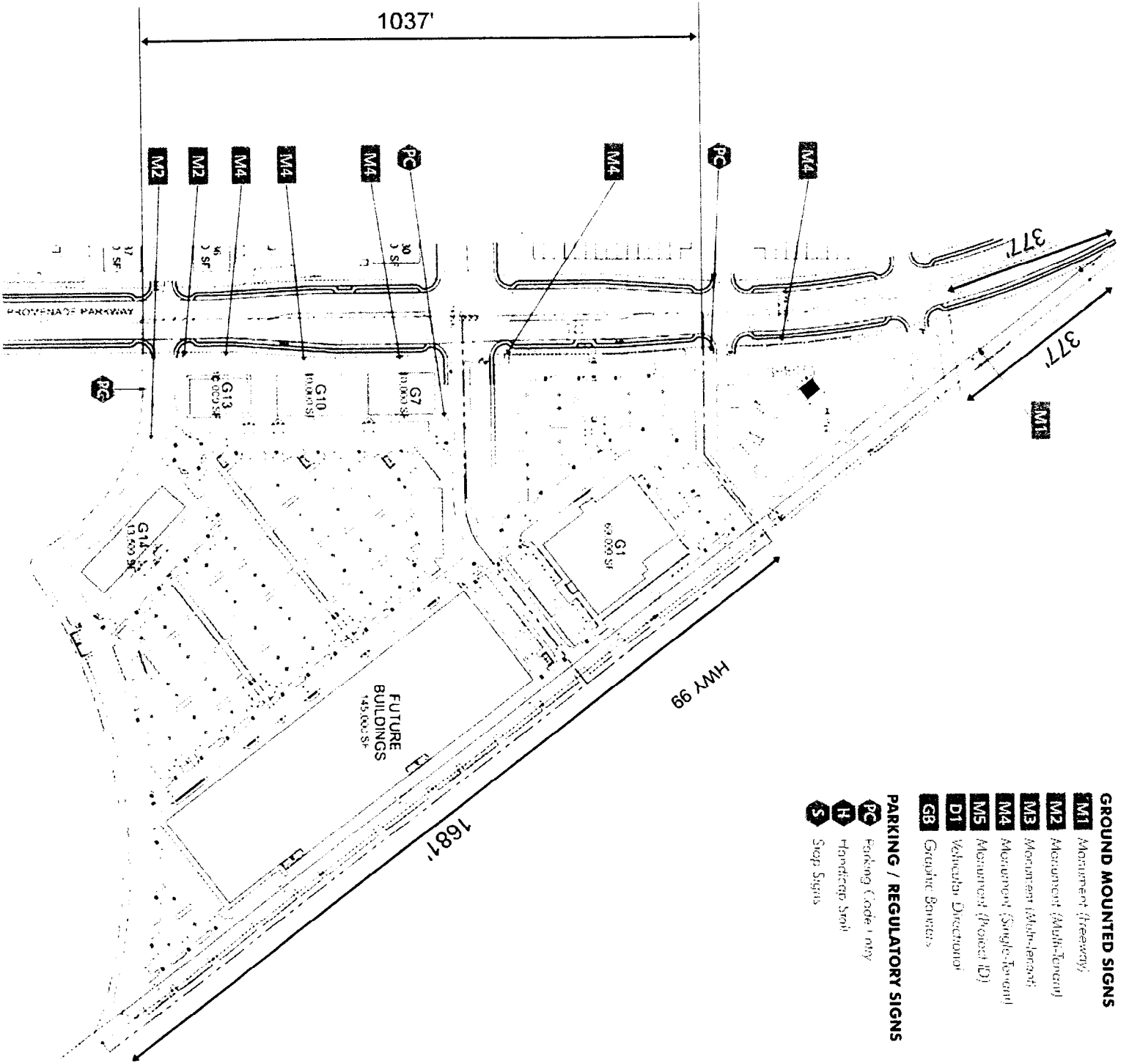
Only those signs types provided herein and specifically approved in writing by the Landlord will be allowed. The following signs are prohibited:

- Temporary signs, window signs, placards, flags, pennants, and banners if any type shall be prohibited, except otherwise previously approved by the Landlord and the City of Elk Grove prior to installation.
- No exposed raceways, crossovers, conduits, neon tube conductors, transformers are allowed.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Plastic faced, box-type cabinet signs.



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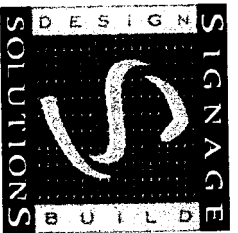


GROUND MOUNTED SIGNS

- M1** Monument (Freeway)
- M2** Monument (Multi-Tenant)
- M3** Monument (Multi-Tenant)
- M4** Monument (Single-Tenant)
- M5** Monument (Paved ID)
- D1** Vehicular Directional
- GB** Graphic Banner

PARKING / REGULATORY SIGNS

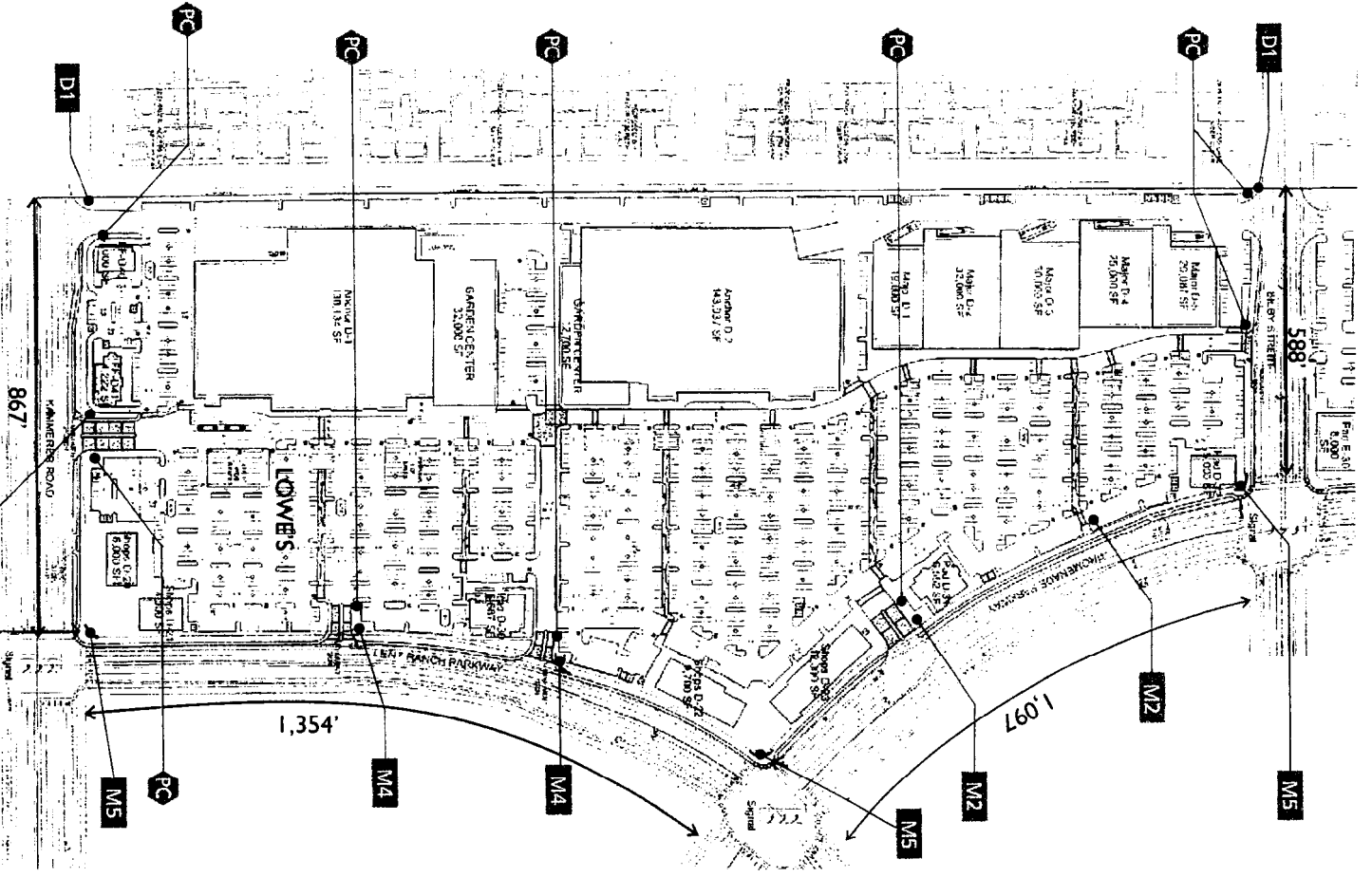
- PC** Parking (Code Only)
- H** Handicap Spot
- S** Stop Signs



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SITE PLAN

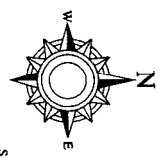


GROUND MOUNTED SIGNS

- M1** Monument (Freeway)
- M2** Monument (Multi-Tenant)
- M3** Monument (Multi-Tenant)
- M4** Monument (Single-Tenant)
- M5** Monument (Project ID)
- D1** Vehicular Directional
- GB** Graphic Banners

PARKING / REGULATORY SIGNS

- PC** Parking Code Entry
- H** Handicap Stall
- S** Stop Signs



SIGNAGE
DESIGN
S
BUILT SOLUTIONS

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SITE PLAN

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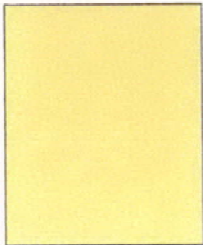
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05-5945
12-19-2006

TENANT COLOR PALETTE
Multi-Shop In Line Tenants that do not have a national or regional chain (4 or more stores)

ACRYLITE GP & FF ACRYLIC SHEETS 3/16" THICKNESS



White #015-0



Yellow #407-2



Red #278-0



Orange #303-0



Green #506-0



Blue #606-0

TENANT FONTS

Futura Bold Condensed:

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Alarale Romana

ABCDEFGHIJKLMNOPQRSTUVWXYZ

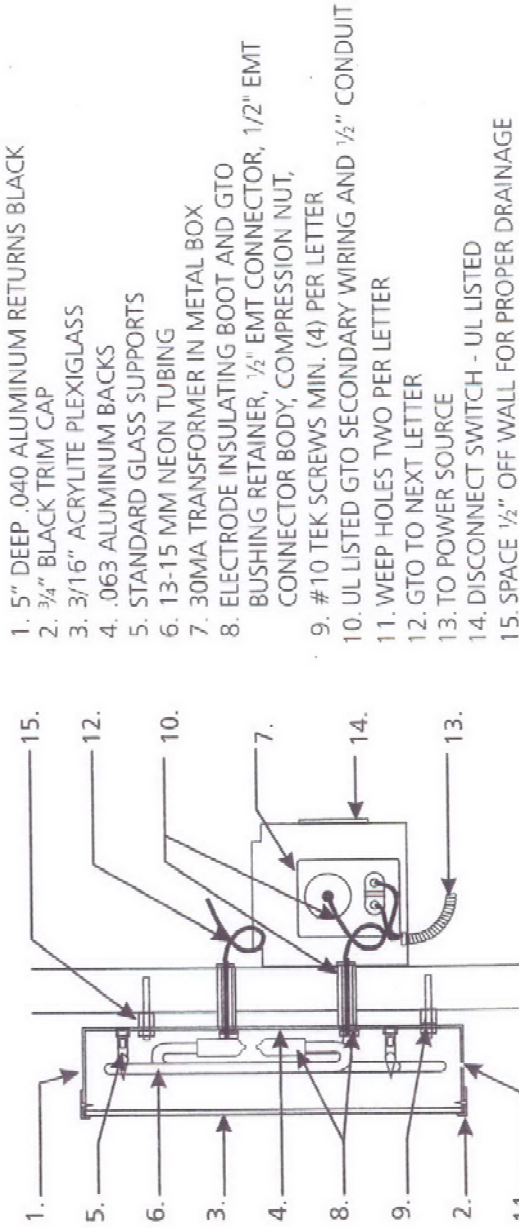
Ashby

ABCDEFGHIJKLMNOPQRSTUVWXYZ

TENANT COLORS AND FONTS

Exhibit





1. 5" DEEP .040 ALUMINUM RETURNS BLACK
2. 3/4" BLACK TRIM CAP
3. 3/16" ACRYLITE PLEXIGLASS
4. .063 ALUMINUM BACKS
5. STANDARD GLASS SUPPORTS
6. 13-15 MM NEON TUBING
7. 30MA TRANSFORMER IN METAL BOX
8. ELECTRODE INSULATING BOOT AND GTO BUSHING RETAINER, 1/2" EMT CONNECTOR, 1/2" EMT CONNECTOR BODY, COMPRESSION NUT,
9. #10 TEK SCREWS MIN. (4) PER LETTER
10. UL LISTED GTO SECONDARY WIRING AND 1/2" CONDUIT
11. WEEP HOLES TWO PER LETTER
12. GTO TO NEXT LETTER
13. TO POWER SOURCE
14. DISCONNECT SWITCH - UL LISTED
15. SPACE 1/2" OFF WALL FOR PROPER DRAINAGE

CHANNEL LETTER DETAIL FOR MULTI-SHOP IN LINE TENANTS

COMMERCIAL ANCHOR TENANT SIGNAGE (75,000 sf of lease space or more)

QUANTITY: One (1) sign on the front elevation and one (1) additional signs on a side or rear elevation, for a total maximum of two (2) signs. Tenants that have end units may have three (3) signs. Maximum of one (1) sign per elevation.

In Addition to tenant name / logo, or as otherwise approved by Landlord a major tenant will be allowed (3) secondary signs per frontage. Secondary signs will be calculated in total sign area for that allotted elevation. Maximum 2 ft in height for secondary signs.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGNAREA: Sign area should not exceed 80% of tenant frontage. Max sign area is 2 sf of sign area per lineal feet of tenant building frontage up to a maximum of 500 sf per tenant elevation.

TYPEFACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

Total aggregate sign area is 500 sf per tenant elevation

Maximum three feet (36") for secondary signs

(2 sf x length of frontage = allowable sign area)



Total aggregate sign area is 500 sf per tenant elevation

MAJOR TENANT SIGNAGE (10,000 sf - 75,000 sf of lease space)

QUANTITY: One (1) sign on the front elevation and one (1) additional signs on a side or rear elevation, for a total maximum of two (2) signs. Tenants that have end units may have three (3) signs. Maximum of one (1) sign per elevation.
 In Addition to tenant name / logo, or as otherwise approved by Landlord a major tenant will be allowed (3) secondary signs per frontage. Secondary signs will be calculated in total sign area for that allotted elevation. Maximum 2 ft in height for secondary signs.

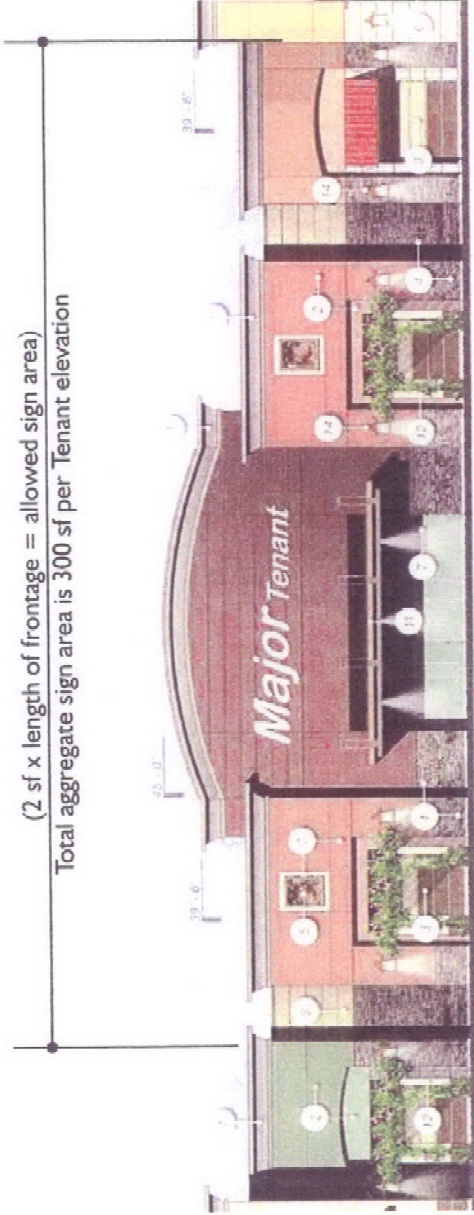
MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGNAREA: Sign area not to exceed 80% of tenant frontage. The maximum allowable sign area is 2 sf of sign area per lineal foot of tenant building frontage up to a maximum of 300 sf per frontage.(Frontage is front, side or 2nd rear)

TYPEFACE: Custom tenant logotype/ name with Landlord approval.

COLORS: Custom colors logotype/ or colors with Landlord approval.



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MID SIZE TENANT SIGNAGE (5,000 sf 9,999 sf of lease space)/ single tenant pad building

QUANTITY: One (1) sign per elevation up to a maximum of four per building.

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGNAREA: Sign area not to exceed 80% of tenant frontage. The maximum allowable sign area is 2 sf of sign area per lineal feet of tenant building frontage or as otherwise approved by landlord up to a maximum of 200 sf per sign.

TYPEFACE: Custom tenant logotype/ name with Landlord approval.

COLORS: Custom colors logotype/ or colors with Landlord approval.



MID SIZE TENANT SIGNAGE

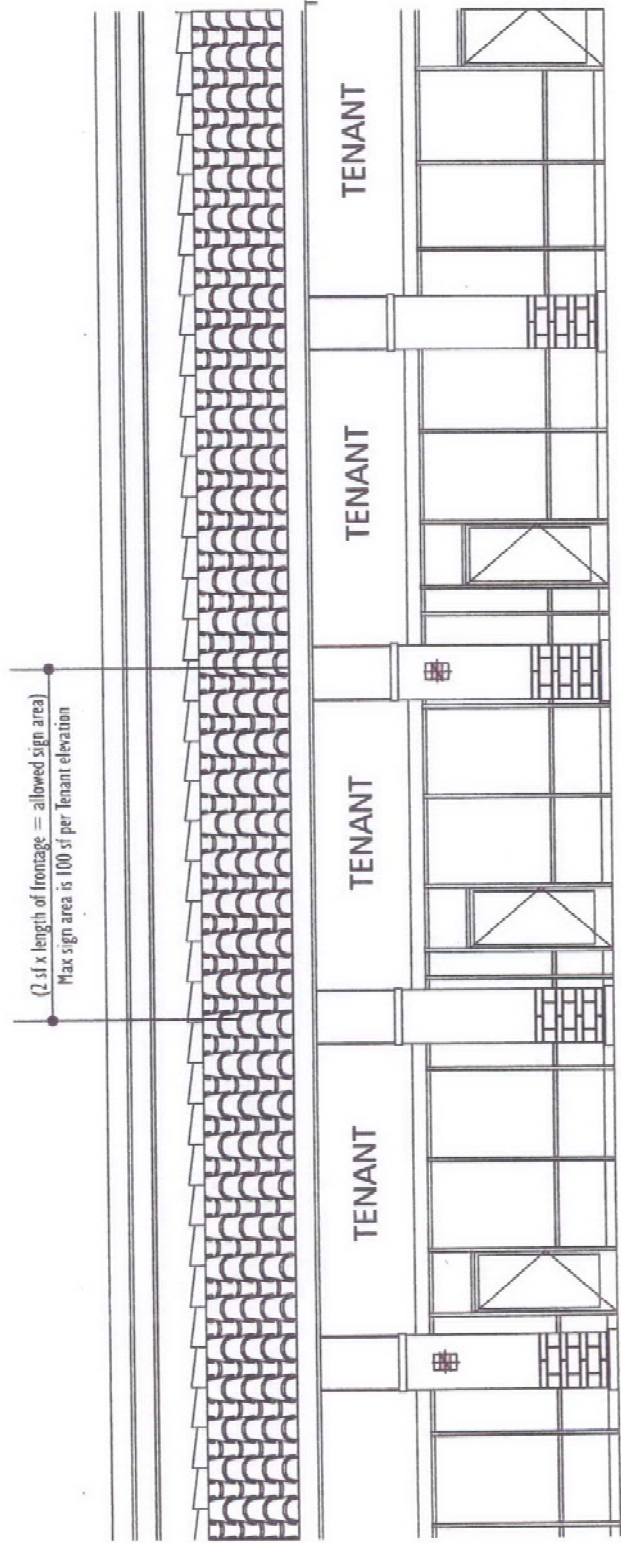
T4- MULTI-SHOP IN LINE TENANT SIGNAGE - (less than 5,000 sf of lease space)

- QUANTITY:** One (1) sign on the front elevation and one (1) additional sign on a side and / or rear elevation, for a total maximum of three (3) signs as directed by Landlord.
- MATERIALS:** Aluminum returns shall be 5" deep with black acrylic enamel finish and 3/4" black trim cap (see Exhibit D).
- TYPE & FACE COLORS:** All sign copy to chosen from Tenant Color Palette and Tenant Fonts (see Exhibit C). Except in cases where Tenant is part of a national or regional chain (4 or more store) whose graphics are a part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance to their corporate specifications. Landlord, at Landlord's discretion, will review signs so that adjacent Tenant signs so that adjacent signs are not the same plexiglass color.

COPY: Tenant name/logo.

SIGNAREA: No can signs shall be allowed except logos not to exceed 25% of allowed area. Maximum vertical sign height for Tenant sign shall not exceed 24" for caps*. Sign length shall not exceed 80% of leased linear frontage. Maximum sign area is 2 sf of sign area for each linear foot of Tenant leased linear frontage or as otherwise approved by Landlord up to a maximum of 100 sf.

*A descending stem may drop 6" below baseline provided stem is attached to fascia. No part of any sign will be allowed to exceed below the fascia.



E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGNAREA: 2.5 sf maximum sign area.

TYPEFACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.

E2 REAR ENTRY ID

MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

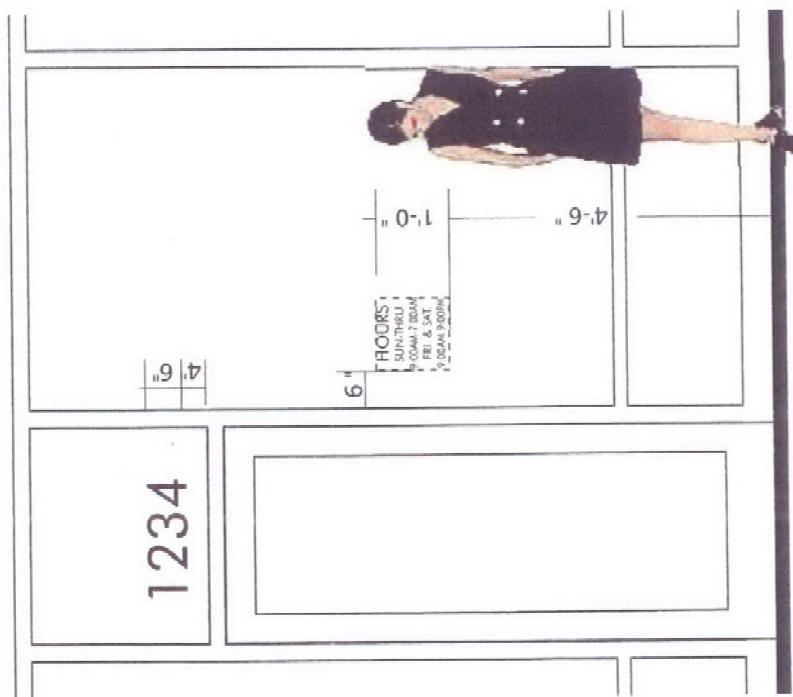
SIGNAREA: 2.5 sf maximum sign area.

TYPEFACE: Futura Book.

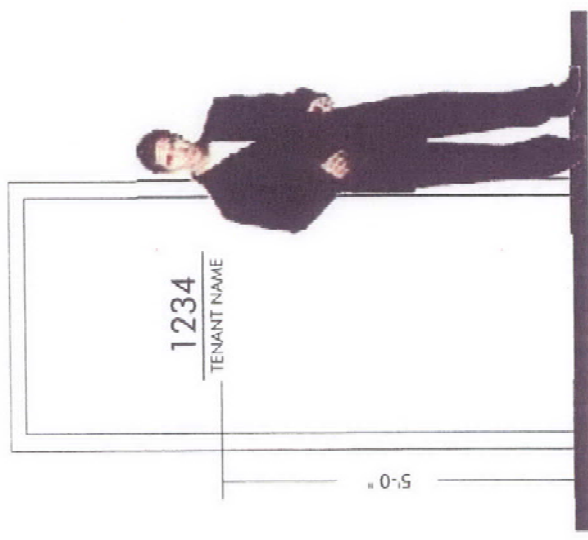
NOTE: No other signage is allowed on delivery door.

4" **1234**

2" **TENANT NAME**



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION

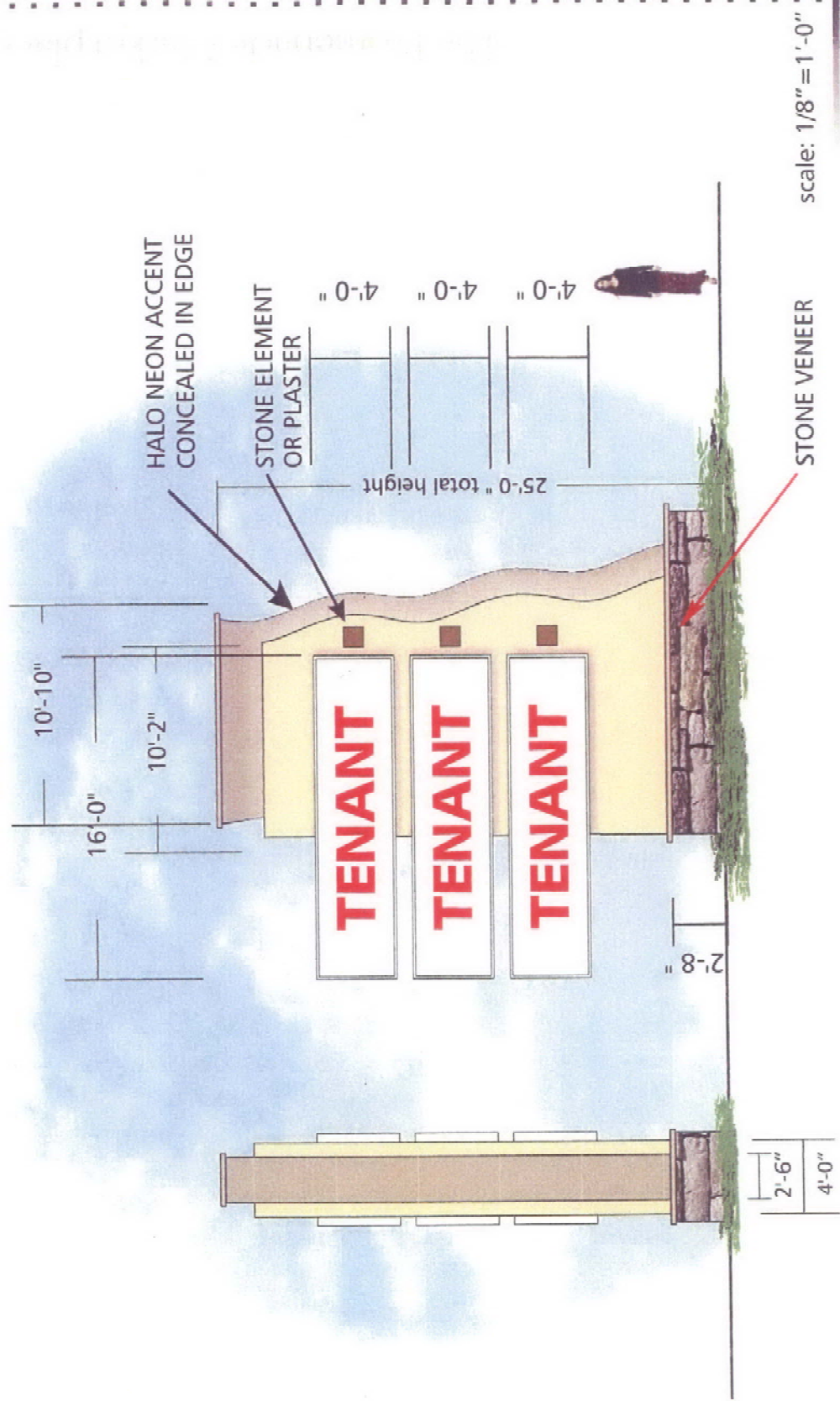
M1 MONUMENT (FREEWAY)

MATERIALS: Double sided fabricated pylon with dryvit finishes. Tenant cabinets to be aluminum
Tenant copy to be vinyl graphics applied to white 3/16" tuff glass inserts. Mounted to stone veneer base.

QUANTITY: (1)

SIGNAREA: Project logo and identification and Tenant listings 4' x 16' - 6 panels = (384 sq ft)

ILLUM: Internally with Fluorescent lamps & neon accent lighting.



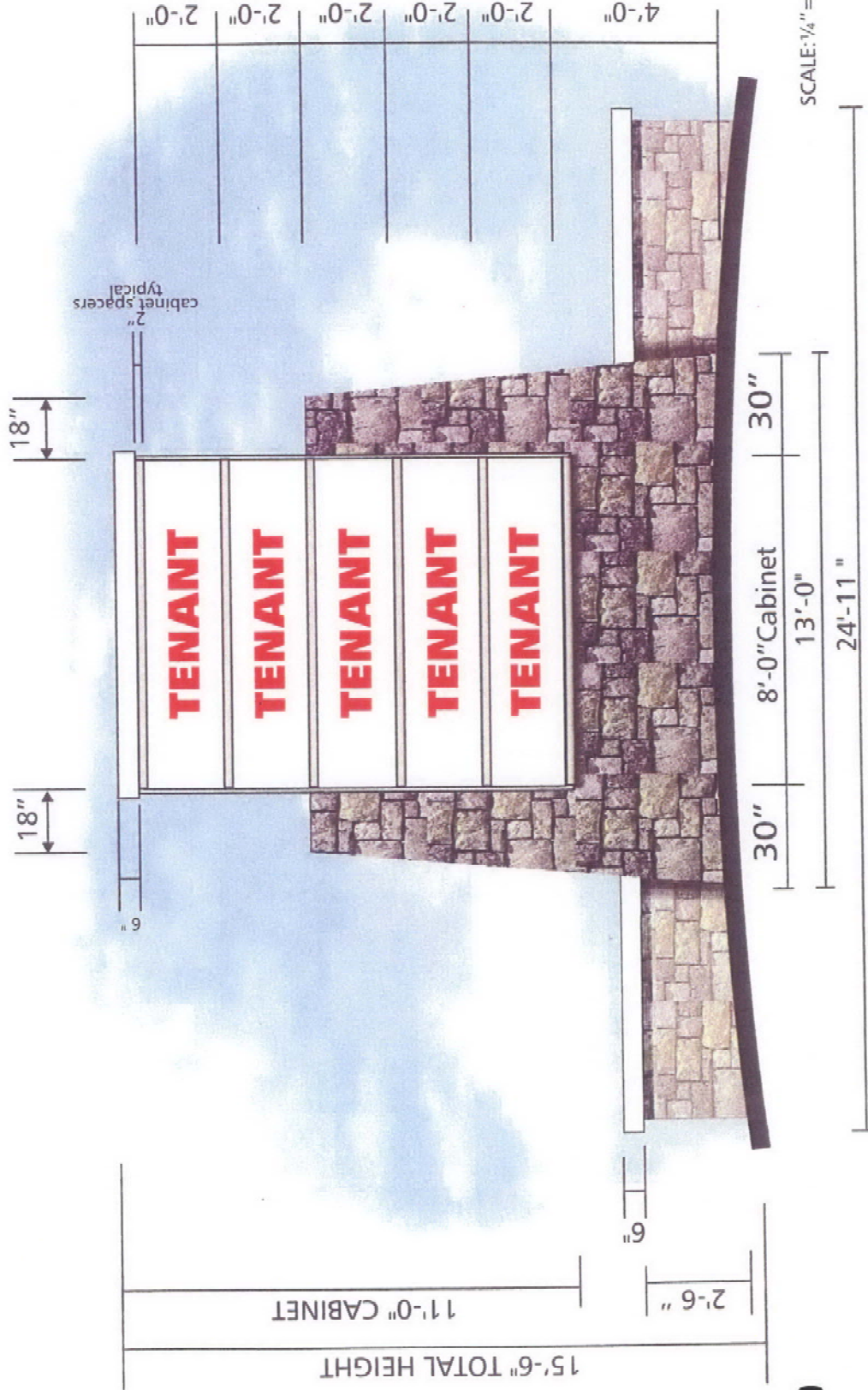
M2 MONUMENT (MULTI-TENANT)

MATERIALS: Double-faced aluminum sign structure with Dryvit and smooth finishes.
Tenant copy to be routed from aluminum faces and backed with acrylic.
Stone veneer base to match project.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: Two (2).

SIGNAREA: 16 sf per tenant sign panel
80 sf tenant sign area
160 sf Total sign area



2.2

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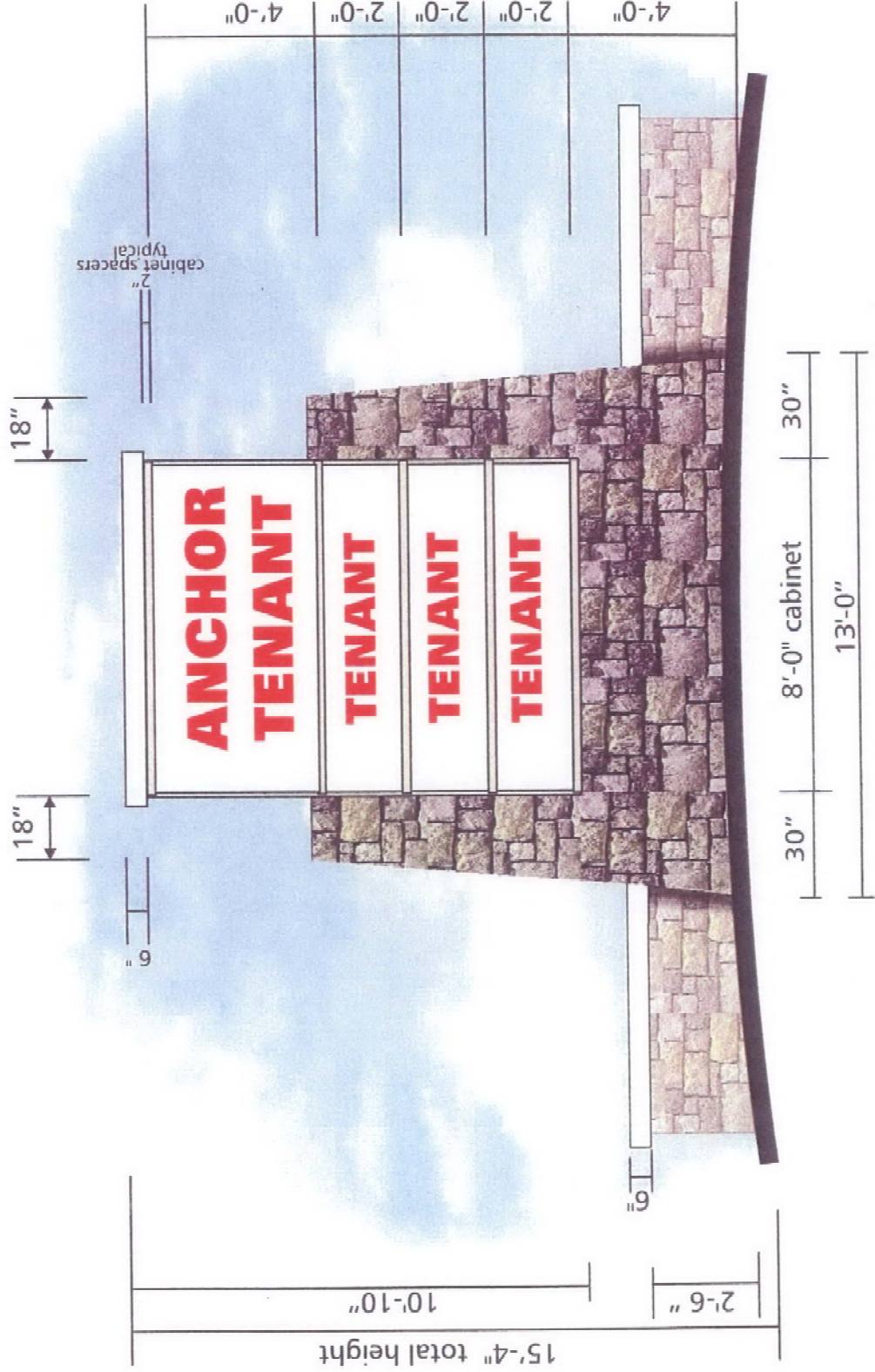
M3 MONUMENT (MULTI-TENANT)

MATERIALS: Double-faced aluminum sign structure with Dryvit and smooth finishes.
Tenant copy to be routed from aluminum faces and backed with acrylic.
Stone veneer base to match project.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: Three (1).

SIGNAREA: 80 sf Tenant sign area.
160 sf Total sign area.



MONUMENT (MULTI-TENANT)

M4 MONUMENT (SINGLE TENANT)

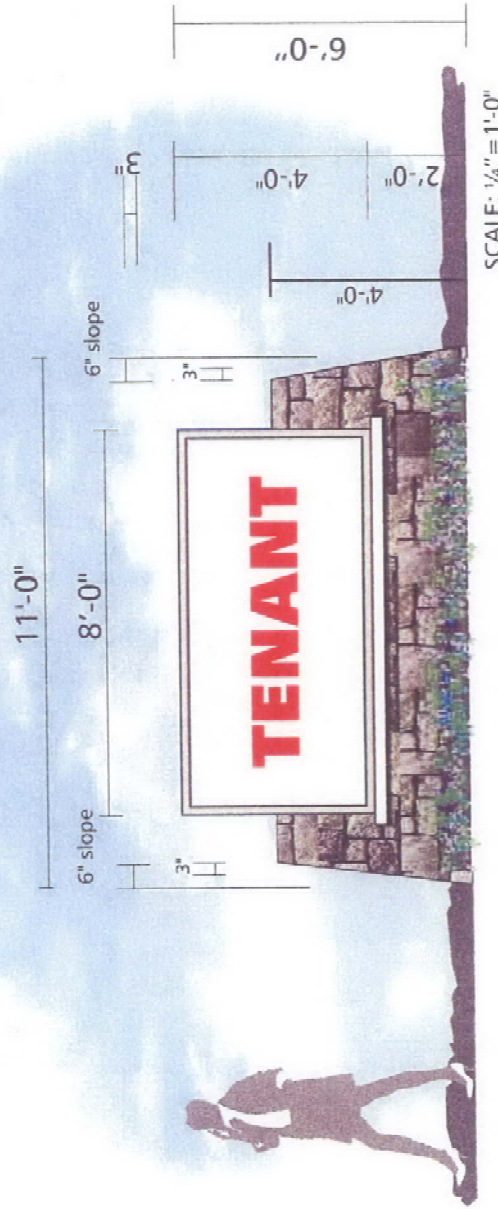
MATERIALS: Double-faced aluminum sign structure with Dryvit and smooth finishes.
Tenant copy to be 1/2" white pushed thru acrylic.
Stone veneer base to match project.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: TBD

SIGNAREA: 32 sf.

6" slope on both sides



MONUMENT (SINGLE TENANT)

M4 MONUMENT (SINGLE TENANT)

MATERIALS: Double-faced aluminum sign structure with Dryvit and smooth finishes.
Tenant copy to be 1/2" white pushed thru acrylic.
Stone veneer base to match project.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

QUANTITY: TBD

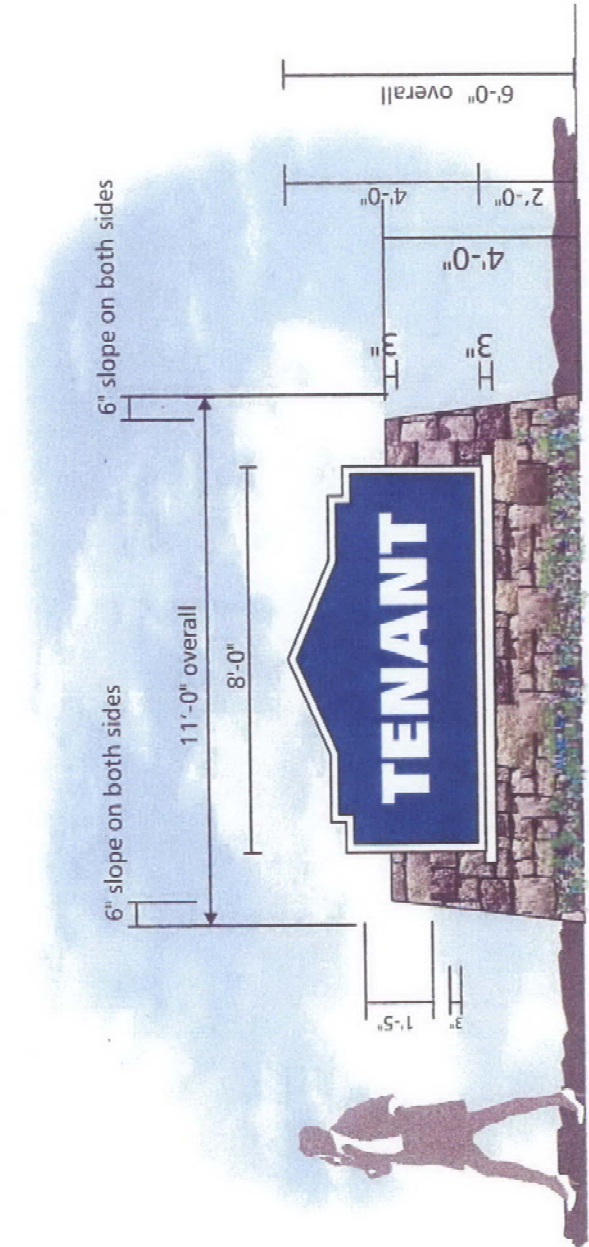
SIGNAREA: 32 sf.



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The Frommback Group
MONUMENT (SINGLE TENANT)



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

2.5376

M5 MONUMENT (PROJECT ID)

MATERIALS: Single-faced curved wall sign monument with stone veneer face to match project.
Project ID copy to be 1/2" Painted Dark Bronze FCO Steel Letters.
External flood lighting.

ILLUMINATION: Tenant copy to illuminate with fluorescent lamps

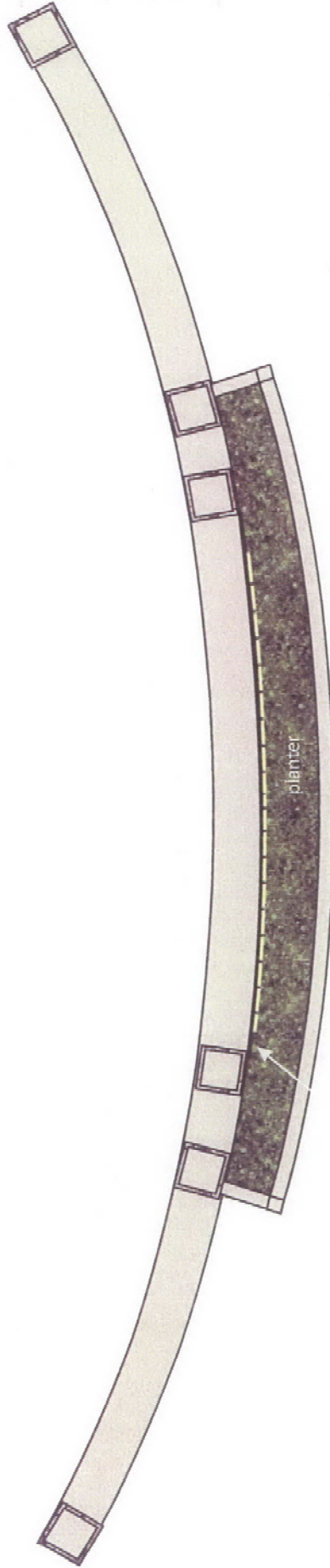
QUANTITY: (3) Three.

SIGNAREA: 52.5 sf.



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back & front wall - stone veneer



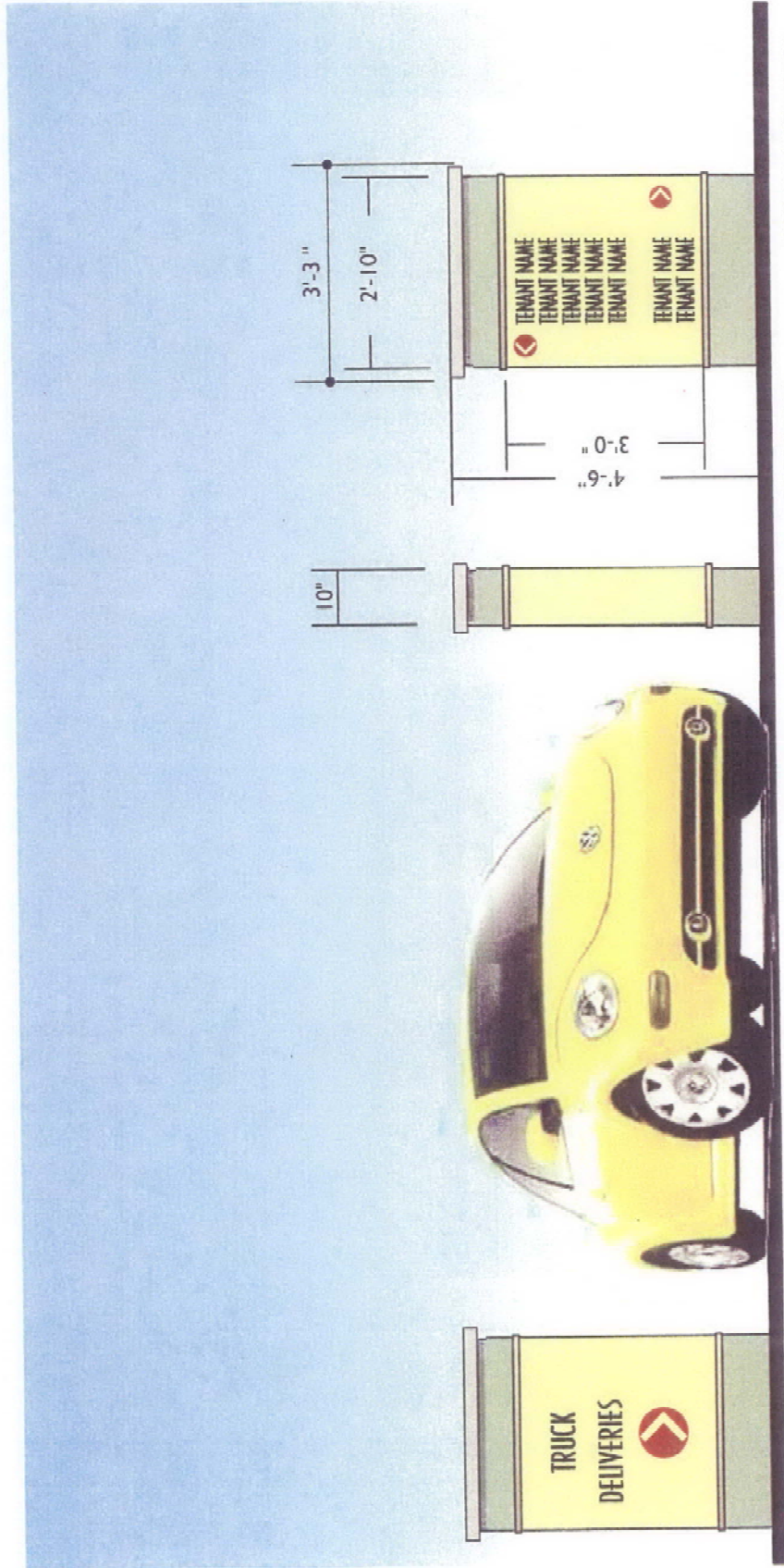
SCALE: 3/16" = 1'-0"

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D1 VEHICULAR DIRCTIONAL

- MATERIALS:** Aluminum structure with smooth And Dryvit finishes. Paint colors to match project. Arrows to 1/4" applique. Copy to be reflective vinyl.
- SIGN AREA:** Graphics: 6 sf
- QUANTITY:** TDB.
- LIGHTING:** Non-illuminated



VEHICULAR DIRECTIONAL

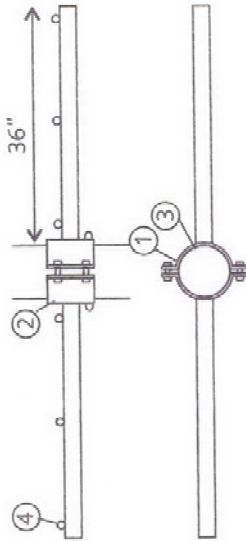
SCALE: 3/8" = 1'-0"

AUTO DIRECTIONAL

GB GRAPHIC BANNERS

MATERIALS: Scotch print or silkscreen graphics for advertising.
Aluminum sign frame painted Matthews brushed aluminum.

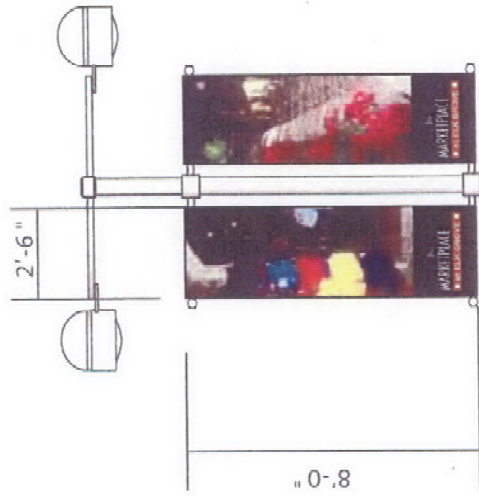
QUANTITY: TBD



1. (2) steel bolts and nuts per clamp.
2. 3/16" steel plate formed to match shape and size of pole.
3. 1 5/16" outside diameter, 1" sch. 40 steel pipe.
4. Banner top tie-off ring.

BANNER GRAPHICS TO BE DETERMINED

NOTE: VERIFY WITH LIGHT POLE MANUFACTURE WHAT BANNERS SUPPORTS ARE AVAILABLE AND WIND LOAD TOLERANCES.



800-655-9972

JOB NO.
05-5945
12-19-2006

GRAPHIC BANNERS

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

2.7



PARKING CODE ENTRY

MATERIALS: Monolith aluminum panel with vinyl graphics.

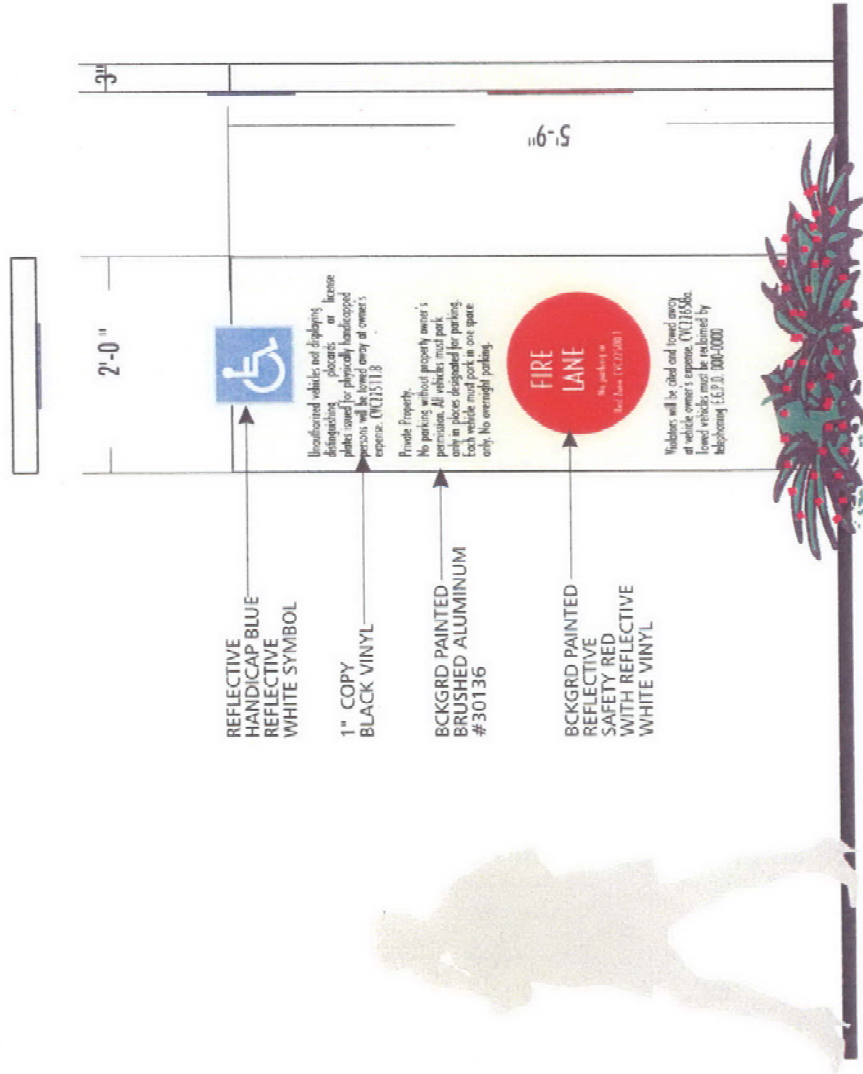
QUANTITY: TBD

SIGNAREA: 5'-9" maximum height.

TYPEFACE: Cassandra Condensed

COLORS: As noted.

LIGHTING: Sign does not illuminate.



800-655-9972

JOB NO:
05-5945
12-19-2006

PARKING CODE ENTRY

3.57

H

HANDICAP SIGNS

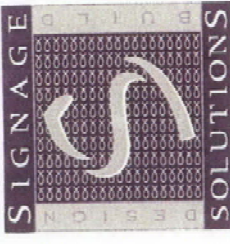
MATERIALS: 1/8" Aluminum Panel with standard handicap blue graphics. Mounted to 3" square alum. post painted brushed aluminum.

QUANTITY: TBD (refer to final site plan).

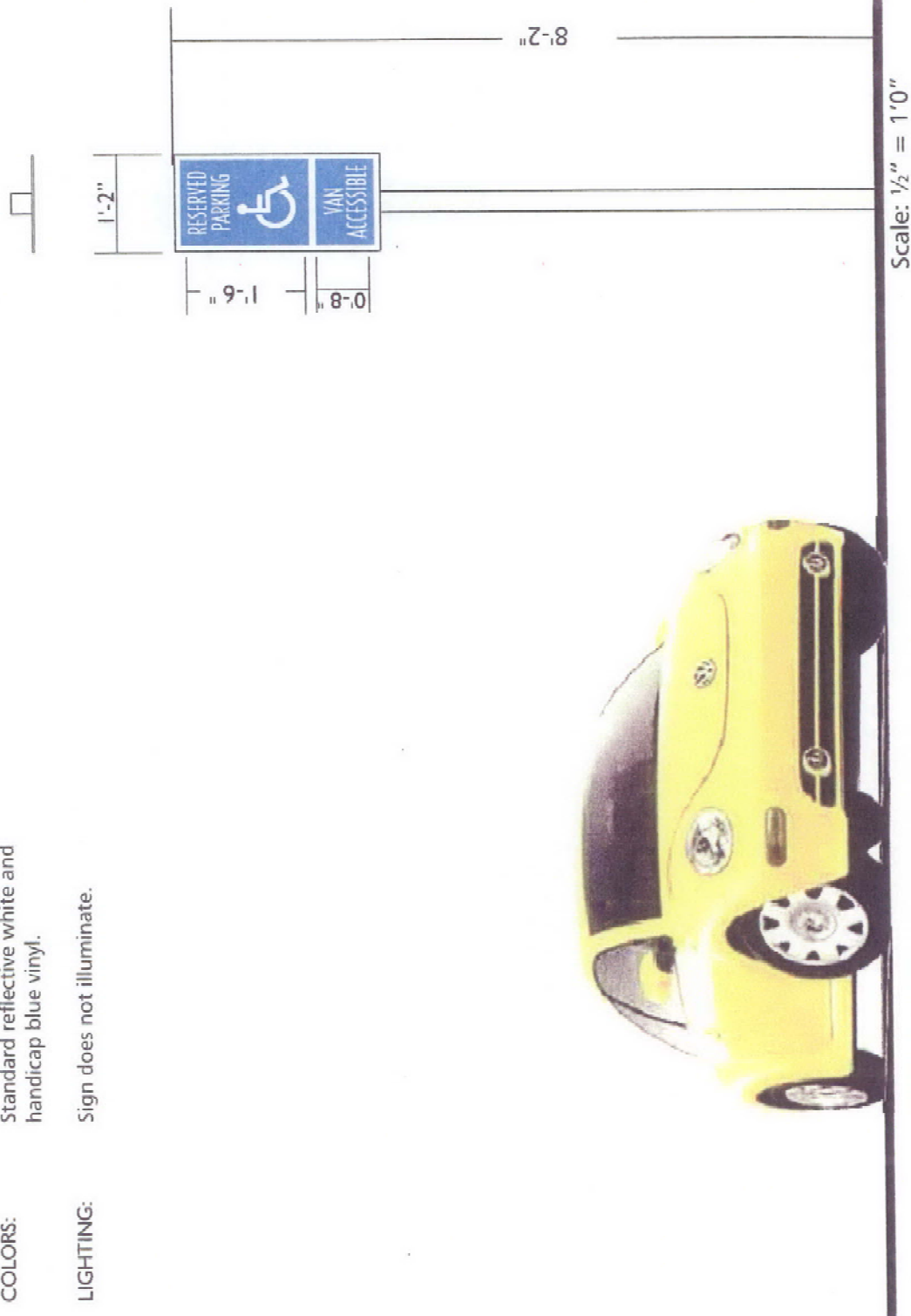
HEIGHT: 8'-2" maximum height.

COLORS: Standard reflective white and handicap blue vinyl.

LIGHTING: Sign does not illuminate.



800-655-9972
JOB NO.
05-5945
12-19-2006



STOP & HANDICAP SIGNS

3.2

S STOP SIGN

MATERIALS: Single faced aluminum panel mounted to 3" aluminum square post.

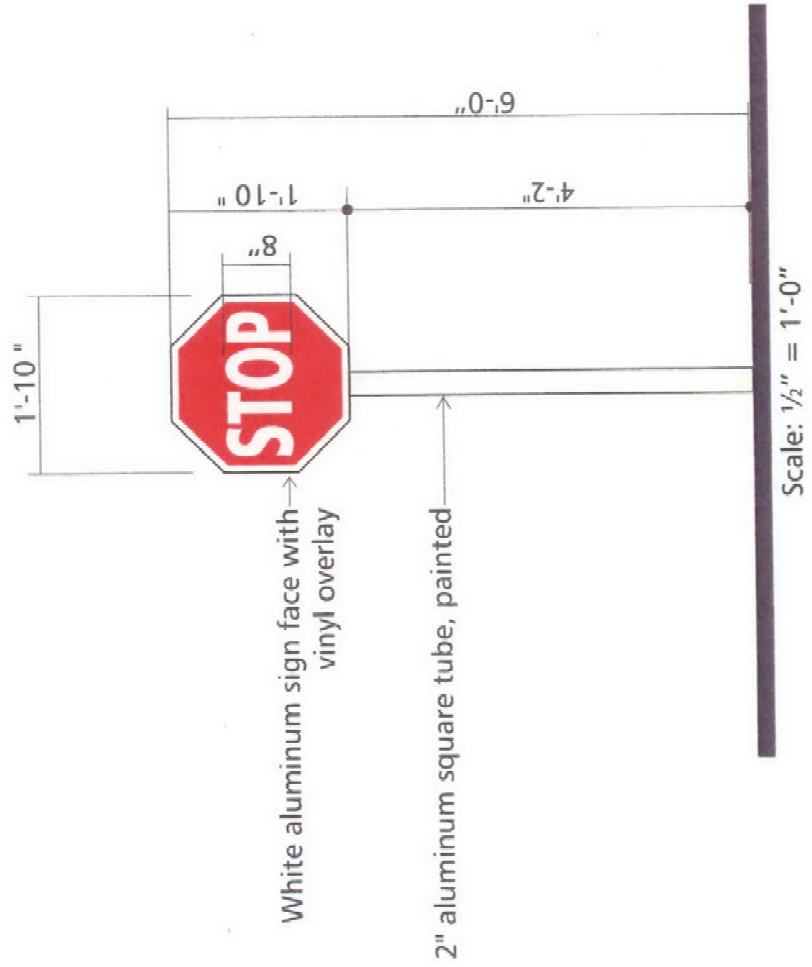
QUANTITY: TBD

HEIGHT: 6'-0" maximum height.

TYPEFACE: Cassandra Condensed

COLORS: Standard reflective 3-M vinyl Red & white

LIGHTING: Sign does not illuminate.





BUILDING ADDRESS

- MATERIALS:** Individual cut out numbers.
Fabricated from 1 1/2" gator foam.
- QUANTITY:** TBD
- TYPEFACE:** Cassandra Condensed
- COLORS:** To be painted a contrasting color of building.
- LIGHTING:** Non-illumination.

1234567890

8" high address
(final location
to be approved
by Fire Dept.)



800-655-9972

JOB NO.
05-5945
12-19-2006

BUILDING ADDRESS

the Square at elk grove

Materials/ Site Amenities

June 05, 2006

Table of Contents

M/SA - 01	CMU Samples
M/SA - 02	CMU Samples
M/SA - 03	Manufactured Stone Veneer
M/SA - 04	Metal Roofing
M/SA - 05	Fraze Paint Colors
M/SA - 06	Fraze Paint Colors
M/SA - 07	Light Fixtures
M/SA - 08	Light Fixtures
M/SA - 09	Light Fixtures
M/SA - 10	Cast Stone Ornament
M/SA - 11	Stamped Asphalt Paving
M/SA - 12	Site Bench
M/SA - 13	Site Litter Receptacles
M/SA - 14	Bicycle Racks
M/SA - 15	Planter Pots

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353 SACRAMENTO STREET
21st FLOOR
SAN FRANCISCO, CA 94111

T: 415.693.9000



CMU 1A

Calstone S6755 Split Face



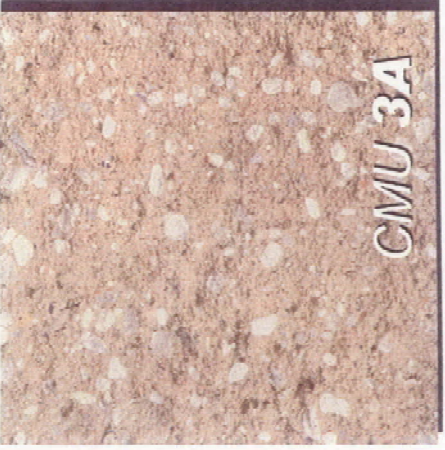
CMU 2A

Calstone S1344LC Split Face



CMU 2B

Calstone S1344LC Precision



CMU 3A

Basalite D345 Split Face



CMU 4A

Basalite D375 Split Face



CMU 4B

Basalite D375 Precision



CMU 3B

Basalite D345 Precision

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REALTY PARTNERS
301 CALIFORNIA STREET
21st FLOOR
SAN FRANCISCO, CA 94111
T: 415.221.8000

the
Square
at elk grove

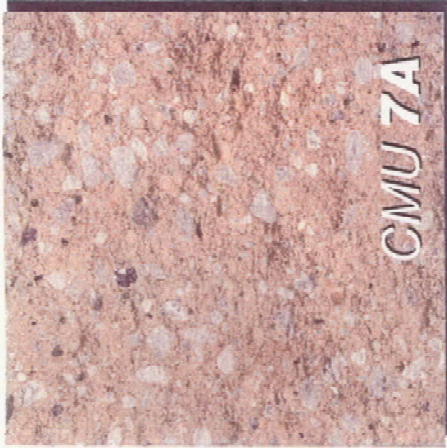
Materials/ Site Amenities
CMU Samples
M/SA-01



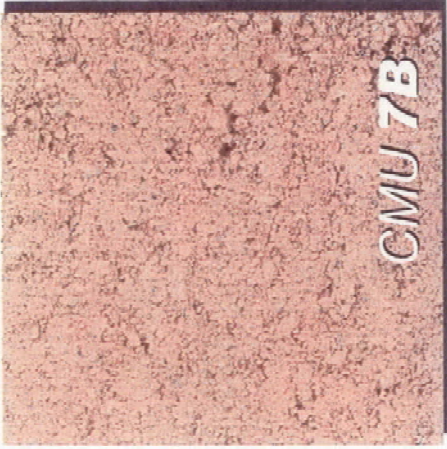
Basalite D377 Split Face



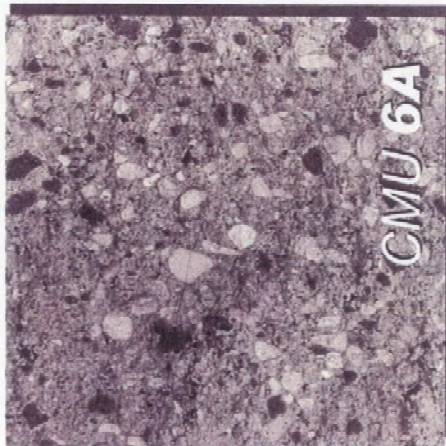
Basalite D377 Precision



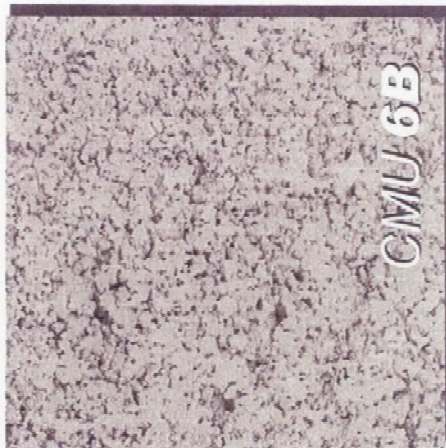
Basalite D343 Split Face



Basalite D343 Precision



Basalite D296 Split Face



Basalite D296 Precision



Basalite D693 Split Face



Basalite D693 Precision

M&H
MULTI-FORM SYSTEMS
351 BUCHHEIM STREET
SAN FRANCISCO, CA 94111
T 415.591.6000

the
Square
at elk grove

Materials/ Site Amenities
CMU Samples
M/SA-02



MSV A

Desert Ridge Weathered Edge Drystack -- Color Chablis
 (Photo represents stone profile and color)

WEATHERED EDGE®



Installation Specifications

At www.cocomed.com, specific product specifications can be downloaded in CSI format. Cocomed gives you the specifier, control over how the stone should be installed.

Choices specific to Weathered Edge

- Standard Colors: Coal Canyon, Wisconsin Blend, Sun Hill, Chablis, Aspen (Any Standard or Custom Color)
- Mortar Joint Width: Standard 1/2" Crow Joint, Drystack
- Mortar Joint Depth: Deep Raked, Full Tucked, Full Beaded
- Mortar Joint Color: Natural Grey, Natural Off-White, (Complementary Color)
- Customized Patterns: Large stone stones optional, See Desert Ridge Lodge stone under Weathered Edge in Cocomed catalog

Special Installation Notes:
 Small stones in the same pattern. Stone should not be grouted in a vertical joint. Select stones for installation with a 1/2" mortar joint at back of the stone.
 • Should be used by applicator to ensure a straight and level pattern.
 • Should be no longer than 4" or 6" on average.
 • Should not exceed 6" or 8" vertical grouting option can be found in the installation section of the book.

Overlapped: Weathered Edge is a replication of natural weathered stone from Wisconsin. Wisconsin Blend is similar to the color of the full-grain rock from the area.
 • Desert Edge consists of Weathered Edge with additional larger stones ranging up to 12" in height and up to 32" in length.

Size: Stones range in size from 1" to 12" in height and up to 12" in length.
Optional Larger Sizes: 10" to 12" in height and up to 12" in length.
Thickness: 1" to 2"

Packaging: Available in big boxes (25 square feet). Square-foot coverage for Weathered Edge is based on installation with a 1/2" mortar joint at back of the stone.

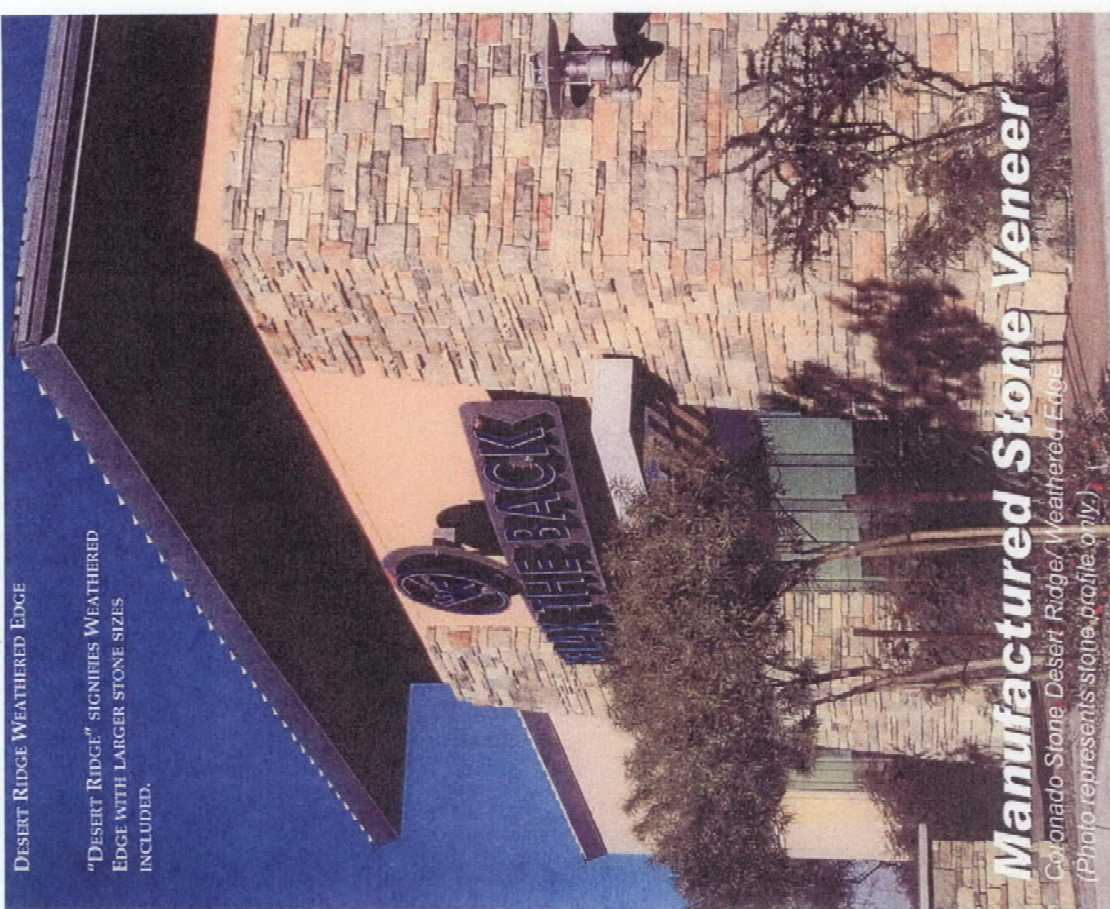
Sealing: Not required. However, if installed as an exterior exposed to excessive water from rainfall or improper drainage, a penetrating sealer should be used in that particular area to protect it from staining or spalling.

Accessories: Corners, Matching Piers, Mill Caps, Post Caps and more. See Accessories section of booklet.

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 251 EM BARBANTS STREET
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the Square
 at elk grove

Materials/ Site Amenities
 Manufactured Stone Veneer
M/SA-03



DESERT RIDGE WEATHERED EDGE
 "DESERT RIDGE" SIGNIFIES WEATHERED EDGE WITH LARGER STONE SIZES INCLUDED.

Manufactured Stone Veneer

Colorado Stone Desert Ridge (Weathered Edge)
 (Photo represents stone profile only.)



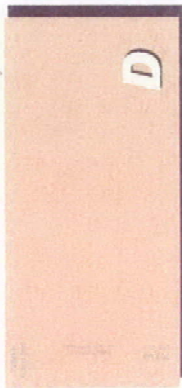
AC143N Night Mission



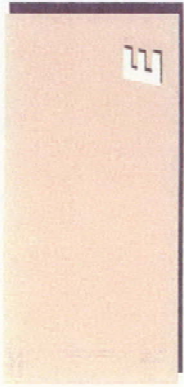
AC117N French Red



8794M Fired Steel



7784M Nullabor Sand



7783M Toasted Tan



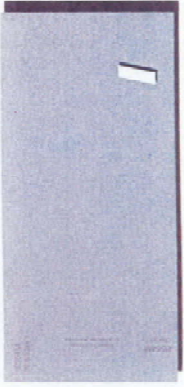
8485D Napoleon



8495D Twain Blue



8574M Fog Buoy



8564M Old Blue Sea



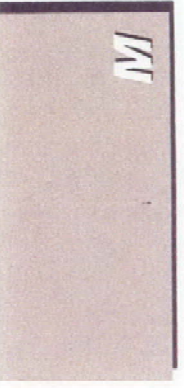
7761W Nutmeg Dust



8095D Cool Forest



7745D Spanish Gold



8724M Meadowlark



Color to Match Adjacent Material



7303M Aztec Dawn



8135D Hollyhock

the Square
at elk grove

Materials/ Site Amenities
Frazee Paint Colors
M/SA-05

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281 SACRAMENTO STREET
2ND FLOOR
SAN FRANCISCO, CA 94111
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8136N Shaded Moss



8276A Mesquite Canyon



8036N Undersea Blue



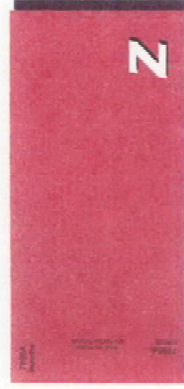
8895D Aged Plum



7786N Contemporary Maple



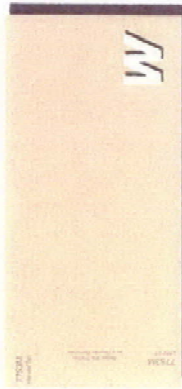
7835D Reef Rust



7895A Blazen



8134M Glenhaven



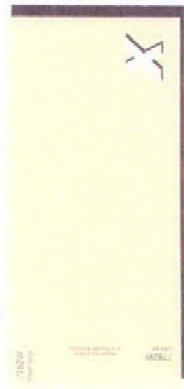
7753M Harvest Tan



7865A Field Poppy



7856A Tomahawk



7782W Peach Beige



8905D Glorious Plum

the Square
at elk grove

Materials/ Site Amenities
Frazee Paint Colors
M/SA-06

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355 SACRAMENTO STREET
21ST FLOOR
SAN FRANCISCO, CA 94111
T: 415.693.8200



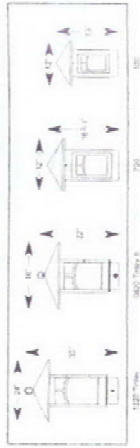
LFA
Dark Bronze

TABLE 1

1220 A simple curved edge grille design complements the straight line look of other fixtures in the line. It measures 24" x 33". The 0620 Timley II specified for smaller applications, size is 16" x 22". See other smaller sizes below.



*Optional Fixtures in 0620 and 0620 Options



STERNBERG		SINCE 1923
SOCKET TYPE <input type="checkbox"/> MEDIUM BASE <input type="checkbox"/> MOULD BASE		
VOLTAGE <input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 220 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> MULTI <input type="checkbox"/> HOUSE <input type="checkbox"/> WIRE TO T		
LIGHT SOURCE AND WATTAGE <input type="checkbox"/> INCANDESCENT <input type="checkbox"/> CFL <input type="checkbox"/> LED <input type="checkbox"/> OTHER		
FINISHES <input type="checkbox"/> BRONZE <input type="checkbox"/> DARK BRONZE <input type="checkbox"/> POLISHED BRASS <input type="checkbox"/> BRASS <input type="checkbox"/> BLACK <input type="checkbox"/> WHITE <input type="checkbox"/> CUSTOM		
<input type="checkbox"/> 1 FUSE 120, 277 <input type="checkbox"/> 2 FUSES 100, 240, 480 <input type="checkbox"/> MULTI <input type="checkbox"/> WITH LAMP		
Advise Finish Colors: <input type="checkbox"/> Champagne <input type="checkbox"/> Iron <input type="checkbox"/> Orange <input type="checkbox"/> Green <input type="checkbox"/> Black <input type="checkbox"/> Grey <input type="checkbox"/> Silver <input type="checkbox"/> Bronze <input type="checkbox"/> Medium Bronze <input type="checkbox"/> CUSTOM FINISH		

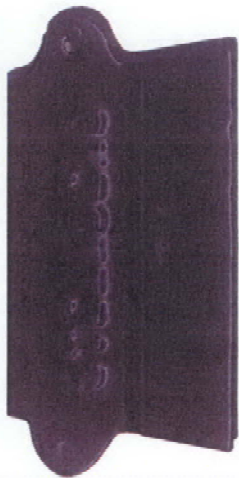
Light Fixture 1A

Sternberg 1220 Timley

the Square
at elk grove

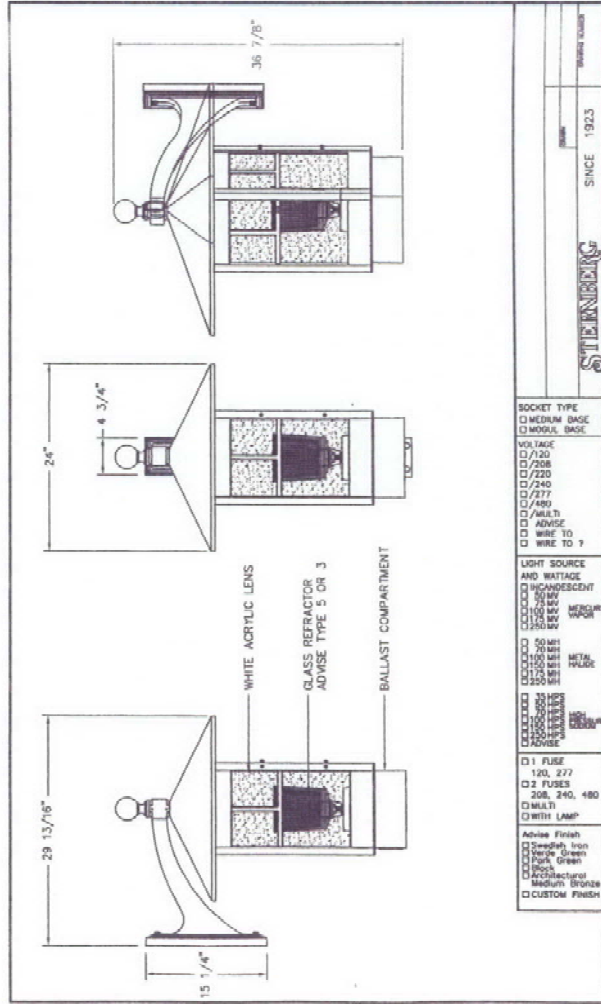
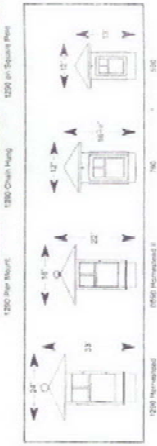
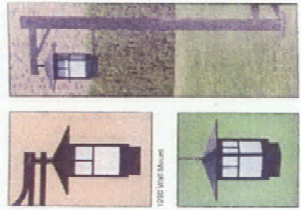
Materials/ Site Amenities
Light Fixtures
M/SA-07

M&H
REALTY PARTNERS
203 SACRAMENTO STREET
21st FLOOR
SAN FRANCISCO, CA 94111
T 415 663 8620



LF A
Dark Bronze

1290 The energy-efficient lantern shown here with a white acrylic lens on a square pole in our Verde Green finish fits well by itself or in a historic application. The overall height is 33" with a 24" square roof. The smaller version 0690 Homestead II has a 16" x 16" roof with a height of 22". See other smaller sizes below.

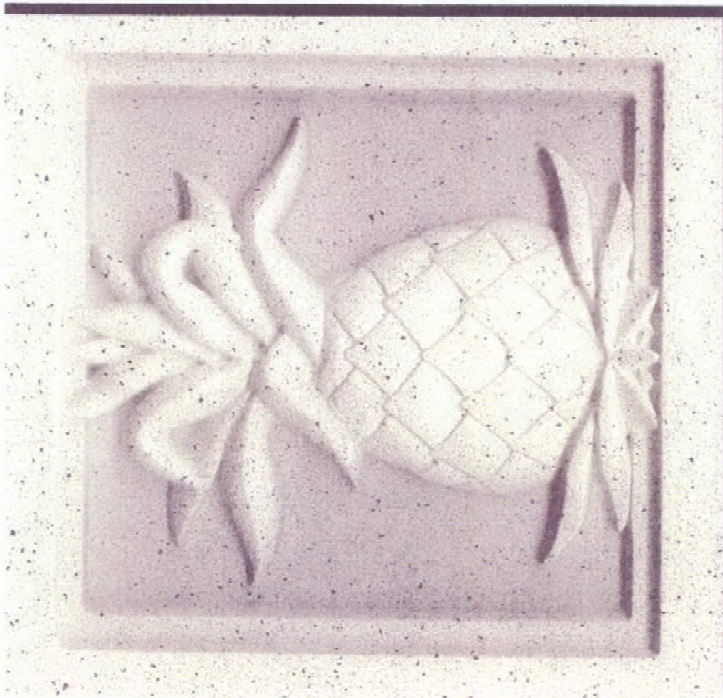


Light Fixture 2A
Sternberg 1290-Homestead

the Square
at elk grove

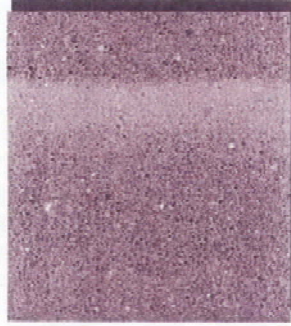
Materials/ Site Amenities
Light Fixtures
M/SA-08

M&H
REALTY PARTNERS
200 SACRAMENTO STREET
2ND FLOOR
SACRAMENTO, CA 95811
7-415-863-9000



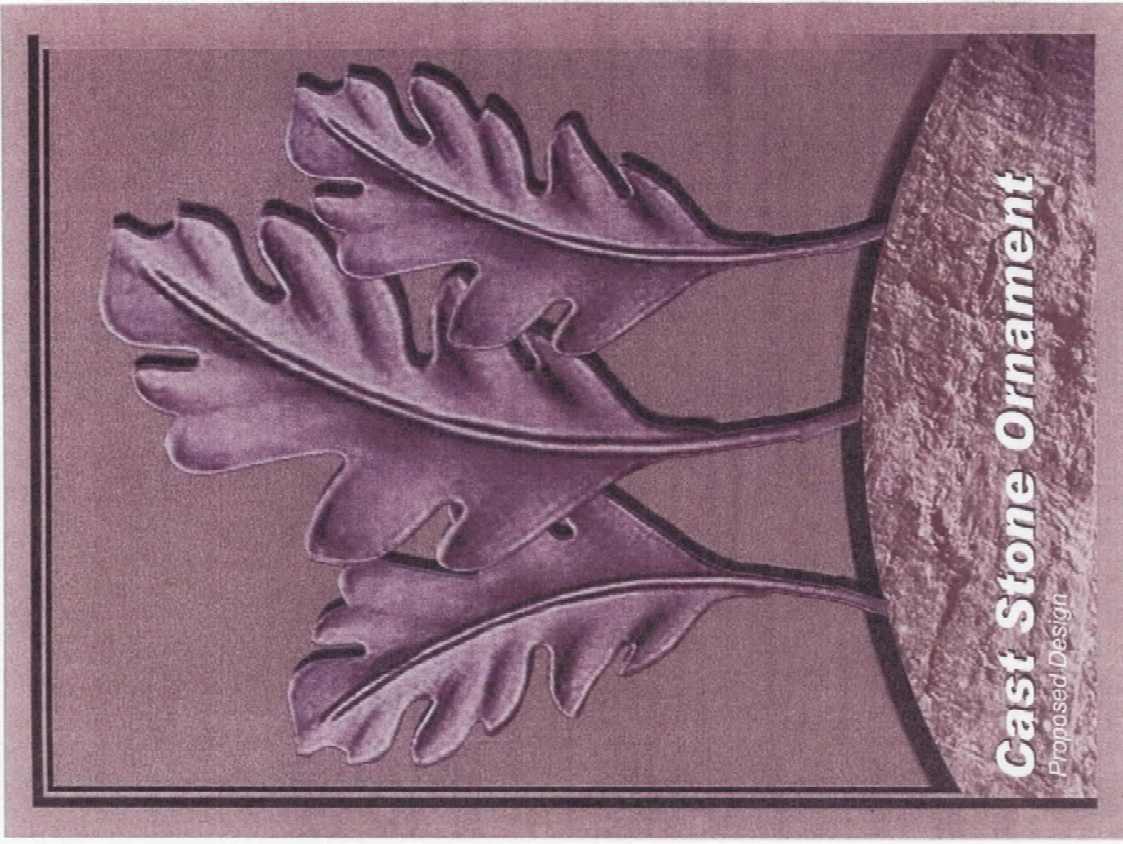
CSO A

Pineapple Grove Design -- Physical Sample



CSO B

Terrain Taupe



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 352 SACRAMENTO STREET
 21st FLOOR
 SAN FRANCISCO, CA 94111
 T 415.981.3200

the
Square
 at elk grove

Materials/ Site Amenities
 Cast Stone Ornament
M/SA-10

SAP A
Terracotta

StreetPrint®

StreetPrint® is a patented proprietary technology and application process that produces realistic brick, stone, slate and other design effects on an asphalt base. StreetPrint combines the flexibility and strength of the asphalt base with leading-edge coating technologies. This results in a cool-effective, durable surface with low maintenance requirements. From the unique heating equipment to the specialized coatings, our components are designed to work together to provide a superior surfacing solution.

StreetPrint gives unlimited creative freedom for hardscape and streetscape projects at a very reasonable cost. StreetPrint empowers architects and designers to accomplish more with less, because of the cost advantage over alternatives like brick or stone. The savings can then be reinvested in the project to enhance other aesthetic aspects and achieve better results than expected for the original budget.

StreetPrint Key Benefits

- Decorative Appeal**
A wide range of patterns and colors can be combined to create unique and eye-catching designs.
- Lower Initial Cost**
Efficient installation methods save labor costs.
- Maintenance Savings**
The asphalt construction is without joints or seams, which prevents shifting, weed growth and damage from snowplows and sweepers.
- Seamless Repairs**
Rehealing technology and coating systems enable repairs to "good as new" condition.

Advantages of StreetPrint

Design Flexibility

- StreetPrint provides ultimate design flexibility. To create unique asphalt surfaces, StreetPrint provides:
 - Multiple colors
 - Multiple patterns
 - Custom blended colors
 - Custom designed templates

Ease of Maintenance

- Many competitive products suffer from instability associated with a weaker substrate. They can also be highly labor-intensive to install. StreetPrint surfaces require less maintenance than other pavement solutions.
- Long lasting
- Easy to repair
- Structurally sound asphalt base
- StreetPrint's surfacing systems fully infiltrate asphalt and extend its life

Installation Process

- Asphalt is heated by the StreetHeat SR60™ pavement heater
- StreetPrint templates are pressed into the warm asphalt using a plate compactor
- StreetSound™ coatings are applied using the Rapid Sprayer™

Stamped Asphalt Paving

StreetPrint Random Stone Pattern by Integrated Paving Concepts

the
square
at elk grove

Materials/ Site Amenities
Stamped Asphalt Paving
M/SA-11

M&H
REALTY PARTNERS
355 SACRAMENTO STREET
2ND FLOOR
SANTA ANA, CA 92701
714.699.9900



BR A
Bronze



All Landscape Forms bike racks meet APEP (Association of Pedestrian and Bicycle Professionals) recommendations for support of bicycles at two places and locking in at least one. All racks are manufactured of robust tubular steel and are strong, durable, weather resistant and tested to Landscape Forms standards of quality. And all can help facilities earn LEED credit for encouraging environment-friendly bicycle use.

Bike Rack Specifications

Pi Rack: Horizontal bar and legs are 2" o.d., 120" wall tubular steel, powder-coated with Pangard II, a polyester powdercoat. Surface mount plate is 5" deep x 10" wide. Refer to assembly instructions for suggested spacing on site. Pi Rack can secure two bicycles.

All metal parts for Pi are finished with Landscape Forms' proprietary Pangard II[®] polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.



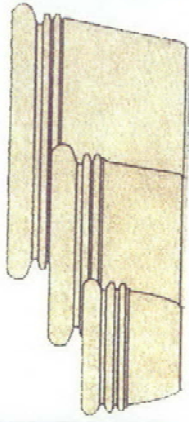
Bicycle Racks
Landscape Forms "Pi" Bicycle Rack

the Square
at elk grove

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330 SACRAMENTO STREET
21ST FLOOR
SAN FRANCISCO, CA 94111
T 415.693.9600

Materials/ Site Amenities
Bicycle Racks
M/SA-14

PP A
Prairie Tan



MODEL #	TOP O.D.	HEIGHT	TOP I.D.	BTM. I.D.	DEPTH
QR-BJ1624P	16	24	8	6	14 1/4
QR-BJ2412P	24	13 1/2	16	11 1/4	10 3/4
QR-BJ2418P	24	18	16	11	14
QR-BJ2422P	24	22	16	10	18
QR-BJ2430P	24	30	16	10 1/2	26
QR-BJ3612P	36	12	30	24 1/2	8 3/4
QR-BJ3618P	36	18	29	23	14
QR-BJ3622P	36	22	28	22	18 1/2
QR-BJ3624P	36	24	28	21	21
QR-BJ3628P	36 1/2	27 3/4	28	20 1/2	24
QR-BJ3630P	36	30	28	17	27 1/2
QR-BJ3636P	36	36	28	17	32
QR-BJ3831P	38	31	28	18 1/2	27 1/2
QR-BJ4048P	40	48	29 3/4	23	43
QR-BJ4812P	48	12	40	36 1/2	8 1/2
QR-BJ4818P	48	18	40	35	14
QR-BJ4822P	48	22	40	34	18
QR-BJ4830P	48	30	38	31	26
QR-BJ6012P	60	12	51	48 1/2	8 1/2
QR-BJ6022P	60	22	51	45 1/2	18 1/2
QR-BJ6036P	60	36	51	38	33
QR-BJ7236P	72	36	60	52	32

Planter Pots
Quick Crete Products Corp. "Baja" Round Planter Pot
(Photo represents planter pot profiles only)

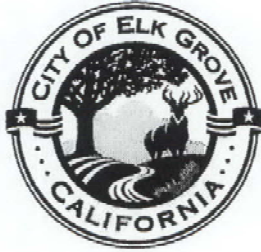
M&H
REALTY PARTNERS
230 SACRAMENTO STREET
2ND FLOOR
SAN FRANCISCO, CA 94111
T 415 503 9300

the Square
at elk grove

Materials/ Site Amenities
Planter Pots
M/SA-15

Attachment 3

Planning Commission Staff Report (w/o Attachments)



Planning Commission Staff Report

April 17, 2008

Project: Promenade Square
Request: District Development Plan and Development Plan Review for a Hotel and Office Buildings in the Lent Ranch Special Planning Area.
File: **EG-05-940**
Location: West of Highway 99 and West Stockton Boulevard
APN: Portion of 134-0600-039
Planner: Jessica Shalamunec
App. Accepted: October 7, 2005

Applicant / Property Owner

M & H Realty Partners Fund III
Affiliated, L.P
Mr. Brad Geier
12555 High Bluff Drive, Suite 385
San Diego, CA 92130

Merlone Geier Management
Mr. Dave Geiser
12555 High Bluff Drive, Suite 385
San Diego, CA 92130

Staff Recommendation

That the Planning Commission recommend the City Council approve the District Development Plan for the Promenade Square project and the Development Plan Review for the proposed hotel and medical office buildings within the Promenade Square project subject to the findings and conditions of approval for the project.

Project Description

The District Development Plan for the Promenade Square includes conceptual development plans for an approximately 29 acre site within the Lent Ranch Special Planning Area (SPA) identified as Lot E on Figure 1 below. Per Table 5-1 of the Lent Ranch SPA, the District Development Plan for the Promenade Square includes review of the conceptual site plan, landscape plan, sign plan, typical amenities and public spaces, and provides architectural concepts which will be used for future Development Plan Review entitlements. Upon approval of the District Development Plan by the City Council, the applicant would be able to construct the site plan for the Promenade Square project as shown in Attachment B without further discretionary review.

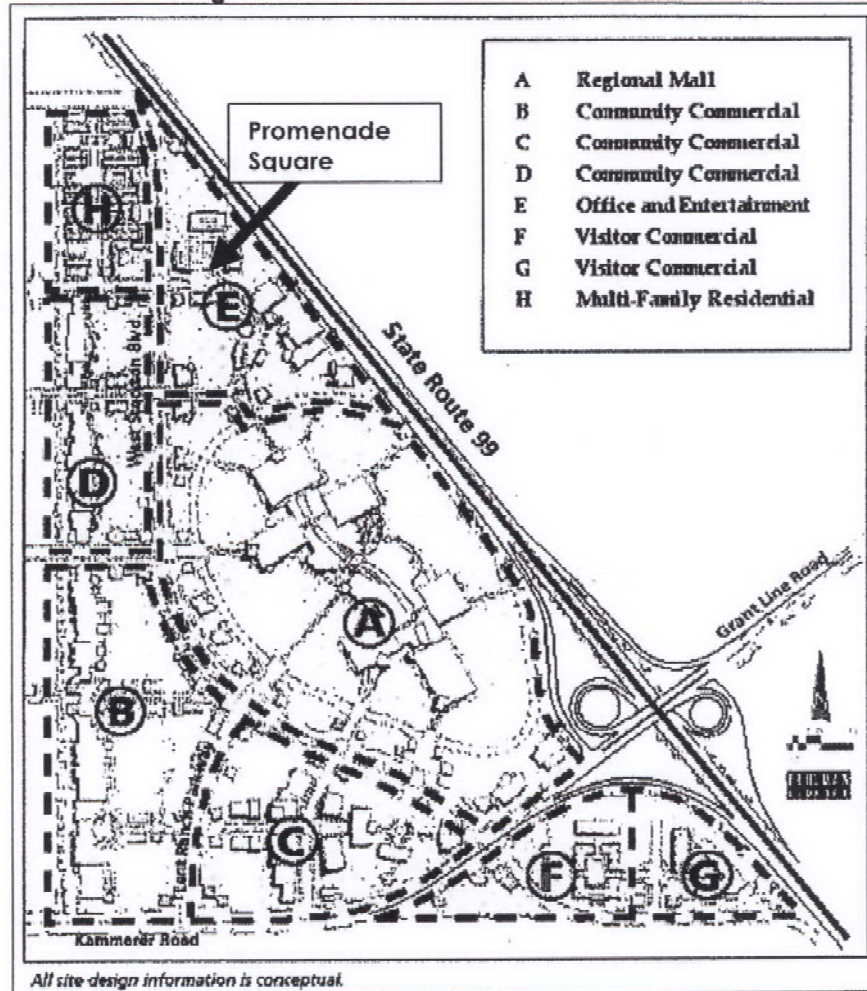
The Development Plan Review entitlement included in this request is for a proposed 74,000 square foot hotel building and a proposed 69,000 square foot medical office building within the Promenade Square project. Per Table 5-2 of the Lent Ranch SPA, the Development Plan Review includes review of architectural design, building materials, site plan, landscaping, and parking for these buildings. Other buildings indicated on the site plan (G7, G10, G13, and G14) are conceptual only and will be required to undergo further discretionary review in the future.

Background

The Lent Ranch Special Planning Area (SPA) was approved by the City Council in June 2001, establishing a 295 acre future commercial area in the southern part of the City, at Grant Line Road and State Route 99. The SPA utilizes five different land use types to divide the 295 acre Lent Ranch site into 8 commercial districts. The five land use types include Regional Mall, Community Commercial, Office and Entertainment, Visitor Commercial, and Multi-Family Residential. The SPA provides allowable use information and development standards for each

land use type. Additionally, the SPA provides specific processing procedures for projects within the Lent Ranch area. For example, buildings that are 25,001 square feet or greater will be reviewed by the Planning Commission for consistency between the district development plan and development plan review.

Figure 1: Lent Ranch SPA Land Use Exhibit



The Lent Ranch SPA Conditions of Approval provide a variety of conditions that must be complied with prior to development within this area (Attachment A). Several of the conditions work together to provide a construction timeframe for the commercial projects in the SPA. Condition G7 indicates that the first phase of development would consist of the regional mall, requiring rough grading of the mall site before grading of other commercial properties, and completion of at least one mall anchor foundation before release of building permits for other commercial properties. The Elk Grove Promenade mall is currently under construction and is anticipated to be completed in 2009. Reconstruction activities of the Grant Line/99 Interchange began in late 2006 and are expected to be completed mid-summer 2008. It is anticipated that

construction at the Promenade Square project will be able to proceed at the Applicant's discretion and will not be impacted by the timing restrictions.

In addition to approval of the Lent Ranch SPA, the City Council approved a Development Agreement in 2001 between the City and the owners of properties within the boundaries of the SPA. This Development Agreement (DA) provides additional guidance for development within the SPA including construction timing requirements, requirements for Development Plan Review approvals, and conditions under which the DA was acceptable to all parties.

Analysis

Since October 2005, staff has worked with the applicant to evaluate the Promenade Square District Development Plan and Development Plan Review for the proposed hotel and medical office buildings. As required by Tables 5-1 and 5-2 of the Lent Ranch SPA, the following exhibits have been provided by the applicant for review:

District Development Plan

- Site Plan
- Landscape Plan
- Conceptual Architecture
- Sign Program
- Site Amenities Plan
- Grading and Drainage Plan
- Conceptual Lighting Plan

Development Plan Review

- Architectural Renderings, Color, & Materials
- Hotel Site Landscape Plan

Many of the items within Tables 5-1 and 5-2 include overlapping requirements. Duplicative materials were determined to be unnecessary given the status of development of the plans for Promenade Square. All project exhibits work together to create a cohesive district plan as well as provide adequate detail to allow for Development Plan Review of both the proposed hotel building and the proposed medical office building.

General Plan Consistency

The proposed Promenade Square project has been reviewed for consistency with all applicable General Plan goals and policies. The General Plan encourages land use patterns that enhance community character, provide employment and shopping opportunities to serve residents and the region, and which provide for the use of transit. The proposed Promenade Square project is planned in a cohesive, high quality manner and is anticipated to provide both employment and shopping opportunities for local residents and the region as encouraged by the Land Use and Economic Elements of the General Plan. The General Plan identified the Lent Ranch SPA as a large future area of commercial development. As encouraged in the Circulation Element, the project site plan accommodates different modes of travel including vehicular, pedestrian, and bicycle travel as well as transit services. The project has been designed to provide small public plazas to provide community gathering spots such as is indicated in the Open Space Element. The project will not adversely affect resources that the General Plan indicates should be conserved.

The Lent Ranch SPA Consistency

The table below provides a summary of the proposed Elk Grove Promenade Project and its consistency with the requirements of the Lent Ranch SPA. An analysis of the project in relation to the Lent Ranch Development Agreement follows.

**Promenade Square
 Consistency with the Lent Ranch SPA**

Section	Proposed Promenade Square	Consistent?	
Lent Ranch Special Planning Area			
1.3	<p>Goals and Objectives (excerpt):</p> <ul style="list-style-type: none"> • Commercial of adequate size and land use mix to maximize opportunities • Reduce overall miles traveled by residents • High quality commercial that creates a sense of place and social interaction • Safe and entertaining gathering space for residents • Visually pleasing urban project, enhanced aesthetic and visual quality • Orderly development • Expanded economic base • Provide employment opportunities for City residents. 	<p>This proposed project within the office/entertainment district of the SPA is designed to provide a safe gathering space for workers at the site as well as other City residents. In addition to high quality retail buildings, the Promenade Square project will provide an additional medical office facility and a new hotel, providing the City with new economic and employment opportunity. The proposed project is expected to create a unique aesthetic experience through the use of high quality architecture, materials, and landscaping.</p>	YES
3.2	<p>Office/Entertainment Description</p> <ul style="list-style-type: none"> • Intent – provide opportunities for offices, theaters, restaurants, entertainment-oriented retail uses such as bookstores, video stores, and health clubs. • Uses envisioned include entertainment uses, offices, research and development facilities, conference and convention centers, skating rinks, bowling lanes, sporting venues, restaurants, schools, public facilities, and financial institutions. 	<p>As proposed, the Promenade Square project will provide approximately 330,000 square feet of retail, hotel, and medical office uses within the 29 acre SPA District. Potential future uses within the site are established within Section 4 of the Lent Ranch SPA and could include retail, restaurants, as well as other office buildings.</p>	YES
3.3 – 3.9	<p>These sections of the SPA discuss vehicle, pedestrian, bicycle, circulation, open public spaces, utilities, public services, financing,</p>	<p>Land owners of property within the SPA and signatories to the Lent Ranch Development Agreement are providing improvements to</p>	YES

	Section	Proposed Promenade Square	Consistent?
	and project timing on a SPA wide level.	roadways and other infrastructure required as required by the Lent Ranch SPA. All infrastructure will be constructed to the satisfaction of all responsible agencies.	
4.3	This section of the SPA provides permitted use information specific to the Office/Entertainment	The applicant is aware of the permitted uses section. Specific tenants, other than those discussed within this report, are not being reviewed at this time. Tenants will be evaluated for compliance with this section with review of building permits for tenant improvements.	YES
5.1.2-5.1.3	This section of the SPA provides the process of review for the District Development Plans (DDP) and Development Plan Review	The process of review for this project is consistent with the SPA.	YES
8	This section of the SPA provides setbacks specific to projects within the SPA.	The proposed project is designed to meet the required setbacks established by the SPA.	YES
9	This section of the SPA establishes height restrictions for buildings within the Office/Entertainment District of the SPA.	As described in detail below, the proposed project meets the SPA established height restrictions	YES
10	This section of the SPA provides design standards for the roadways serving Lent Ranch.	The Lent Ranch major roads have been previously approved and are designed consistent with this section of the SPA to the satisfaction of Public Works.	YES
11.5	This section of the SPA establishes the general landscape concepts for the Lent Ranch area. Landscaping specific to the Office/Entertainment is included in Section 11.5	The project incorporates landscaping throughout the site including through the center, within pedestrian pathways through the parking fields. The landscape plans incorporate some of the plant species listed within this section of the SPA.	YES
11.7	This section of the SPA establishes landscaping standards specific to parking areas.	The preliminary landscape plans for the project indicate varied tree and plant species plantings throughout the parking areas. Evergreen species will be provided and planters include drought tolerant species. Landscape islands are provided for every 20 parking spaces onsite. Overall, 5% of the parking lot is landscaped.	YES

Section		Proposed Promenade Square	Consistent?
12.1	This section of the SPA establishes parking ratios for the commercial uses, medical office uses, and hotels.	As described in detail below, the proposed project meets the SPA established parking ratios.	YES
13	This section of the SPA establishes maximum floor area ratios for office and commercial uses. FAR for office buildings is a maximum of 0.6 of the total lot area. FAR for commercial is a maximum of 0.3 of the total lot area.	The proposed Promenade Square has an overall floor area ratio of 0.26, consistent with the SPA standards.	YES

Lent Ranch Development Agreement Consistency

In general, the Lent Ranch Development Agreement (DA) reiterates the City's expectation of development within the SPA and vests the developer's rights to develop commercial projects in an orderly manner consistent with the SPA.

Section 13 of the DA establishes timing restrictions for development, emphasizing the Regional Mall as the first project to develop in the SPA by requiring rough grading of the Regional Mall before grading of the other Districts. Completion of the foundation for one anchor store at the mall is also required prior to issuance of building permits for other buildings within other Districts of the SPA. As indicated above, the Elk Grove Promenade mall is currently under construction and as such, it is anticipated that the Promenade Square project will be able to proceed upon completion of the plan review process at the Applicant's discretion.

Section 14, Condition to this Agreement, establishes 10 conditions under which development within the Lent Ranch SPA can proceed. The table below includes these conditions and the status of compliance for the Promenade Square project.

**Lent Ranch Development Agreement
 Section 14. Conditions to this Agreement**

Condition		Status of Compliance
a.	The development of the Project shall be in accordance with and governed by the Project Approvals and this Agreement, as well as the Agreement for Indemnification Between the City of Elk Grove and M&H Realty Partners III L.P. and the Agreement for Advance of Funds Between the City of Elk Grove and M&H Realty Partners III L.P.	Yes.
b.	Development of the Project shall be subject to all of the Conditions of Approval attached hereto as Exhibit "D."	Yes, conditions of approval have been proposed for this project that incorporates all provisions appropriately timed to future stages of project processing.

	Condition	Status of Compliance
c.	<p>Within eighteen (18) months following commencement of construction of the Grant Line Road/SR 99 Interchange, Mall Developer shall make good faith efforts in a commercially reasonable manner to submit to the City for consideration and approval a complete application, as determined by the City, for a District Development Plan for the Regional Mall portion of the Project as required in Section 5.1.2 of the SPA and the City's general application submittal requirements in effect at the time of submittal.</p>	<p>Not applicable to this project approval.</p>
d.	<p>Prior to City approval of the first District Development Plan for the Project, Developers shall submit to the City for consideration and approval a Detailed Finance Implementation Plan as required by the Conditions of Approval attached to this Agreement as Exhibit "D." Determination of the completeness and adequacy of such submittal shall be made by the City in the City's sole discretion. Such a Detailed Finance Implementation Plan shall include provision for Developers to be reimbursed from fees paid by other property owners or entities for costs advanced by Developers in excess of Developers' fair share of the cost of public infrastructure to the Project. However, in no event and under no circumstances shall the City be responsible or obligated in any way to reimburse the Developers, any other property owners or other entities for the cost of such public infrastructure from any source other than from fees collected from other, benefiting property owners or entities or money or funds received from any state or federal entities for the public infrastructure. If requested to do so, City shall use best efforts to facilitate the formation of a Community Facilities District (Mello-Roos) or other financing or assessment district on all or a portion of the Property to assist in financing public infrastructure.</p>	<p>Complete. A Finance Agreement between the City and the Mall Developer was approved by the City Council in November 2007, which satisfies the requirement of this condition for all properties within the Lent Ranch SPA.</p>
e.	<p>Within twenty-four (24) months following approval by the City of the District Development Plan for the Regional Mall, Mall Developer shall make good faith efforts in a commercially reasonable manner to provide the City with (i) copies of grant deeds, (ii) copies of board of directors' resolutions announcing their companies' opening of at least three Anchor Stores, (iii) evidence of commencement of construction of at least three Anchor Stores, or (iv) any combination of the documents or evidence referenced in subsections (i), (ii) or (iii).</p>	<p>Not applicable to this project approval.</p>
f.	<p>The City will convey the existing West Stockton Boulevard and Kammerer Road rights-of-way within the Project Site boundary to Developers at no cost in exchange for Developers' grant of new rights-of-way for West Stockton Boulevard and Kammerer Road.</p>	<p>Not applicable to this project approval.</p>

	Condition	Status of Compliance
g.	<p>Prior to improvement plan approval or building permit issuance, whichever occurs first, Developers shall pay to City a fee in the amount of \$1,700 per acre or portion of an acre developed. This fee includes \$750 per acre for Swainson's Hawk mitigation and \$950 per acre for loss of agricultural land, open space, greenbelts and other habitat. Developers shall pay any subsequently-approved increase in this fee, or an adjustment based on the Engineering News Record Index, whichever is less. Subsequent increases or adjustments to fees shall not apply to fees previously paid by Developers for all or a portion of the Property.</p> <p>Funds so collected shall be expended to purchase conservation easements or similar instruments or for the acquisition of land (within the City of Elk Grove or its proposed sphere of influence, as requested in October 2000) as usable open space, greenbelts, valuable habitat and/or agricultural land preservation.</p> <p>This fee shall satisfy the obligation of the Project to contribute toward the preservation or acquisition of open space, greenbelts, habitat and/or agricultural land, and the Project shall not be subject to any future-adopted City-wide mitigation fee or other program for the preservation of open space, greenbelts, animal and plant species or habitat and/or agricultural land, or such fees or programs that serve a similar or related purpose or objective.</p>	<p>Yes, the Applicant satisfied the Swainson's Hawk mitigation component of this condition by paying fees in July 2005. A conservation easement was recorded in March 2006 to satisfy the agricultural mitigation component of this condition.</p>
h.	<p>In addition to the requirement of Project Conditions of Approval PS1, Mall Developer's management and security shall meet with the Sheriff's Department and the Elk Grove Police Department prior to opening to the public to coordinate efforts in addressing anticipated law enforcement problems.</p>	<p>Not applicable to this project approval.</p>
i.	<p>The City agrees that the Project shall develop at least 180, but no more than 280, units of multi-family housing. Some of this multi-family housing shall be affordable. The precise percentage of the multi-family housing that will be required to be affordable shall be specified in the District Development Plan for District H.</p>	<p>Not applicable to this project approval.</p>
j.	<p>Developers (including for the purposes of this section, Mall Developer) shall endeavor in good faith to hire, or endeavor in good faith to cause to be hired, from the Standard Metropolitan Statistical Area in which the Project is located, qualified labor and companies in the construction of the Project. This requirement shall be monitored annually as a part of the annual review of this Agreement, pursuant to paragraph 18 herein and Government Code section 65865.1</p>	<p>Compliance will occur throughout the life of the project.</p>

District Development Plan

Per Section 5 of the Lent Ranch Special Planning Area (SPA), each district is required to obtain approval of a District Development Plan as the Stage 2 entitlement for projects within the SPA. The District Development Plan is intended to establish an overall concept plan for the individual District including review of a conceptual site plan, conceptual architecture, landscaping, internal circulation and setbacks, signage, and other amenities to be developed as a cohesive project. The Promenade Square project encompasses SPA Lot E, an Office and Entertainment District as shown in Figure 1 above. This district is intended to provide retail opportunities in addition to office and entertainment uses.

Site Plan

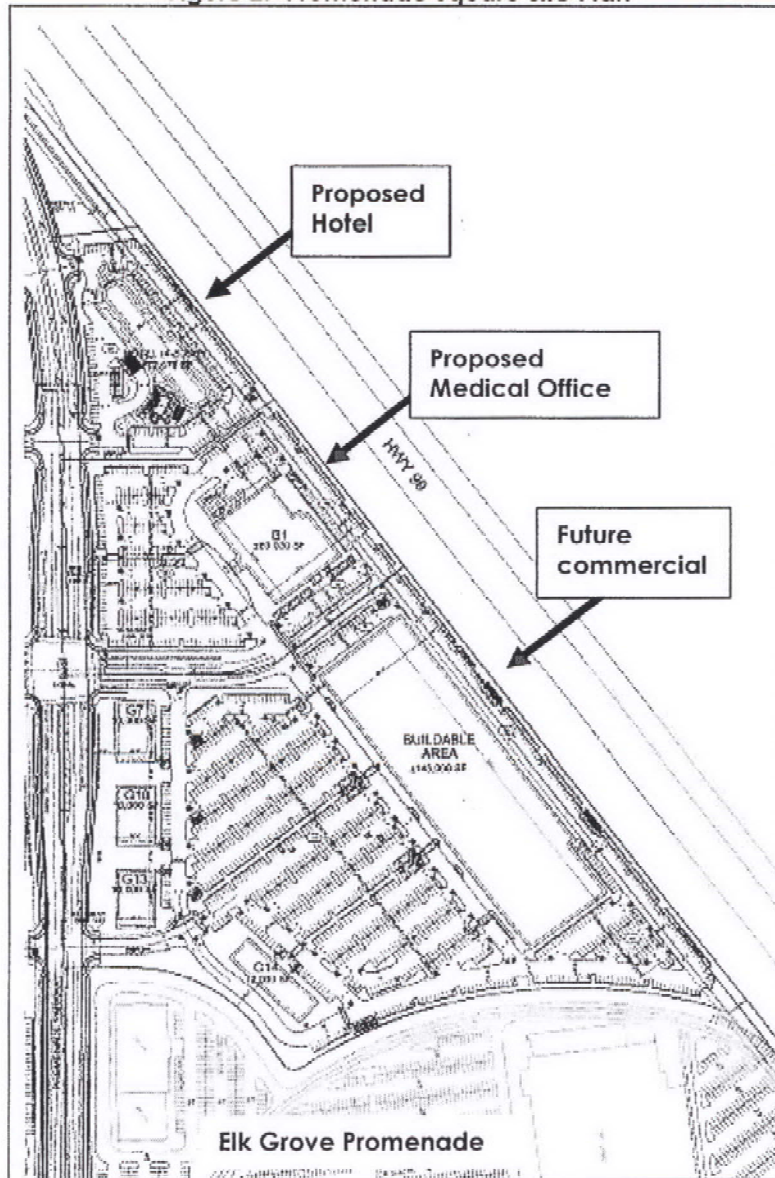
The project site is located immediately north of the Elk Grove Promenade mall, on the western side of State Route 99 and eastern side of future Promenade Parkway. As proposed in the site plan below, the main buildings within Promenade Square are oriented towards Promenade Parkway, either near the freeway or near the street frontage. The site plan incorporates approximately 187,000 square feet of commercial development, divided into five building envelopes immediately north of the mall. Specific buildings are not proposed for these areas at this time. Buildings identified north of the future commercial areas include a 69,000 square foot medical office building as well as a four-story, 118 room hotel. A landscaped parcel which will contain a freeway monument sign for the project is located immediately north of the proposed hotel. The project has been conditioned to ensure this parcel remains landscaped and maintained in perpetuity.

Development standards established by the SPA for the District include building setbacks, height limits, and parking ratios. Proposed buildings within the Promenade Square have been located consistent with the front and side street setback requirements. Building heights within this District are limited to 40 feet for hotel and office buildings, unless an additional foot of setback is provided for every foot over 40 feet in height. The proposed hotel, which is located closest to the right-of-way, is approximately 59 feet in height and is located 71 feet from Promenade Parkway. The proposed medical office building is consistent with this standard. Future buildings within the District will be analyzed for consistency with this provision of the SPA.

Per the Lent Ranch SPA, parking within this District is required to be provided at a ratio of 5 spaces per 1,000 square feet of commercial building and medical office building. Additionally, 1 space per guest room is required for the proposed hotel. As proposed, the site plan will accommodate 1,464 parking spaces, which exceeds the minimum required parking by 66 spaces.

The site plan provides two vehicular access points from Promenade Parkway into the commercial and medical office building portion of the District. Additionally, two access points into the hotel are provided. Vehicular cross access is not provided between these two areas. Pedestrian access is provided within the landscape corridors on Promenade Parkway, connecting through the parking fields to the building, via several landscaped pathways that are unimpeded by vehicular traffic. A landscaped pedestrian pathway is provided along the shared boundary with the mall.

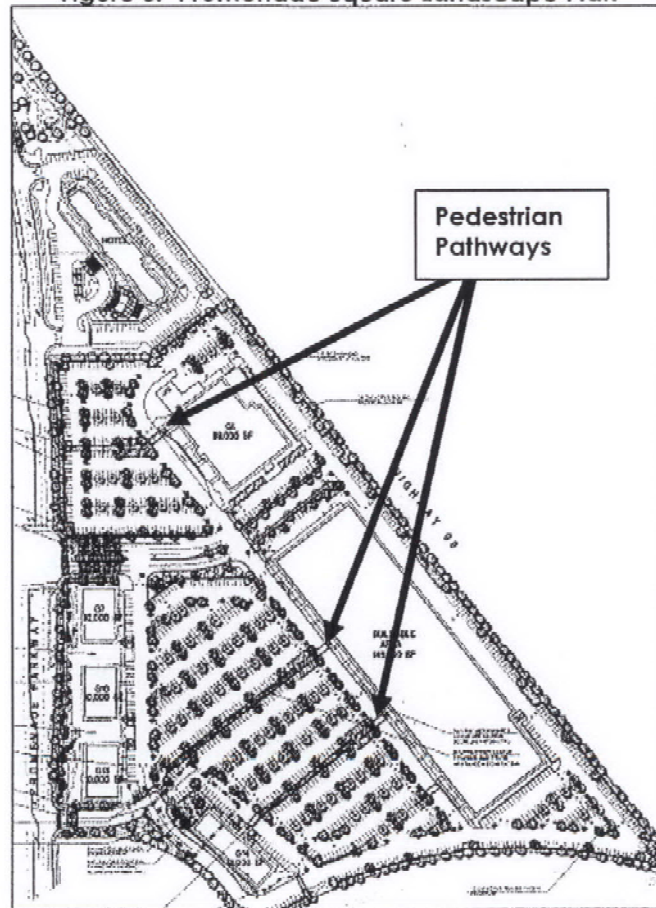
Figure 2: Promenade Square Site Plan



Landscape Plan

The conceptual landscape plans provide planting and hardscape details to be incorporated through the Promenade Square project. As described above, landscaped pedestrian pathways are provided through the parking fields in order to accommodate safe pedestrian passage through the project site. The project will incorporate three enhanced public plazas, located near the future retail buildings, to provide gathering spots for customers of the center. The landscape plan is consistent with the standards of the SPA including parking lot shading, landscaped islands for every 20 parking spaces and an overall landscaping of parking areas of 5 percent. Full landscape plans for the project are included in Attachment B. A portion of these plans is shown in the figure below.

Figure 3: Promenade Square Landscape Plan



Conceptual Architecture

The architectural style for the overall Promenade Square District is generally contemporary in nature, relying on the use of a variety of materials and colors to maintain visual interest. The design scheme utilizes mainly linear design features such as columns and awnings as well as varying building planes to invoke the desired design style. Materials to be used for the buildings include concrete panels, stone veneer, utilized as both wainscot and pillar features between tenant entries, tile, and wood panel features. The materials and color palette are intended to compliment without mimicking the design style of the adjacent mall. Particularly the future retail buildings within Promenade Square will provide a transition from the contemporary design of the mall, north towards to proposed hotel, which is proposed to be designed in a more traditional manner with small contemporary design features. A series of linear awnings will be used to provide shaded entry statements and walkways for pedestrian between individual tenants within the future retail portion of the project.

The conceptual architecture seen in Figure 4 below provides a design basis for the proposed hotel and proposed medical office buildings. Future retail buildings will be reviewed through the Development Plan Review entitlement process for consistency with the conceptual architecture seen below.

Figure 4: Conceptual Architecture



Sign Program

The sign program included in Attachment B will be relied upon for other projects within the SPA to be developed by the Applicant in the future. Proposed signage specific to the Promenade Square project is clearly identified on Exhibit A of the sign program and includes monument signs visible from the freeway and from Promenade Parkway and directional signage for vehicles. Standards for building-mounted signage are also divided into four sign categories for the building attached signs; anchor, major, mid size, and multi-shop in line. As proposed, the Sign Program would allow for each tenant to have one sign per elevation. All signs cannot exceed 80% of the area on tenant frontages. The maximum area is 2 square feet of sign area per lineal feet of tenant building frontage.

The sign program allows for eight monument signs; one along the freeway north of the property, one at the each entrance off of Promenade Parkway and one freestanding sign for each single tenant on Promenade Parkway. The design of the monument sign is the same for all entrances. The monument signs are two-sided, all aluminum construction with stone veneer base to match the building design. There is a variety of sizes of the monument signs. For instance, multi-tenant monument signs are designed to accommodate approximately 160 square feet of the total sign area. A single tenant monument sign is designed to accommodate approximately 32 square feet of the sign area. The freeway monument sign will be located within the landscaped parcel north of the future hotel. As proposed, the sign will have a total height of 25 feet and will accommodate a project logo and tenant identification for a limited number of tenants. The monument sign is designed to be compatible with the proposed hotel given the proximity of the two structures. The sign program will serve to provide a cohesive approach to signage throughout the Promenade Square project, further enhancing the overall design of the center.

Site Amenities Plan

In addition to building materials data, the Site Amenities package in Attachment B provides site furniture, bicycle racks, planters, and other ornamental materials to be incorporated into the proposed project. As identified above, the project has been designed to provide multiple public plazas, in which, the site amenities will be incorporated. These items have also been to further enhance the overall design of the project.

Development Plan Review

Per Section 5 of the Lent Ranch SPA, following approval of the District Development Plan, buildings within each district are required to obtain approval of a Development Plan Review as the third stage of entitlements. The SPA establishes the Planning Commission as the reviewing authority of project reviews projects that are 25,001 square feet and greater within the district. For these entitlements only, consistent with the City's policy to process all entitlement requests to the highest authority required, the City Council will review the proposed hotel and medical office building identified within the Promenade Square project. Development Plan Review for future buildings will be reviewed by the authority established in the SPA based on square footage.

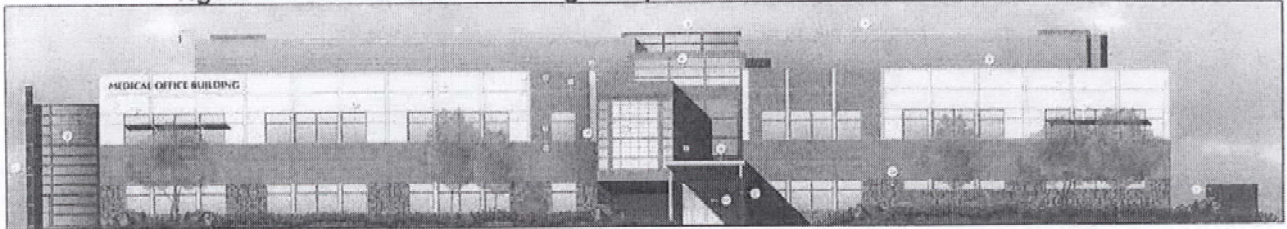
In addition to the exhibits provided above, architectural renderings for the proposed hotel and medical office buildings are provided in Figures 5 and 6 below. As seen below, the proposed buildings are designed in a similar contemporary manner as the conceptual architecture of the Promenade Square District. The hotel building incorporates differing design features by utilizing some curved features and landscaped features specific to the hotel development. The medical office building is intended to provide the design connection between the more linear features of the retail building and the more traditional features of the proposed hotel. Both buildings have been designed to incorporate similar materials such as the stone veneer as well as a similar color palette.

As proposed, the hotel building is a four-story, 58 foot tall building that will provide 118 guest rooms, onsite pool and spa, landscaping, and parking. The medical office building is a two-story building, encompassing approximately 69,000 square feet. Both buildings have been designed to provide visual interest on all four sides, including those elevations visible to the freeway.

Figure 5: Architectural Rendering – Proposed Hotel



Figure 6: Architectural Rendering – Proposed Medical Office Building



Environmental Analysis

Staff has reviewed the project and determined that it is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The proposed Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

Letters from Commenting Agencies

This project was routed to the following City, County, and State agencies:

Elk Grove Building - <i>attached</i>	Drainage - <i>attached</i>
City Attorney - <i>no comment</i>	CCSD Fire Department - <i>attached</i>
Comm. Enhancement - <i>attached</i>	CRWQCB - <i>attached</i>
Finance - <i>no comment</i>	CalTrans - <i>attached</i>
Police Department - <i>no comment</i>	PG&E - <i>no response</i>
E-Tran - <i>no response</i>	SBC - <i>no response</i>
Sanitation District - <i>attached</i>	Frontier - <i>no response</i>
Water Supply - <i>no response</i>	SMAQMD - <i>attached</i>
Landscape - <i>attached</i>	SMUD - <i>no response</i>
Public Works - <i>attached</i>	Trails Committee - <i>attached</i>

Upon submission, the Promenade Square project was routed to several responsible agencies including all appropriate City departments, County service providers, and state agencies as applicable. Comments from these agencies are included in Attachment C. Most responding agencies provided comments on the project that have been incorporated into the project's Conditions of Approval in Attachment A. Additionally, the project is required to comply with the Lent Ranch SPA conditions and the Lent Ranch Mitigation Monitoring and Reporting Program, to ensure that the project is consistent with all City policies and development standards.

Similar to their comments on the Elk Grove Promenade project, the Trails Committee provided comments to the applicant requesting off street access to the mall property through continuous trail passages that are unimpeded by vehicular traffic. Additionally, a request for grade

separated crossings (i.e. tunnel under Promenade Parkway) was included in the Committee's request.

As indicated above, the Lent Ranch Development Agreement clarifies the City's intent regarding projects within the SPA area as well as provides assurance to future applicants regarding the standards of development against which their projects would be analyzed. In this case, the Lent Ranch SPA development standards were those in place in 2001 when the SPA and Development Agreement were adopted. While the project is not required to be consistent with the City's existing Trails Master Plan, following receipt of the Trails Committee's comments, the applicant revised the site plan to include three delineated pedestrian pathways through the parking areas to address some of the Committee's concerns. The City's adopted Bicycle and Pedestrian Master Plan identifies an existing bike lane in the project area, which has been accommodated in the design of Promenade Parkway as well as the other roadways in the Lent Ranch SPA. Construction of these roadways is underway, prohibiting grade separated connections from being accommodated without construction delays. While no specific development has been approved within the area west of the site and south of Laguna Ridge, it is intended for the Southeast Area Specific Plan and the Southpointe Policy Area to provide a trail system that would connect to the pedestrian corridors and on-street bike lanes that will be provided within the Lent Ranch SPA area. The City's adopted master plans indicate that a transition to an on-street system would occur as trails reach the Lent Ranch SPA area.

The Trails Committee also requested strategically located bicycle parking areas that are well lighted and visible to security personnel. A condition of approval is included in Attachment A requiring adequate bicycle parking to be located in well illuminated, highly visible locations throughout the project. Exact locations of bike lockers will be reviewed for consistency with this condition of approval during the Improvement Plan process.

Both Planning Commission and City Council direction on these requests was provided previously with the Elk Grove Promenade entitlements, resulting in the on-street bike lanes and pedestrian corridors under construction today. Altering the overall SPA direction at this time would result in additional costs and delays to construction. However, the Planning Commission should consider the Trails Committee's comments specific to the Promenade Square site plan and provide direction regarding any additional bicycle and/or pedestrian features to be incorporated into the project as deemed appropriate.

Summary

The Promenade Square project is allowed by right and is consistent with the Lent Ranch Special Planning Area and associated Development Agreement. The District Development Plan included in this request establishes a site plan, landscape plan, sign program, and other standards for development within this Office/Entertainment District of the SPA. The project also includes Development Plan Review for a proposed hotel and medical office building within the District. These proposed buildings are consistent with the overall site plan and design standards of the Promenade Square.

The Promenade Square District will also accommodate approximately 187,000 square feet of future commercial buildings, creating a complimentary transition between this project and the Elk Grove Promenade mall. Future buildings will be subject to Development Plan Review for consistency with the conceptual architecture included within this project.

Recommended Motion

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

"I move that the Planning Commission recommend the City Council approve the District Development Plan and Development Plan Review for the Promenade Square (EG-05-940) subject to the findings contained in the April 17, 2008 staff report".

Findings

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Evidence: The proposed Promenade Square District Development Plan and Development Plan Review for a proposed hotel and medical office building within the District is consistent with both the General Plan and Lent Ranch Special Planning Area (SPA). All potentially significant environmental effects for this project have been adequately analyzed and addressed in the Environmental Impact Report (EIR) previously prepared for the Lent Ranch Special Planning Area and adopted by the City in June of 2001 in accordance with CEQA. There are no project-specific significant effects which are peculiar to the proposed project or its site that were not analyzed in the previously certified EIR. Therefore no further review is required.

District Development Plan

Finding: The Promenade Square District Development Plan is consistent with the Lent Ranch Marketplace SPA and establishes the design and development standards for the Office/Entertainment land use district.

Evidence: The District Development Plan for Promenade Square includes a conceptual site plan, conceptual architecture, landscaping, sign program, conceptual amenities and pedestrian connectivity for the project. These guidelines and standards will provide the framework for future development plan review entitlement requests for buildings within the Promenade Square district.

Development Plan Review

Finding: The site plans are consistent with the Lent Ranch Marketplace SPA.

Evidence: The site plan is consistent with the Lent Ranch special planning area and the Promenade Square District Development Plan. The layout of the buildings accommodates pedestrian connectivity between the parking areas and the buildings and provides architectural interest on all four sides of the proposed buildings.

Finding: That the nature, condition, and development of adjacent land uses, buildings, and structures have been considered, and the use will not adversely affect or be materially detrimental to these adjacent uses, buildings or structures.

Evidence: The nature, condition and development of the buildings are consistent with the Promenade Square project. Connectivity between individual buildings and parking area is achieved through landscaped pedestrian pathways and sidewalks along the front building elevations. The Promenade Square project has been designed to complement the adjacent Elk Grove Promenade mall and other future commercial and multi-family developments within the SPA. The proposed project will not adversely affect or be materially detrimental to the adjacent uses, building, or structures.

Finding: That the site for the proposed use is of adequate size and shape to accommodate the use and buildings proposed.

Evidence: The site is located north of the Elk Grove Promenade along State Route 99. Buildings are proposed to be located throughout the site, both adjacent to Promenade Parkway and State Route 99. Development standards such as building setbacks and parking space requirements have been met within the proposed site plan. The proposed hotel and medical office buildings in addition to future retail buildings are appropriately sized to the Promenade Square project site. Adequate vehicle and bicycle parking, landscaping, and other amenities will be provided onsite indicating the parcel size and shape are adequate for this type of development.

Finding: That the proposed use complies with all applicable Development Standards.

Evidence: The Promenade Square project complies with the applicable development standards within the Lent Ranch Special Planning Area and Zoning Code. Allowable uses for the district are identified within the Lent Ranch SPA for the Office and Entertainment District. The uses proposed at this time, hotel and medical office building, are allowed by right within the District.

Finding: That the proposed project conforms to the general design standards contained in the SPA.

Evidence: The proposed project conforms to the general design standards contained in the Lent Ranch SPA including setbacks, landscape palettes, floor area ratio, and parking requirements. The Promenade Square District establishes the design standards for the proposed hotel and medical office building. The project is cohesively designed internally as well as in relation to the Elk Grove Promenade mall.

Attachments:

- A. Promenade Square District Development Plan and Development Plan Review Conditions of Approval, Lent Ranch Special Planning Area Conditions of Approval
- B. Project Exhibits
- C. Letters from Commenting Agencies



DECLARATION OF MAILING/POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER

On 5/27/08, in the City of Elk Grove, Sacramento County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing the above subject Notice of Public Hearing attached hereto and marked **Exhibit A**. The mailing list for said matter, which was provided to the City Clerk's Office by the Planning Department containing # 38 **addresses**, is attached hereto and marked **Exhibit B**.

In addition, said Public Hearing Notice was also posted (on the exterior posting boards) at 8380 and 8400 Laguna Palms Way, Elk Grove, California.

 Posting Only on exterior posting boards at 8380 and 8400 Laguna Palms Way, Elk Grove, CA of attached Notice occurred on date indicated below

4: 00 am/pm Time of Posting

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 5/27/08 at Elk Grove, California.

DIRECTED BY:

PEGGY E. JACKSON
CITY CLERK, CITY OF ELK GROVE

Taphne McAlwee
Administrative Assistant

Julie Blanco
Customer Service Specialist



Incorporated July 1, 2000

8380 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

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www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, June 11, 2008 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:

PROMENADE SQUARE DISTRICT DEVELOPMENT PLAN, DEVELOPMENT PLAN REVIEW (EG-05-940)

The District Development Plan for the Promenade Square includes conceptual development plans for approximately 29 acre site within the Lent Ranch Special Planning Area (SPA) identified as Lot E on Figure 1 below. Per Table 5-1 of the Lent Ranch SPA, the District Development Plan for the Promenade Square includes review of the conceptual site plan, landscape plan, sign plan, typical amenities and public spaces, and provided architectural concepts which will be used for future Development Plan Review entitlements. The Development Plan Review entitlement included in this request is for a proposed 74,000 square foot hotel building and a proposed 69,000 square foot medical office building within the Promenade Square project. Per Table 5-2 of the Lent Ranch SPA, the Development Plan Review includes review of architectural design, building materials, site plan, landscaping, and parking for these buildings.

M & H Realty Partners Fund III Affiliated, L.P.
Mr. Brad Geier
3580 Carmel Mountain Road, Suite 260
San Diego, CA 92130

Merlone Geier, LLC
Mr. Dave Geiser
3580 Carmel Mountain Road, Suite 260
San Diego, CA 92130

PROJECT LOCATION AND APN:

The project site is located at at the northwest corner of Grant Line Road and State Route 99 in the Lent Ranch Special Planning Area.

APN(s): 134-0220-078

ZONING: ENVIRONMENTAL

SPA (Special Planning Area)

Exempt pursuant to CEQA Guidelines Section 15183; Projects consistent with a Community Plan

Information or questions regarding this item should be referred to Jessica Shalamunec, (916) 478-2466 or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California. 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.

Exhibit A

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, 8380 Laguna Palms Way, Suite 200 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 City's Zoning Code.

Dated: May 30, 2008

SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE

1320290041 GREG/PAULA HARDESTY FAMILY 1995 REVOCABLE TRUST 8499 KAMMERER RD ELK GROVE, CA 95757	1320152001 FIRST AMERICAN TITLE GUARANTY CO 404 SARATOGA AV 100 SANTA CLARA, CA 95050	1340220078 ELK GROVE TOWN CENTER L P PO BOX 617905 CHICAGO, IL 60661
1340220088 FELETTI DEVELOPMENT LLC 1020 45TH ST SACRAMENTO, CA 95819	1340620042 RICHARD T/KAROL A MESSERSMITH FAMILY REV TRUST 10391 E STOCKTON BL ELK GROVE, CA 95624	1340220066 ALAN C/PATRICIA A WACKMAN REVOCABLE TRUST/ETAL 10686 W STOCKTON BLVD A ELK GROVE, CA 95757
1340220086 FELETTI DEVELOPMENT LLC 1020 45TH ST SACRAMENTO, CA 95819	1340220062 ALAN C/PATRICIA A WACKMAN REVOCABLE TRUST/ETAL 10686 W STOCKTON BLVD A ELK GROVE, CA 95757	1340670001 LEE/DIANE MILLER LIVING TRUST/ETAL 9857 HORN RD SACRAMENTO, CA 95827
1320151020 WACKMAN HOWARD P III/MICHAEL K/ALAN C/ETAL 10686 W STOCKTON BLVD A ELK GROVE, CA 95757	1340670015 WINNCREST HOMES II(LENNAR SAC INC) 2240 DOUGLAS BL 200 ROSEVILLE, CA 95661	1340670003 D BRUCE/DARLYNE FITE FAMILY REVOCABLE TRUST/ETAL 9857 HORN RD SACRAMENTO, CA 95827
1340600001 FLORIN RESOURCE CONSERVATION DISTRICT 725 S FIGUEROA ST 3400 LOS ANGELES, CA 90017	1340670002 C D FITE TRUST/PH TRUST/ETAL 9857 HORN RD SACRAMENTO, CA 95827	1340670024 KELLY-MOORE PAINT COMPANY INC PO BOX 3016 SAN CARLOS, CA 94070
1340670004 D BRUCE/DARLYNE I FITE FAMILY REVOCABLE TRUST/ETAL 9857 HORN RD SACRAMENTO, CA 95827	1340670018 HARLEY DAVIDSON SACRAMENTO INC 1000 ARDEN WY SACRAMENTO, CA 95815	1320061008 COUNTY OF SACRAMENTO 0 ELK GRV-FLRN RD ELK GROVE, CA 95624
1340620022 HARVEST CHURCH LAGUNA CREEK ASSEMBLY OF GOD 10385 E STOCKTON BL ELK GROVE, CA 95624	1340620041 CITY OF ELK GROVE 8401 LAGUNA PALMS WY ELK GROVE, CA 95758	1340540015 GUNTER NATHAN 10192 CARMEL VALLEY WY ELK GROVE, CA 95624
1340540013 WITZEL J DAVID/MARYLOU 10184 CARMEL VALLEY WY ELK GROVE, CA 95624	1340540014 TILLEY FAMILY TRUST 10188 CARMEL VALLEY WY ELK GROVE, CA 95624	1340540032 MERRILL KEITH A/LISA K 10193 CARMEL VALLEY WY ELK GROVE, CA 95624
1340540030 JOHNSON ROBERT C/DOLORES 8914 MOUNTAIN HOME CT ELK GROVE, CA 95624	1340540031 RHOADES JON EDMUND/CHERYL A 8910 MOUNTAIN HOME CT ELK GROVE, CA 95624	1340620021 HARVEST CHURCH LAGUNA CREEK ASSEMBLY OF GOD 10385 E STOCKTON BL ELK GROVE, CA 95624
1340540033 HESS MARY F/THOMAS FREDERICK 10197 CARMEL VALLEY WY ELK GROVE, CA 95624	1320061009 COUNTY OF SACRAMENTO 0 ELK GRV-FLRN RD ELK GROVE, CA 95624	

Ms. Malea Glover
7101 Beaver Falls Way
Elk Grove, CA 95758

Ms. Heather Lam
10132 Sonoma Creek Drive
Elk Grove, CA 95624

Mr. Calvin Trinidad
1 Embarcadero Center, 30th Floor
San Francisco, CA 94111

Adams Broadwell Joseph &
Cardozo
Ms. Osha Meserve
520 Capital Mall, Suite 350
Sacramento, CA 95814-4715

Nam Le
Eleven Western Builders, Inc.
4221 Northgate Blvd, Suite 5
Sacramento, CA 95833

1320290041

Occupant

10176 W STOCKTON BL

ELK GROVE, CA 95758

1340220078

Occupant

10551 W STOCKTON BL

ELK GROVE, CA 95757

1340670018

Occupant

10291 E STOCKTON BL

ELK GROVE, CA 95624

1340670024

Occupant

10299 E STOCKTON BL

ELK GROVE, CA 95624